

# Main Channel Parcel 35.04

12.8± acres of industrial-zoned waterfront property available for long-term lease located in Summit, Illinois



## Location

7499 Canal Bank Drive in Summit, Illinois

Main Channel Parcel 35.04 is on the south bank of the Chicago Sanitary and Ship Canal, west of Harlem Avenue, north of I-55 and located in the Village of Summit, Illinois

## Site Description

12.8± acres (approximately 80% usable/developable) with 2,200± linear feet of water frontage; near I-55 and Harlem Avenue; well suited for industrial use. The property is improved with two concrete warehouses. Each warehouse is a one-story industrial building comprised of 42,354 square feet and 78,502 square feet gross building area, respectively. The warehouse space has 17' clear height, seven grade doors, 14 rail doors, and three loading docks. Access to a barge dock and railroad spur available.

## Zoning

Light Industrial District (Summit)

## Estimated annual rent: \$280,000.00/year

The estimated annual rent is based on a 2022 appraisal of the fair market value of the land. New appraisals will be needed before a lease is advertised for competitive bidding. The tenant will be responsible for property taxes on the leasehold interest.

**For more information, contact Senior Attorney, Margaret Zilligen, at the Metropolitan Water Reclamation District of Greater Chicago at [ZilligenM@mwr.org](mailto:ZilligenM@mwr.org) or at (312) 751-5805.**



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