

2 Industrial Warehouse Spaces Available for Lease



21650 S Schoolhouse Rd

New Lenox, IL 60451

Available Now

LEASE RATE: Subject to offer

**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
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

OVERVIEW

Available Spaces:

1,800 SF Warehouse

- 1 Drive-in Door (14' height)
- 1 Bathroom
- 450 SF Office

3,600 SF Warehouse

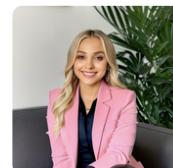
- 1 Drive-in Door (14' height)
- 1 Bathroom
- 450 SF Office



**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
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

PROPERTY HIGHLIGHTS

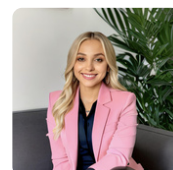
- Ideal for small businesses, storage, or light industrial use.
- Extremely limited market availability for this size category.
- Positioned strategically for businesses needing just enough space without premium costs of entry-level flex or oversized facilities
- Chicago-wide net absorption reached 3.7 M SF in Q1 2025, with rent growth of ~4.2% year-over-year.
- Active demand paired with limited new construction provides leasing security in well-positioned mid-sized offerings.



**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
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

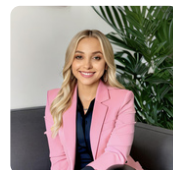
PHOTOS



**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
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

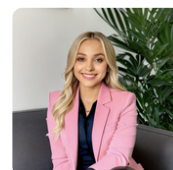
PHOTOS



**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
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

