



# 14 Acre Site | 4,000 SF Garage | 6,000 SF Bldg

43410 Kilbourne Rd | Russell, Illinois

## Highlights

- Land available for lease
- Buildings available for lease
- Trailer storage available
- Zoned Industrial
- Immediate possession
- Located two (2) miles east of I-294 on west side of Kilbourne Rd, just north of Russell Road
- Post Office located on site!

## Building Details

- Total Bldgs: **10,000 SF (6,000 SF Warehouse & 4,000 SF Garage & 850 SF Garage)**
- Office: **None**
- Site: **14 acres**
- Ceiling Height: **Warehouse 18' / Garage 20'**
- Parking: **Ample**
- Sprinkler: **None**
- Heat: **Gas**
- Loading: **Warehouse 3 DID's / Garage 5 DID's**

## Pricing

- Garage Lease Rate: **\$9.00 PSF Gross**
- Warehouse Lease Rate: **\$8.00 PSF Gross**
- 850 SF Garage Lease Rate: **\$550/Month**
- 200 Spots Tractor/Trailer Storage: **\$100/month/tractor/trailer**

For More Information, Contact:

**Duke Botthof**

Senior Vice President

O: 847.520.0204

M: 847.899.2900

[dbotthof@cawleychicago.com](mailto:dbotthof@cawleychicago.com)