

AVAILABLE FOR SALE / LEASE

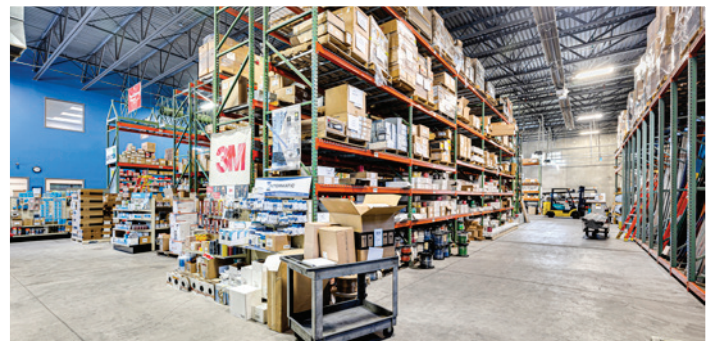
19240 EVERETT LANE

MOKENA, IL



BUILDING SPECIFICATIONS:

| | |
|-------------------------|---|
| BUILDING SIZE: | 13,137 SF |
| OFFICE: | 2,082 SF on 2 levels |
| SITE SIZE: | 1.47 acres |
| CLEAR HEIGHT: | 21' |
| LOADING: | > 1 interior truck dock > 2 drive-in doors |
| CONSTRUCTION: | Precast |
| SPRINKLER: | 100% |
| LIGHTING: | LED |
| PARKING: | 25 cars |
| WAREHOUSE FLOOR: | 5" concrete slab with 6 X 6 #10 X #10 WWM |
| TAXES: | \$28,874 (2021 payable in 2022) |
| PIN: | 19-09-09-205-018-0000 |
| SALE PRICE: | \$1,850,000 |
| LEASE RATE: | \$12.00 PSF NNN |



COMMENTS:

- Low Will County real estate taxes
- New Roof in 2014 with a 20 year warranty through 2034
- Immediate access to the I-80/LaGrange Road full interchange. Proximity to I-355, I-57, and 294

Walter Murphy

Principal

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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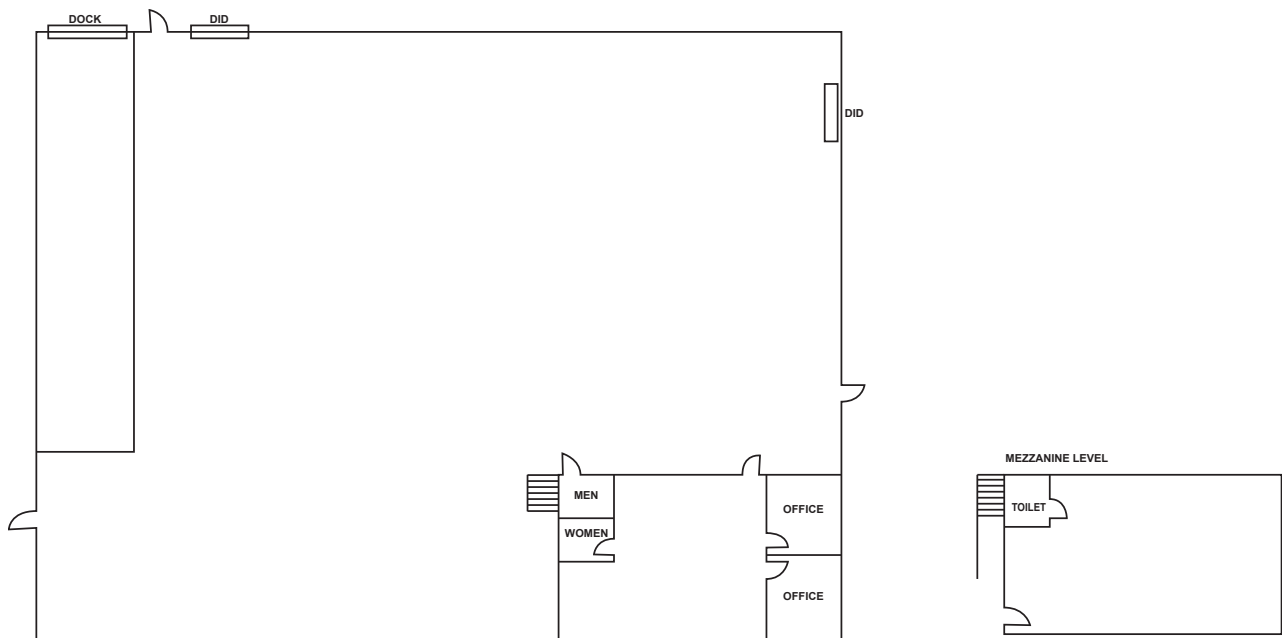
MOKENA, IL



COMMERCIAL REAL ESTATE SERVICES



FLOOR PLAN



Walter Murphy

Principal

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