

**7,200 SF Warehouse
7,200 SF Office | For Sale**



501 N Main St Willmington IL 60481

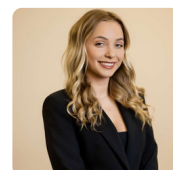
Former Wilmington Fire Protection District Headquarters

Asking Price: Subject to Offer

**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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Property Overview:

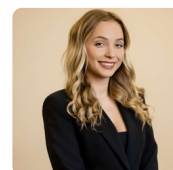
- A rare opportunity to purchase a ±14,400 SF freestanding industrial facility formerly occupied by the Wilmington Fire Protection District. This extremely well-maintained property includes 7,200 SF of warehouse/shop space and 7,200 SF of two-story office, making it ideal for municipal users, construction firms, maintenance operations, or specialty industrial businesses.



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Warehouse / Shop (±7,200 SF)

- 10 Drive-In Doors (12' high) including 2 drive-through bays
- 1 door can be raised to 14' to accommodate larger equipment

Shop areas:

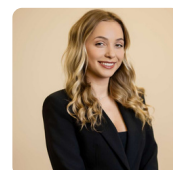
- 2,600 SF Side shop
- 4,622 SF Main shop



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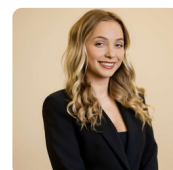
- Triple catch basin system & floor drains
- 6 gas heaters + 2 radiant heaters
- Ventilation & exhaust systems
- 3-phase power (verify amperage)
- Fire sprinkler system
- Backup generator
- Two enclosed storage rooms



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Office Space (±7,200 SF — 2 Floors)

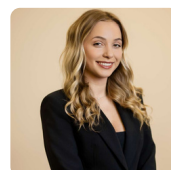
- ±3,600 SF per floor
- Kitchen / break room
- Multiple training rooms
- Two locker rooms
- Dedicated men's & women's restrooms
- Ideal for administrative, training, or operational use



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Location & Market Advantages

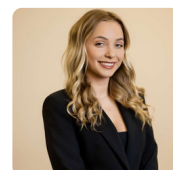
- Immediate access to I-55, with quick connections to I-57 and I-80
- Located in Will County, one of Chicagoland's strongest and fastest growing industrial markets
- Close proximity to Class I rail lines and major distribution networks
- Business friendly zoning and strong municipal support



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Ideal Uses

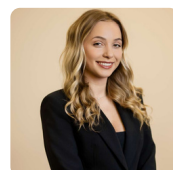
- Municipal public works headquarters
- Construction, utility, or maintenance operations
- Specialty manufacturing or industrial service business
- Training center plus operations hub
- Emergency services or fleet maintenance



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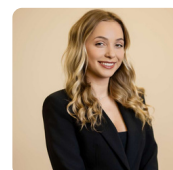
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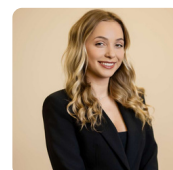
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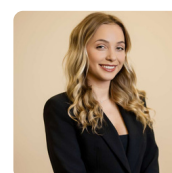
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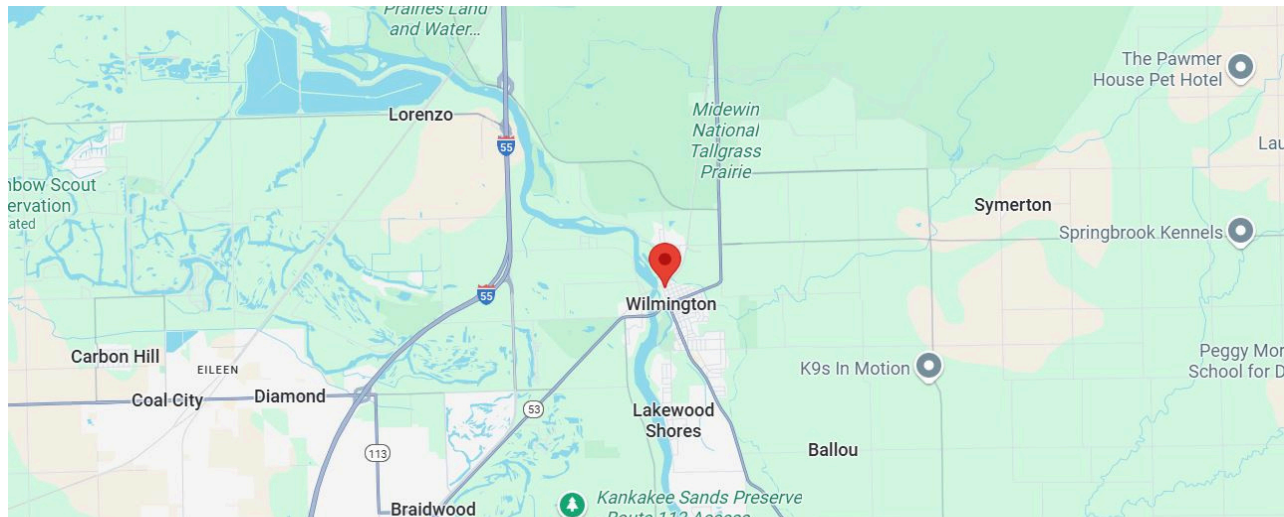
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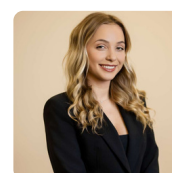


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