



INDUSTRIAL WAREHOUSE FOR SALE OR LEASE



1005 Geneva St , Shorewood, IL 60404

AVAILABLE: 14,090 SF warehouse, 2.0-acre lot, 1,300 SF Office Space

USES: Warehouse, Distribution, Manufacturing, Office

ASKING PRICE: \$1,950,000

LEASE RATE: \$15,000/Month NNN

**REMAX MILLENNIUM
COMMERCIAL GROUP**

14148 S Bell Rd Unit B-9, Homer
Glen, IL 60491



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Gabija Baudyte
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OVERVIEW

Building Size: 14,090 SF

Land: 2 Acres

Parking: 30 Spaces

Office: 1,300 SF Mezzanine (4 rooms)

Building Features:

- 6 Loading Docks (1 dock-height door for semi-trailers, 5 docks suited for box trucks)
- 1 Drive-In Door (18' x 14')
- 1 Drive-In Door (12' x 10')
- Functional layout for shipping, receiving, and day to day operations

Location Highlights:

- Less than 2 miles to I-55
- Strong access to regional and national logistics routes
- Positioned in a key Southwest Suburban industrial corridor



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Market Insight – Shorewood Industrial

- Shorewood continues to benefit from spillover demand from Joliet and the I-80/I-55 corridor, where vacancy for small to midsize industrial remains extremely limited.
- With ongoing logistics and distribution growth in Will County, functional buildings under 20,000 SF with yard or excess land are increasingly hard to find, making properties like this highly desirable for owner users and tenants alike.



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Important Note

- Semi truck repair and trailer parking are NOT allowed

Ideal Uses:

- Light industrial
- Distribution / storage
- Contractors / service businesses
- Manufacturing



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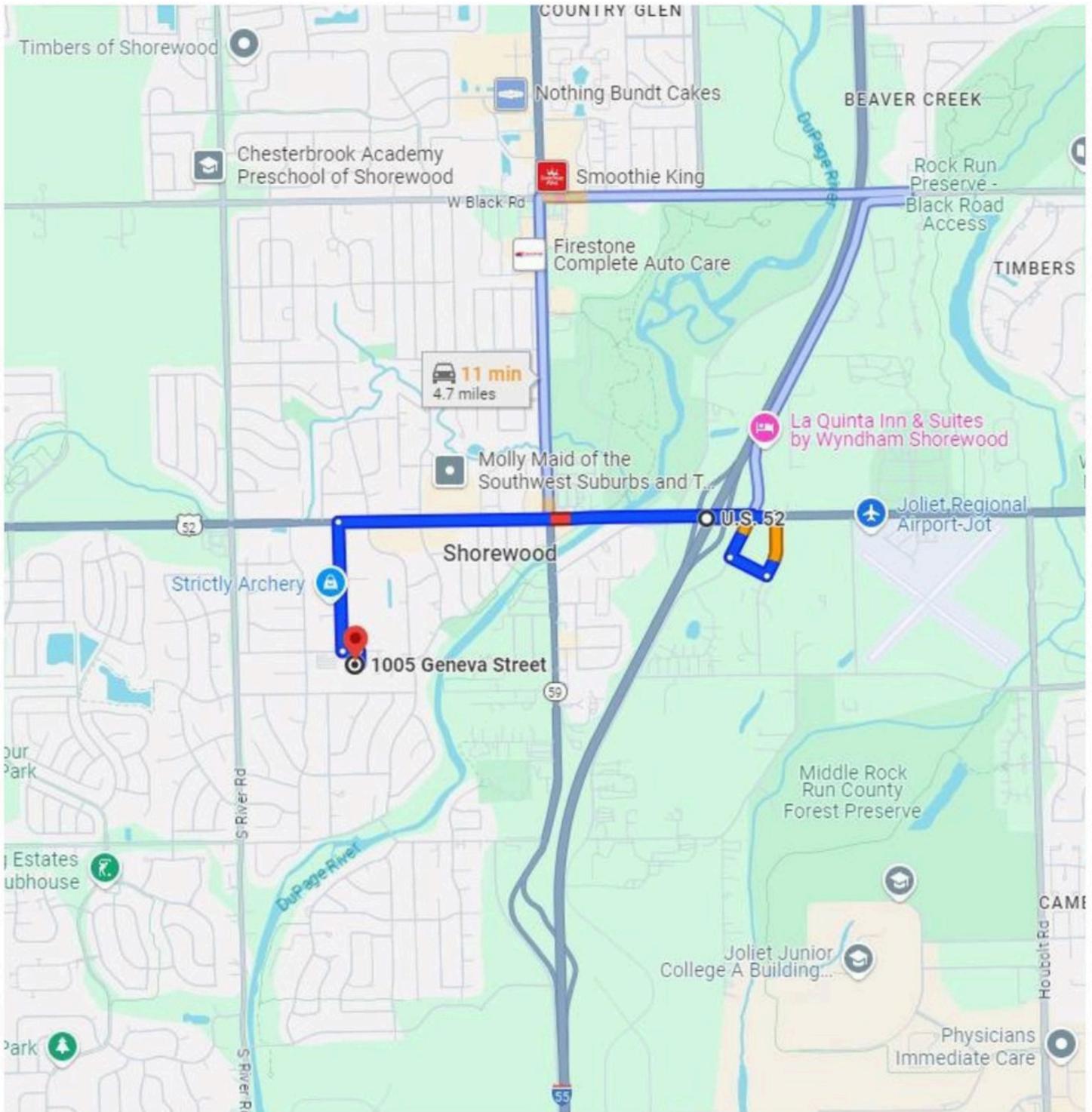
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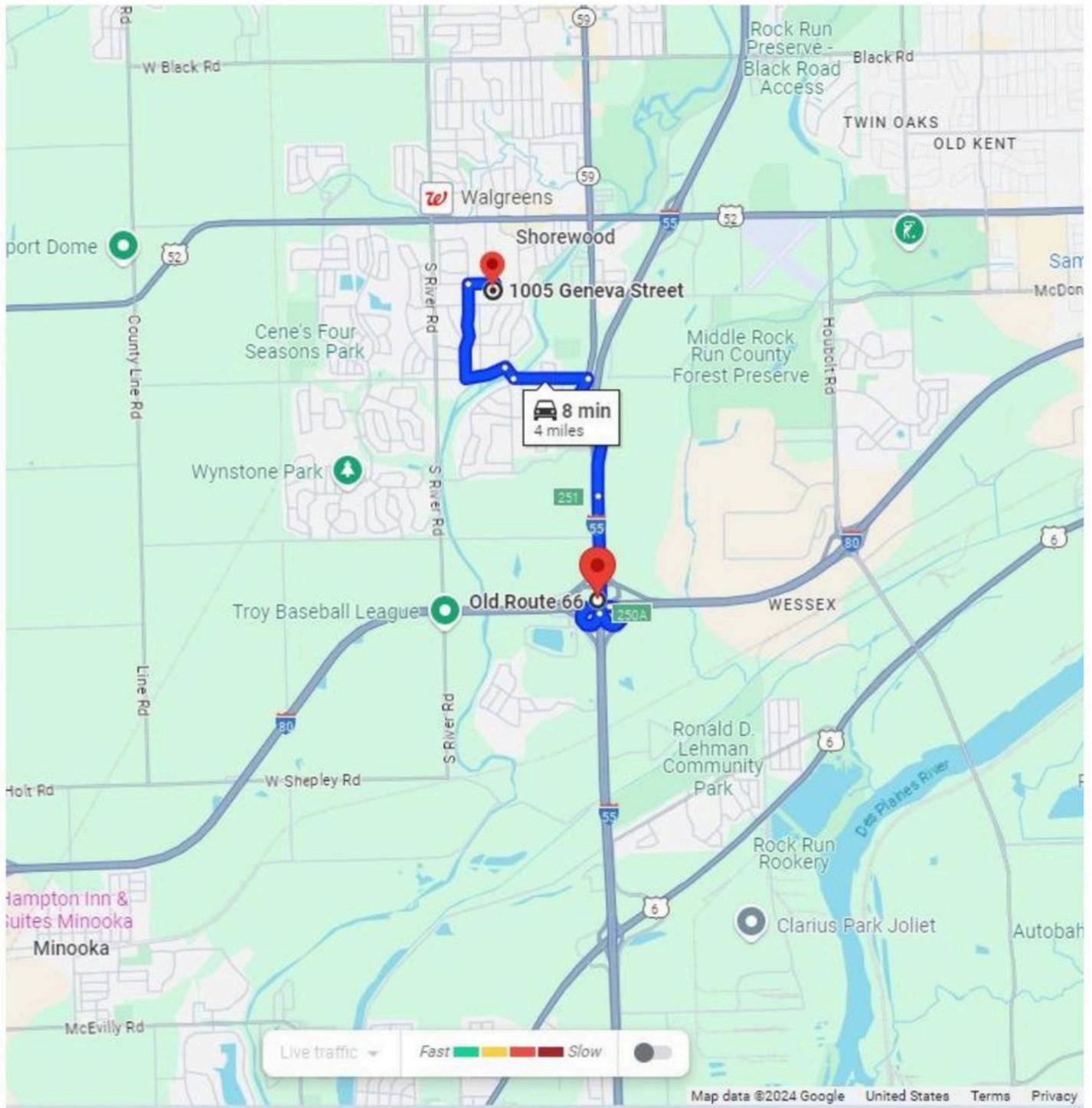
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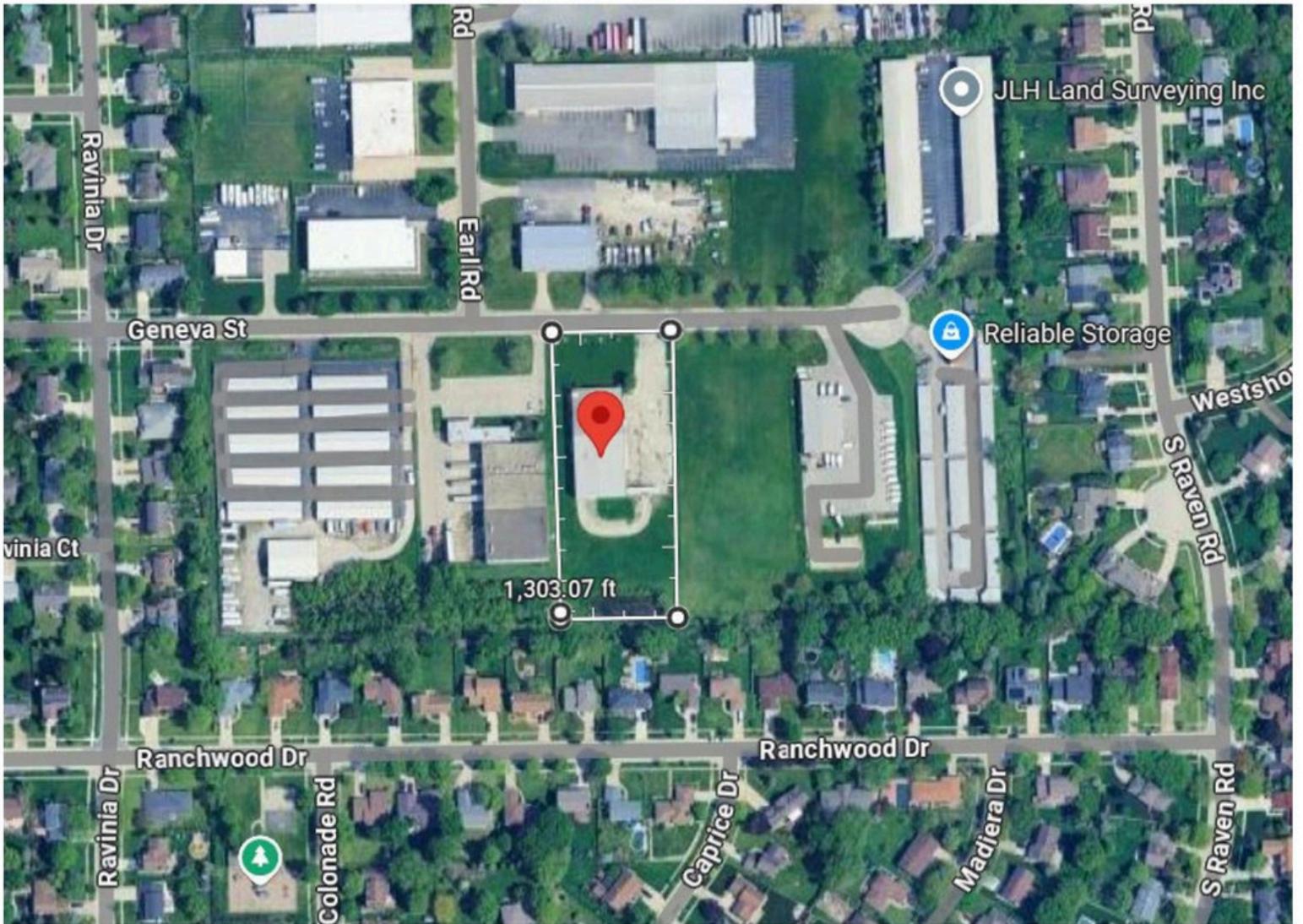
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5 min to the exit I-55



7 min to the exit I-80



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