



**MALLARD POINT COMMERCIAL CENTER** Channahon, IL

**Description**

**Building Type:** Strip Mall  
**Construction Type:** Pre-Engineered Metal  
**Material:** Aluminum Storefront, Stucco Canopy, Red Brick Rear Walls and Front Piers  
**Roof Type:** Standing Seam

**Features**

**Sprinklers:** None  
**Unit Power:** 200 Amp  
**Heat:** Forced Air RTU  
**A/C:** RTU  
**Ceiling Height:** 9'-0"  
**Restrooms:** 1 Handicap Access/Unit

**25445 S. Pheasant Lane**

**Building Size**

**26,6273 SF**

**UNIT Square Footages**

<b>UNITS A,B</b>	1,800 SF
<b>UNIT C-G</b>	1,200 SF
<b>UNIT H</b>	1,723 SF
<b>UNIT I</b>	3,765 SF
<b>UNIT J</b>	1,723 SF
<b>UNITS K-R</b>	1,200 SF

**CONTACT CHARLES SHARP**  
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 = Occupied  
 = Available

updated 4-06