

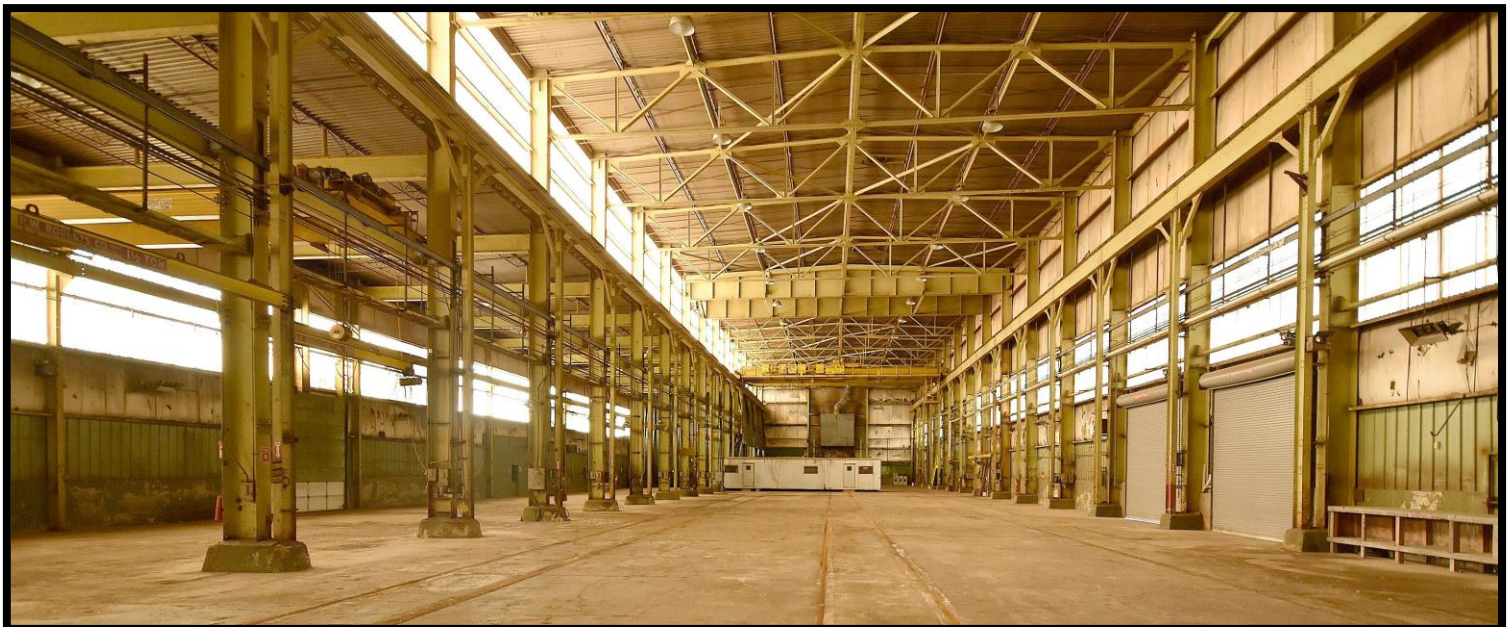
**FOR LEASE**

**Maintenance Facility/Warehouse**

**39,464sf on up to 7+/- Acres (gated, fenced and illuminated)**

**(6) Drive in Doors-Multiple Overhead Cranes (50t, 45t, 20t, 10t, 5t, 1.5t & 1t)**

**420 E. WOODRUFF ROAD JOLIET, IL 60432**



**FOR ADDITIONAL INFORMATION CONTACT:**

**MARK E. KOENIG**

OWNER/MANAGING BROKER

(815) 546-1679 CELL

MARK@MARKEKOENIG.COM

WWW.THEKOENIGGROUPRES.COM



# FOR LEASE

## Maintenance Facility/Warehouse

**39,464sf on up to 7+/- Acres (gated, fenced and illuminated)**  
**(6) Drive in Doors-Multiple Overhead Cranes (50t, 45t, 20t, 10t, 5t, 1.5t & 1t)**

### 420 E. WOODRUFF ROAD JOLIET, IL 60432

**For Lease Maintenance Facility/Warehouse 39,464sf on 7+/- acres** (warehouse is approx. 337' x 107' without the bump outs) Gated, Fenced and Illuminated concrete & graveled Yard, 6 Drive-in Doors w/1 Drive thru Bay (3) 14'x16' DID's, (2) 14'x14' DID's & (1) 24'x24' DID) Outside Portable Dock System - 31' clear (36') up to 44' clear (54') Ceilings - Multiple Cranes (1) 50t, (1) 45t, (2) 20t, (1) 10t, (1) 5t, (2) 1.5t, & (3) 1t. Heavy Power (2ea) 277/480V - 800AMP - 3 Phase/4 wire, I-2 Zoning City of Joliet - Shared Drive on Scale - 5 Offices, Large Open Area, Locker Room, Restroom, Storage Areas, Parts Room.



**FOR ADDITIONAL INFORMATION CONTACT:**

**MARK E. KOENIG**  
OWNER/MANAGING BROKER  
(815) 546-1679 CELL  
MARK@MARKEKOENIG.COM  
WWW.THEKOENIGGROUPRES.COM

**\$25,000.00 a Month**  
or  
**\$7.60sf Modified Gross**



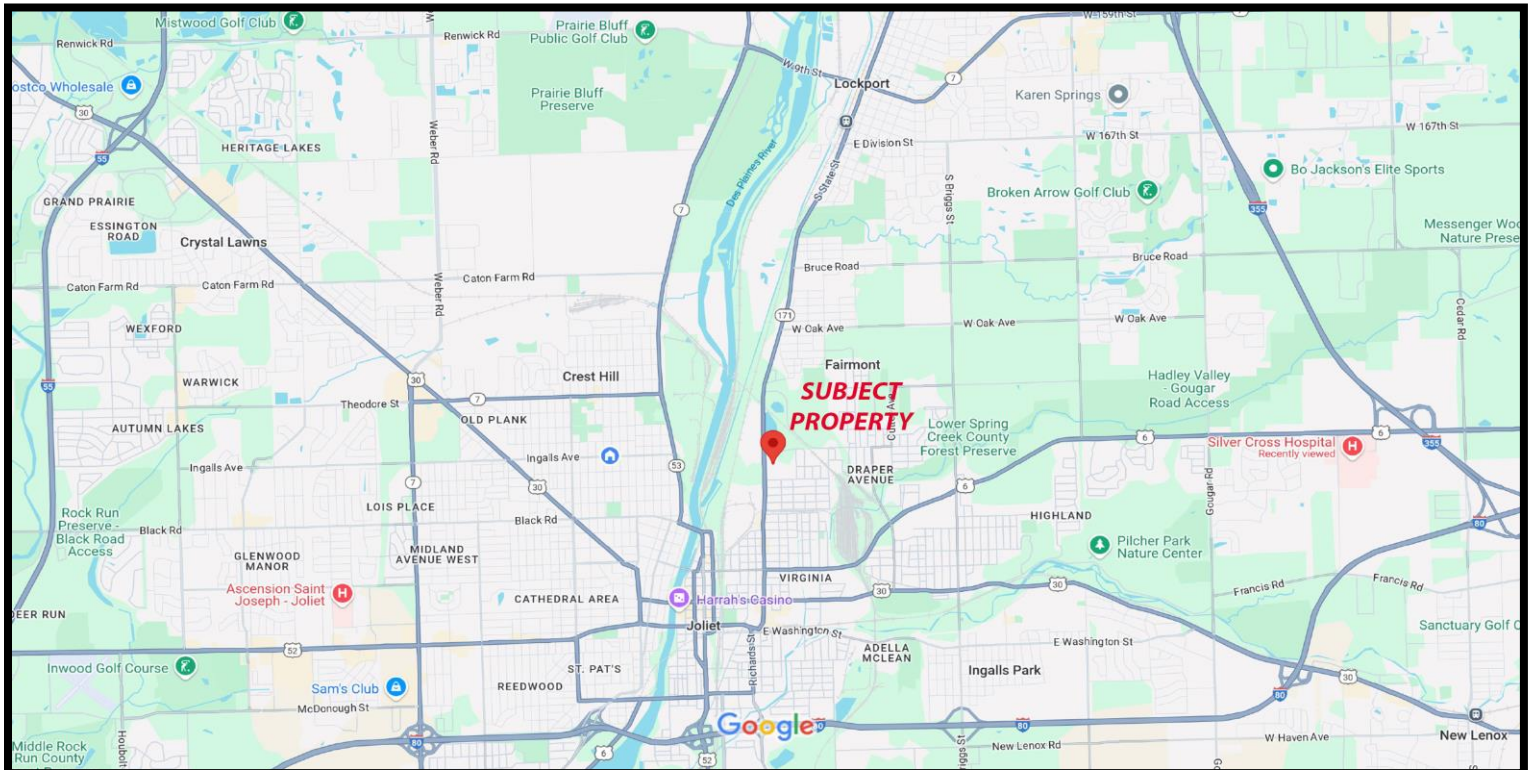
# FOR LEASE

## Maintenance Facility/Warehouse

**39,464sf on up to 7+/- ACRES (gated, fenced and illuminated)**

**(6) Drive in Doors-Multiple Overhead Cranes (50t, 45t, 20t, 10t, 5t, 1.5t & 1t)**

### 420 E. WOODRUFF ROAD JOLIET, IL 60432



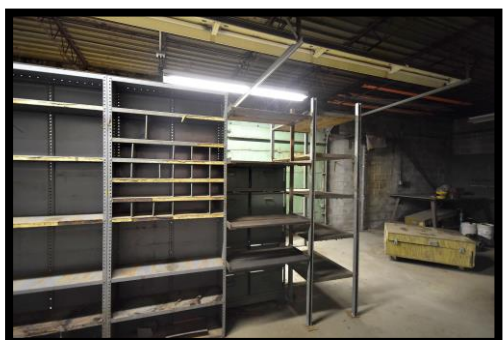
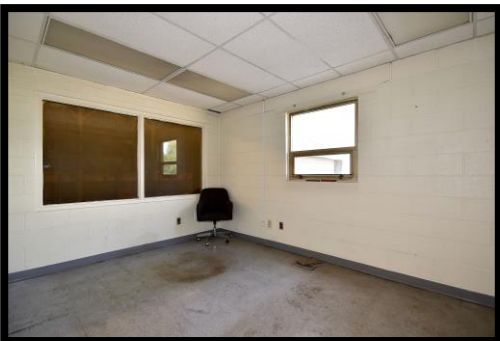
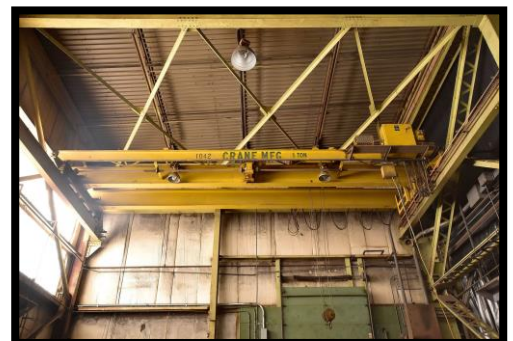
# FOR LEASE

## Maintenance Facility/Warehouse

39,464sf on up to 7+/- Acres (gated, fenced and illuminated)

(6) Drive in Doors-Multiple Overhead Cranes (50t, 45t, 20t, 10t, 5t, 1.5t & 1t)

### 420 E. WOODRUFF ROAD JOLIET, IL 60432



FOR ADDITIONAL INFORMATION CONTACT:

**MARK E. KOENIG**

OWNER/MANAGING BROKER

(815) 546-1679 CELL

MARK@MARKEKOENIG.COM

WWW.THEKOENIGGROUPRES.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, and change of price, rental or other conditions.

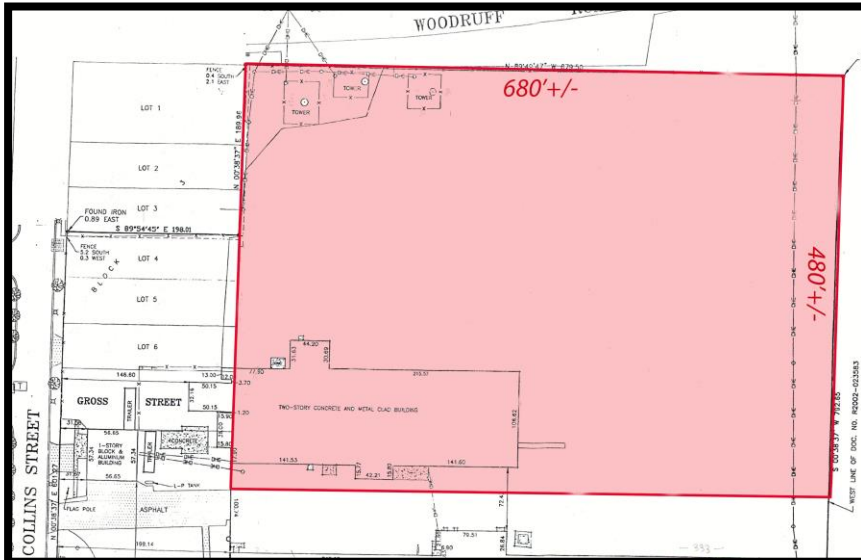
# FOR LEASE

## Maintenance Facility/Warehouse

**39,464sf on up to 7+/- Acres (gated, fenced and illuminated)**

**(6) Drive in Doors-Multiple Overhead Cranes (50t, 45t, 20t, 10t, 5t, 1.5t & 1t)**

**420 E. WOODRUFF ROAD JOLIET, IL 60432**



**FOR ADDITIONAL INFORMATION CONTACT:**

**MARK E. KOENIG**

OWNER/MANAGING BROKER

(815) 546-1679 CELL

MARK@MARKEKOENIG.COM

WWW.THEKOENIGGROUPRES.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, and change of price, rental or other conditions.