

801 E. CASS STREET, JOLIET

+/-22,440 SF INDUSTRIAL
WITH YARD AVAILABLE
IN WILL COUNTY

Joliet, IL 60432

PRESENTED BY:

KAREN KULCZYCKI, CCIM, SIOR

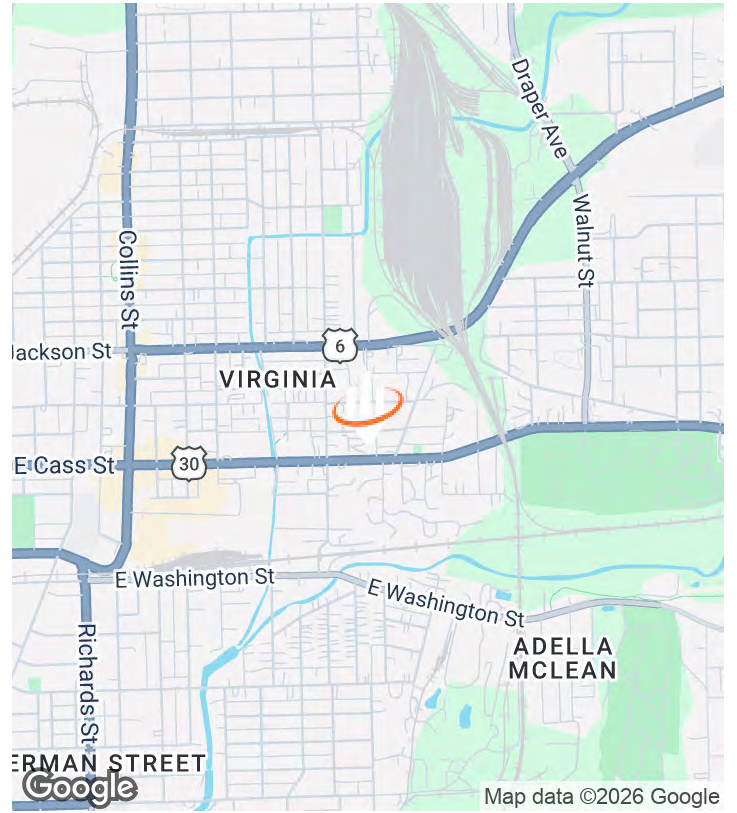
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RENT-TO-OWN OPTION AVAILABLE
FOR QUALIFIED BUYER





OFFERING SUMMARY

SALE PRICE:	\$1,900,000
PRICE/SF:	\$84.67
LOT SIZE:	1.45 Acres
WAREHOUSE:	+/- 22,440 SF
YEAR BUILT:	1960/1995
ZONING:	I-1 [Light Industrial District]
SUBMARKET:	SW/I-55 Corridor
APN:	30-07-11-308-013-0000; 30-07-11-308-014-0000; 30-07-11-308-021-0000
TAXES (2025):	\$7,843.02 (\$0.35/SF)

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 801 E. Cass Street a +/- 22,440 SF Two Building Warehouse on approximately 1.45 AC in Joliet, Illinois. The first warehouse is [120'x100'] +/- 12,000 SF with 12'x12' DID, Offices, 3-ton Crane system, built in vault room, new roof 2022 with warranty. This building connects to a second [72'x145'] +/- 10,440 SF Warehouse built in 2006 with 24'x14' DID, 12'x14' DID, Back Loading Dock with 12'x14' Door, Heavy Power, 22' Ceiling Height, approximately 0.4 AC Fenced Yard, and Heavy Power. A 12'x14' Rolling Steel Fire Door can divide the warehouse.

PROPERTY HIGHLIGHTS

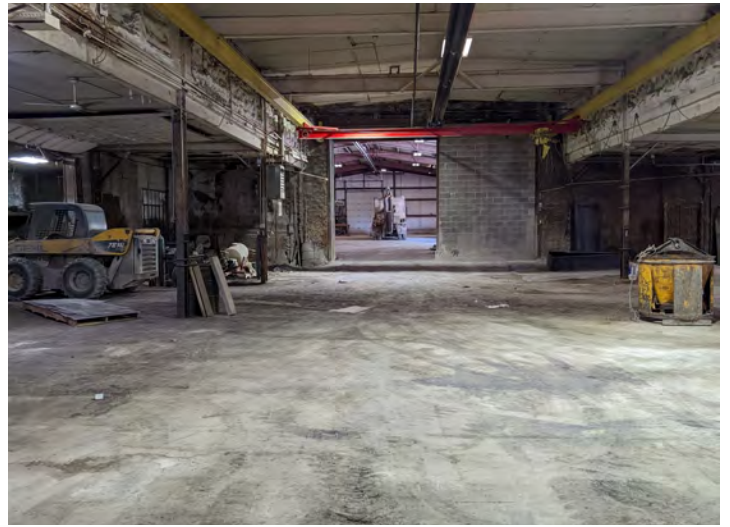
- +/- 22,400 SF Warehouses with 0.4 AC Fenced Yard
- +/- 12,000 SF Building with 3-DID | 3 Ton Crane | Office | 18' Ceiling Height
- +/- 10,440 SF Building with 2 DID | Loading Dock | 22' Ceiling Height
- Heavy Power [600 amp] | Radiant Heat
- Low Will County Taxes | Zoned I-1
- +/- 2miles to I-80

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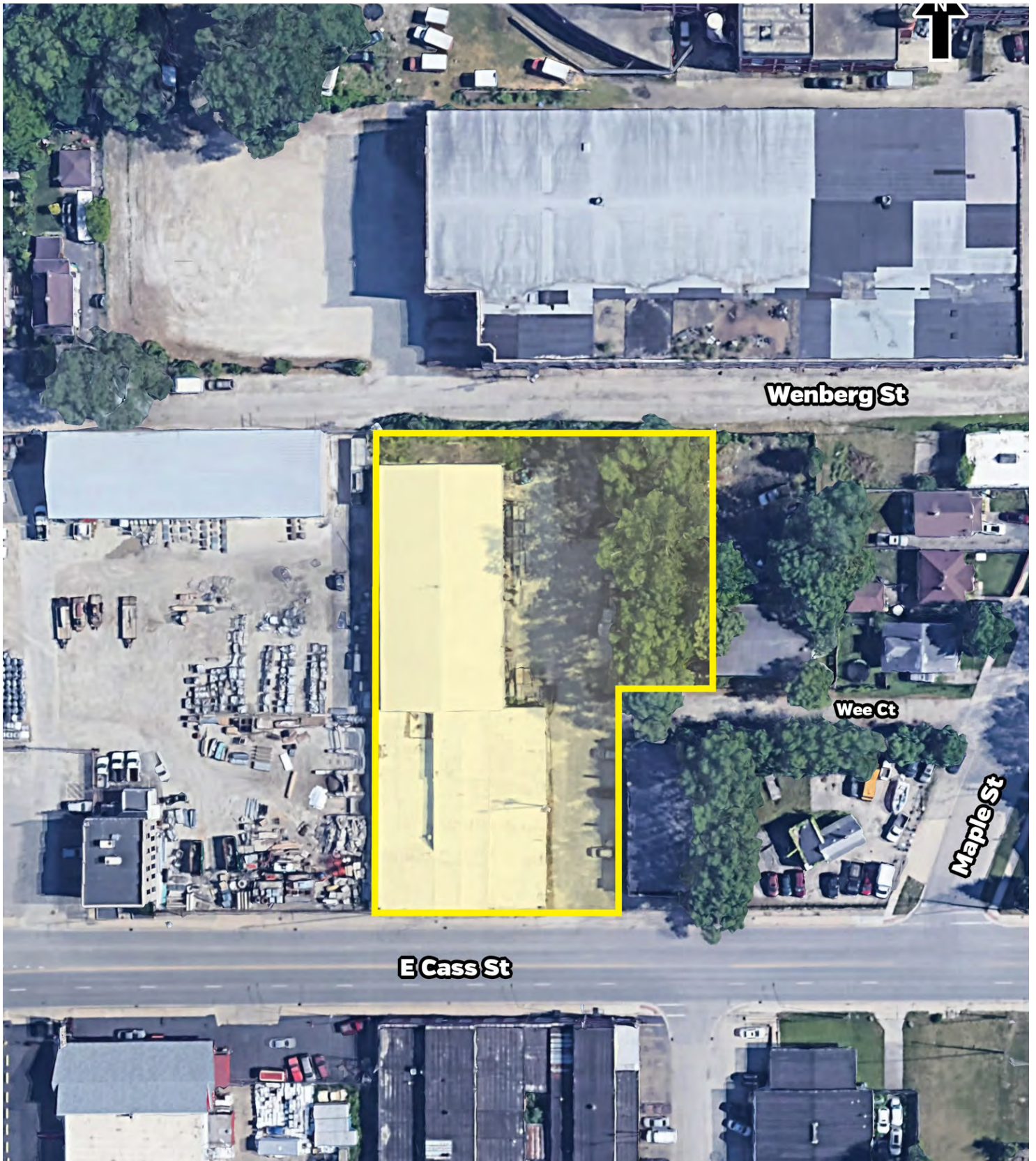
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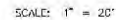


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Parcel: That part of Lot 42, in the Subdivision of the Executors of the Last Will and Testament of Robert Stevens, deceased, of part of the Southwest Quarter (SW 1/4) of Section 11, in Township 35 and in Range 10 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the West line of said Lot 42, with the North line of Cass Street, and running thence East 100 feet and thence North 185 feet, thence West 100 feet and thence South 185 feet to the point of beginning, situated in Will County, Illinois.

Parcel II: Lot 13, in Groth's Subdivision, in Section 11, in Township 35 North, and in Range 10 East of the Third Principal Meridian, as per Plat thereof recorded in Plat Book 17, Page 60, as Document No. 372326, an October 1, 1924, in Will County, Illinois.

Parcel III: Lot 14, in Groth's Subdivision of Lot 8 of Groth's Subdivision of part of Lots 41 and 42, in the Subdivision of Executors of the Estate of Robert Stevens, deceased, of part of the Southwest Quarter of Section 11, in Township 35 North, and in Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded October 1, 1924, as Document No. 372322, in Will County, Illinois.

[illegible]

PL. SEC. 11 35-10			
SCALE: 1" = 20'	DATE: 09/11/96	REVISED:	DRAWN BY: C.M.H.
 ROGINA ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS 15 Cambridge Court - 4th Fl. - New York, N.Y. 10017-1101 - TEL: (212) 512-1100 - FAX: (212) 512-0700			
BLOCK & KROCKEY			PL. NO. 1355.08

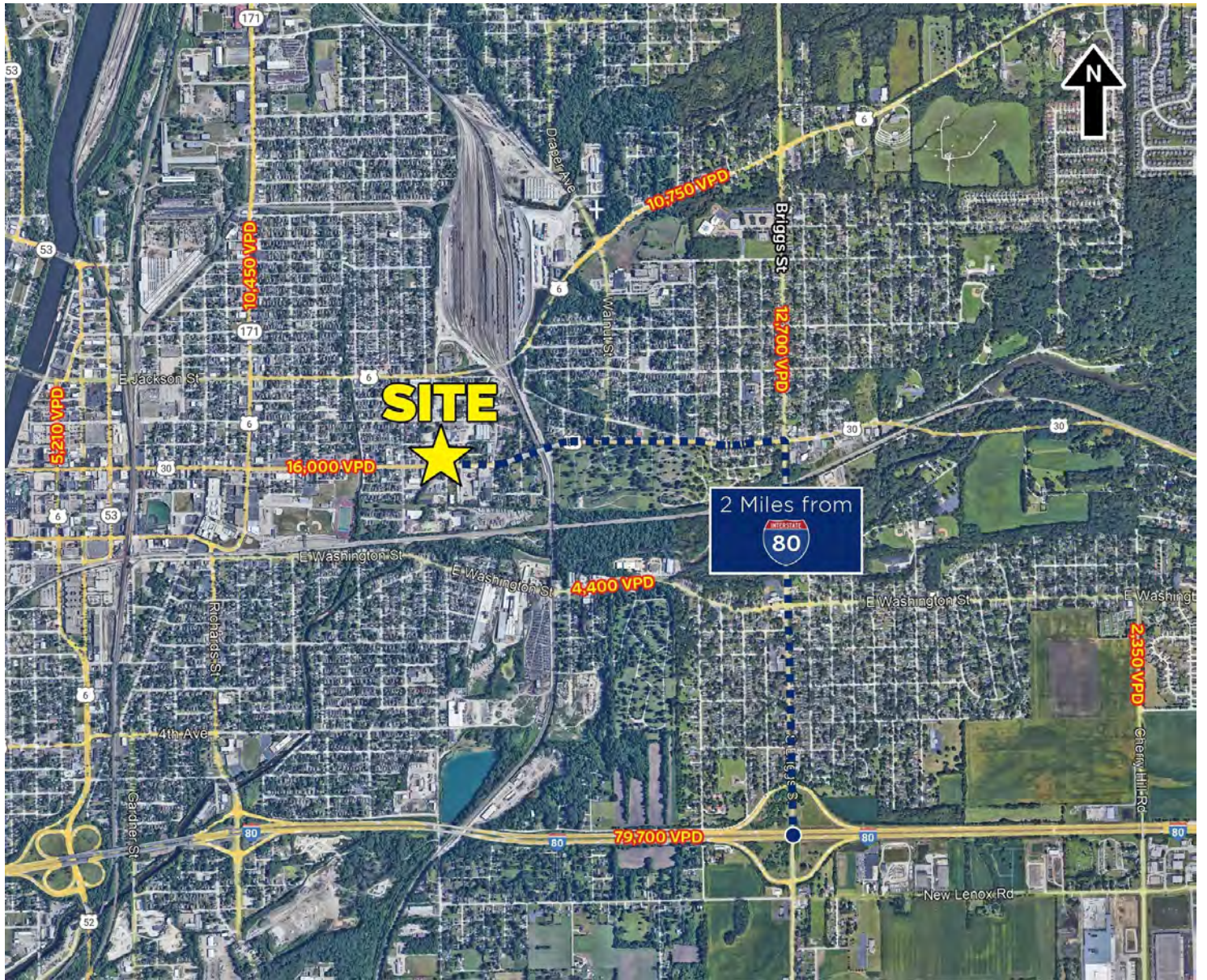


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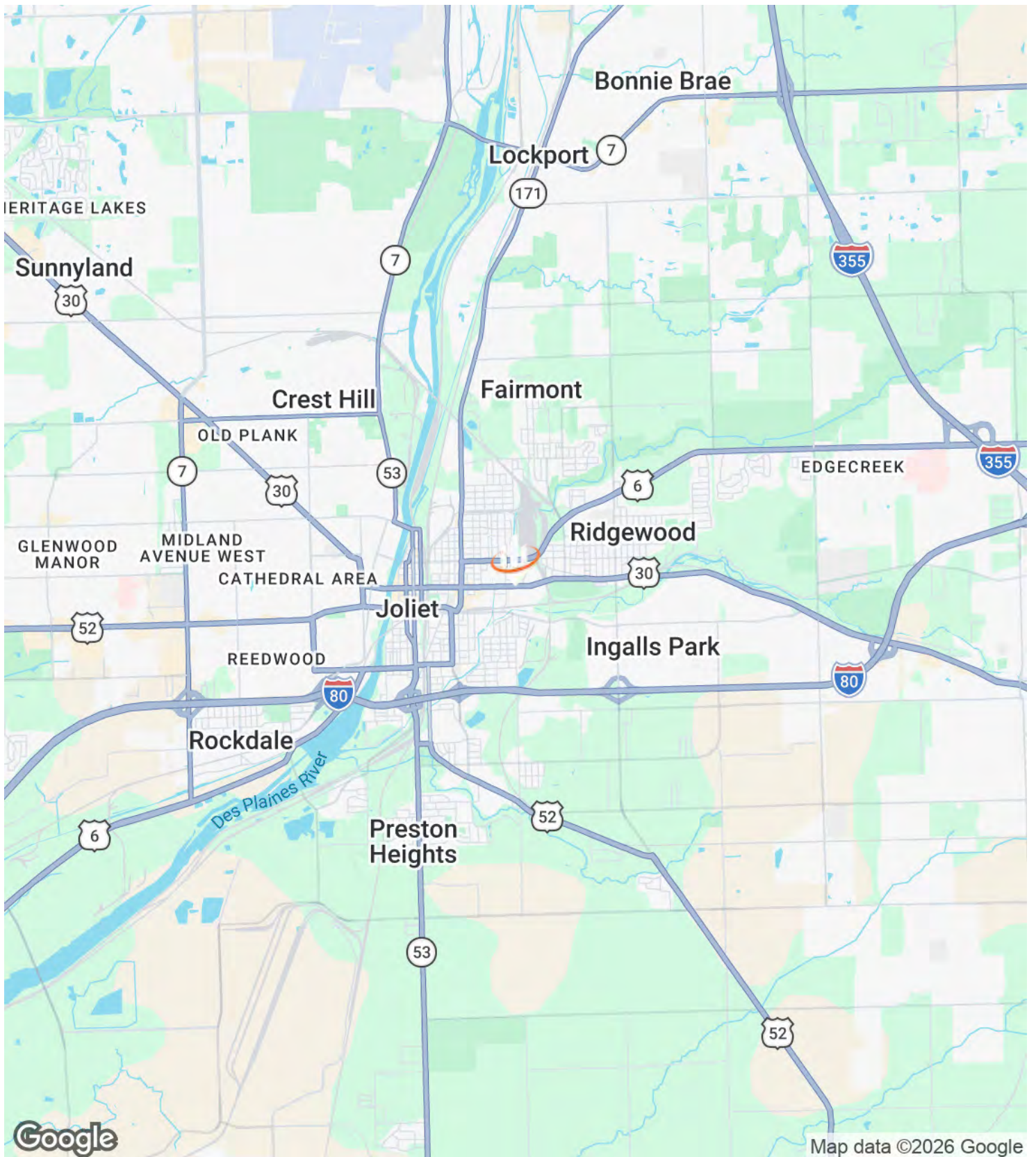
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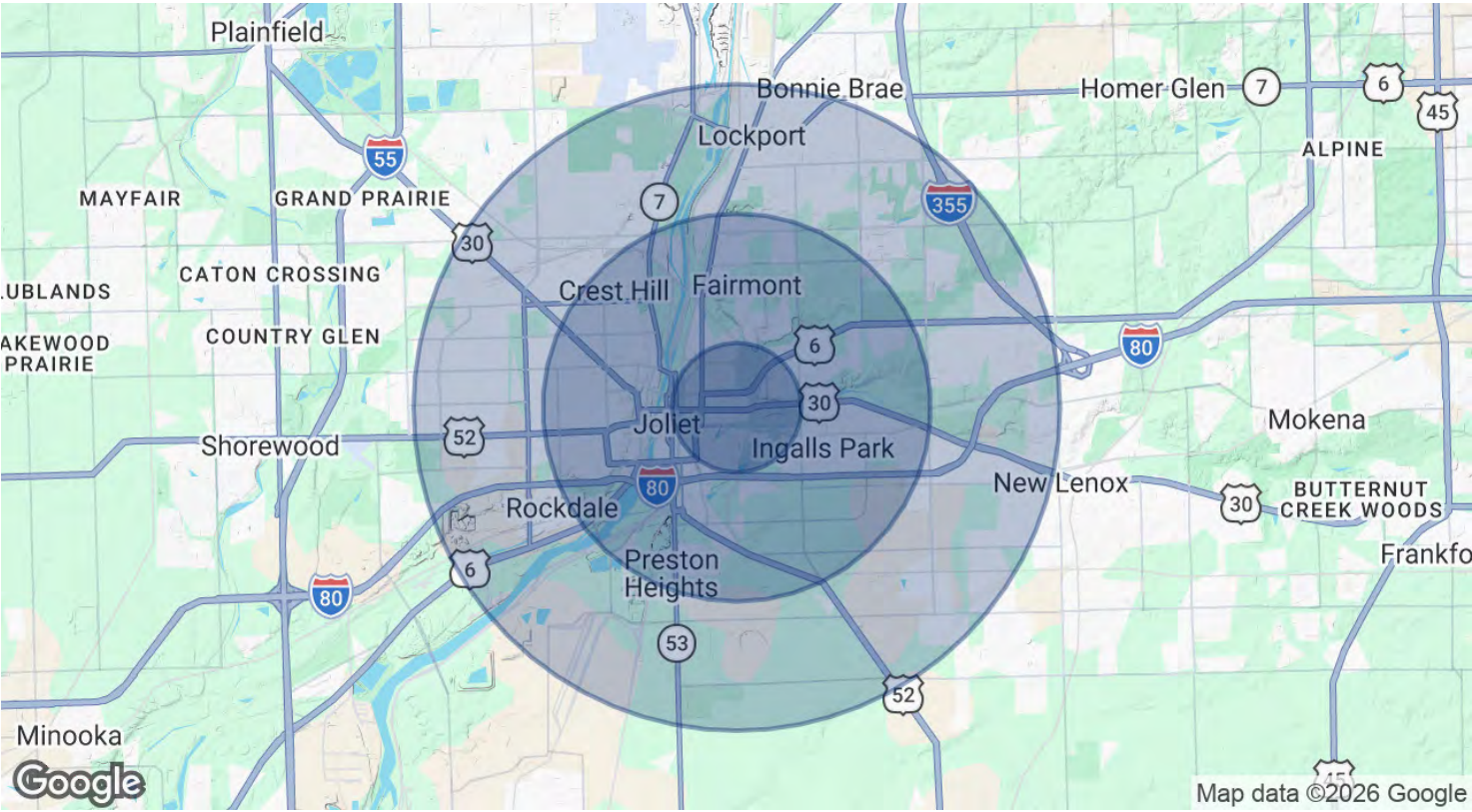
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,306	74,859	144,843
AVERAGE AGE	32.9	35.0	37.2
AVERAGE AGE (MALE)	34.1	34.2	36.1
AVERAGE AGE (FEMALE)	32.3	35.4	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,950	26,160	52,605
# OF PERSONS PER HH	3.4	2.9	2.8
AVERAGE HH INCOME	\$68,822	\$77,964	\$92,548
AVERAGE HOUSE VALUE	\$152,385	\$188,781	\$236,029

* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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