

\$1,800,000 PRIME MIXED-USE OFFICE & WAREHOUSE INDUSTRIAL BUILDING



20620 BURL CT JOLIET IL 60433

This property is a versatile mixed-use commercial building located in the prime industrial hub of Joliet with I1(Industrial) zoning. Nestled on a sprawling 1.80acre lot, this well-maintained property offers exceptional accessibility and convenience, situated just over a mile from I-80, ensuring easy transportation and logistics.

This property represents an excellent investment with its strategic location in Joliet's thriving commercial sector. The combination of office and warehouse spaces makes it ideal for businesses seeking a versatile base of operations. This property is generating steady rental income with room for growth.



Property Specifications

- 🗸 19,755 sqft
- 📀 12 total units
- o Overhead doors 🧿
- 1 Recessed loading dock
- Ample Parking
- 📀 1.80 acre lot
- 🕑 11 Zoning

Contact Listing Agent Dan Condon

- 📞 708-710-0267
- 🞽 ClosingWithTheCondons@gmail.com

CENTURY 21, PRIDE REALTY DAN & KAYLEIGH CONDON- THE CONDON TEAM

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Rent Roll

Unit	Unit Sq Ft	Type Of Space	Re	ent/mo	Utilities
101	1550	office	\$	1,250	Tenant
108	2000	office/warehouse	\$	1,600	Tenant
102	1000	office	\$	900	Provided
103	700	office	\$	650	Tenant
104	2000	warehouse/office	\$	1,500	Tenant
109	4625	warehouse/office	\$	3,800	Provided
110	1200	warehouse/ 3 yard spots	\$	900	Provided
111	2000	warehouse	\$	1,600	Provided
205	880	office	\$	575	Tenant
206	913	office	\$	640	Tenant
207	876	office	\$	845	Tenant
209	332	office	\$	275	Provided
Container #1&2	Container	outside container	\$	160	n/a
Container #3	Container	outside container	\$	60	n/a
		Total monthly rent:	\$1	14,755	

Vacant - Estimated Rent New Lenox Lawn Care Est. Rentback

Financial Specifications

Gross Annual Income

\$177,060.00

Expenses				
Property Taxes	\$18,035.84			
Insumace	\$4,000.00			
Maintenance	\$2,500.00			
Lawn/Snow Removal	\$2,000.00			
Utilties	\$400.00			
Garbage Service	\$1,200.00			
Sewer/Well	\$1,000.00			
Vacancy 5 %	\$8,853.00			
Reserve replacement 2%	\$3,541.20			
Total Expenses	\$41,530.04			
Net Operating Income	\$135,529.96			
Cape Rate of %7.5	\$1,807,066.13			

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