

Prime Truck Repair Facility – Joliet, IL Industrial Investment Opportunity



**20604 Burl Ct
Joliet, IL 60433**

ASKING PRICE: \$2,840,000

**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com

OVERVIEW

- **Lease Type:** NNN (Triple Net)
- **Lease Term:** 5 Years
- **Annual Rent Increases:** 3.5% (17.5% over term)
- **Net Operating Income (NOI):** \$199,000
- **CAP Rate:** 7%



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com

A rare opportunity to acquire a high-demand, fully leased truck repair facility in a strategic Joliet location. This asset offers long-term cash flow, minimal landlord responsibilities, and strong appreciation potential. Ideal for passive investors seeking income-generating industrial real estate.



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com

PROPERTY HIGHLIGHTS:

- **Building Size:** 5,500 SF freestanding industrial building
- **Lot Size:** 1.25 acres – fenced, gated, and well-lit for secure parking
- **Zoning:** Industrial (Unincorporated Will County)
- **Visibility:** Excellent signage exposure to I-80 traffic

Interior Features:

- Professional office space
- Kitchen
- Full bathroom + separate restroom with shower



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com

PROPERTY HIGHLIGHTS:

Warehouse Features:

- (2) Oversized drive-through overhead doors (14.5' x 18')
- 3-Phase Power – suitable for heavy-duty repair equipment
- Clear span layout – optimal for large vehicle maintenance

Office Features:

- 1,000 SF Office + 100 SF Mezzanine
- Kitchen and restroom facilities
- Separate restroom with shower for staff

Location Benefits:

- Exceptional signage exposure to I-80
- Located in a strong industrial hub

Investment Summary:

A rare opportunity to secure a cash-flowing industrial property in a high-demand logistics market. The facility is tailor-made for truck service operations, and the visibility/access make it an ideal location for continued or expanded use.



PHOTOS



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com

PHOTOS



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com

PHOTOS



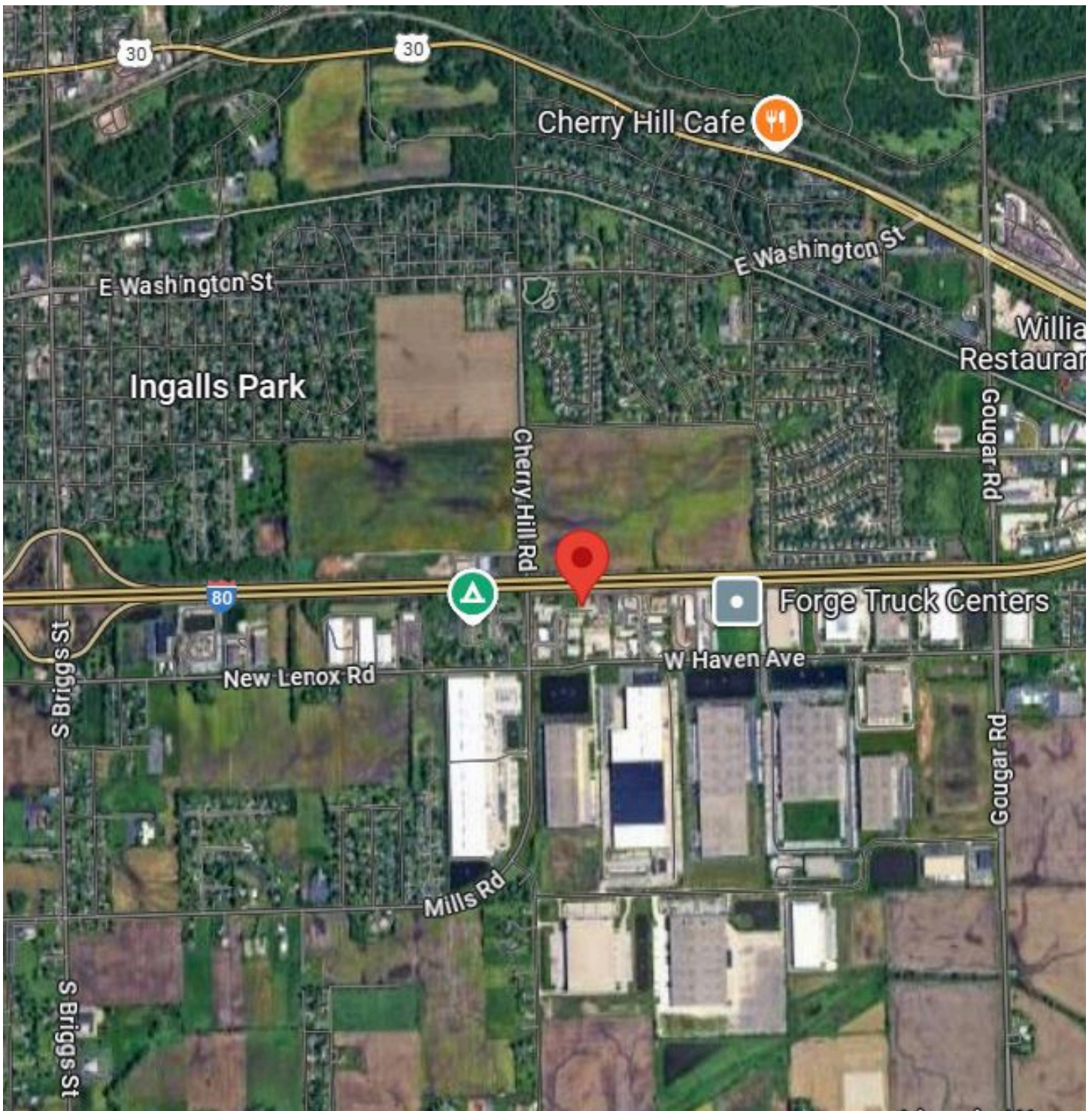
**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com