

Industrial Space for Lease



**603 E Washington St
Joliet, IL 60433**

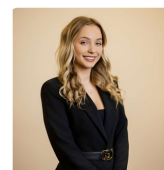
AVAILABLE: Industrial Space 6,000-16,000 SF (Divisible)

LEASE RATE: Subject to Offer Modified Gross

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



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OVERVIEW

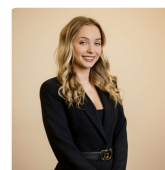
- **Available Space:** 6,000 – 16,000 SF (Divisible)
- **Office Space:** ±3,750 SF
- **Lease Term:** 1 – 10 Years
- **Occupancy:** Vacant | Type: Direct Lease
- **Zoning:** I-1 Light Industrial District



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PROPERTY HIGHLIGHTS

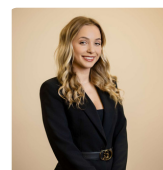
- 3 Exterior Loading Docks
- 2 Drive-In Doors
- Yard Space
- Lot Size: 1.03 Acres
- Central Heating & Natural Light
- Partitioned Offices & Smoke Detectors
- Power: 3-Phase
- Utilities: Gas, Heating, Lighting, Sewer, Water



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Possible Uses (Per Joliet Zoning)

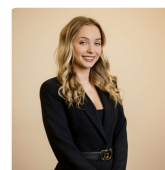
- Manufacturing, Processing, Warehousing, Storage
- Wholesale, Distribution, & Office
- Industrial-support commercial (supply stores, equipment rental, repair)
- Laboratories, Testing, Technical Services
- Printing, Publishing, Packaging Operations
- Contractor Shops (Plumbing, Electrical, HVAC, etc.)



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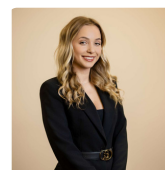
- **I-1 Light Industrial District:** This district permits those industrial uses not otherwise required to have a special use permit, with limited objectionable external effects. The purpose of this district is to permit manufacturing, wholesaling, and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to prohibit congestion and to protect adjacent residential and business activities.
- Location Highlights
 - 5 Minutes to I-80 | Easy access to I-55 & major intermodal terminals
 - Located in Joliet's thriving industrial corridor
 - Tight vacancy & high absorption signal a strong leasing environment
 - Rent growth above national averages supports long-term value
 - Limited new construction maintains demand for existing space



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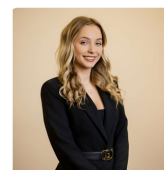
PHOTOS



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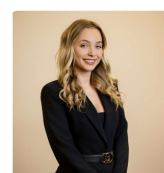
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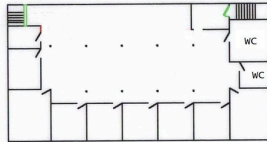
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2nd floor office 3,750SF



*Secured Parking Lot
60x70*

6,420 SF

6,376 SF

5,291 SF

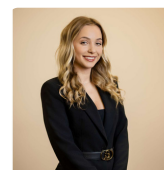
2,723 SF

*Fenced gravel lot
120'x80'*

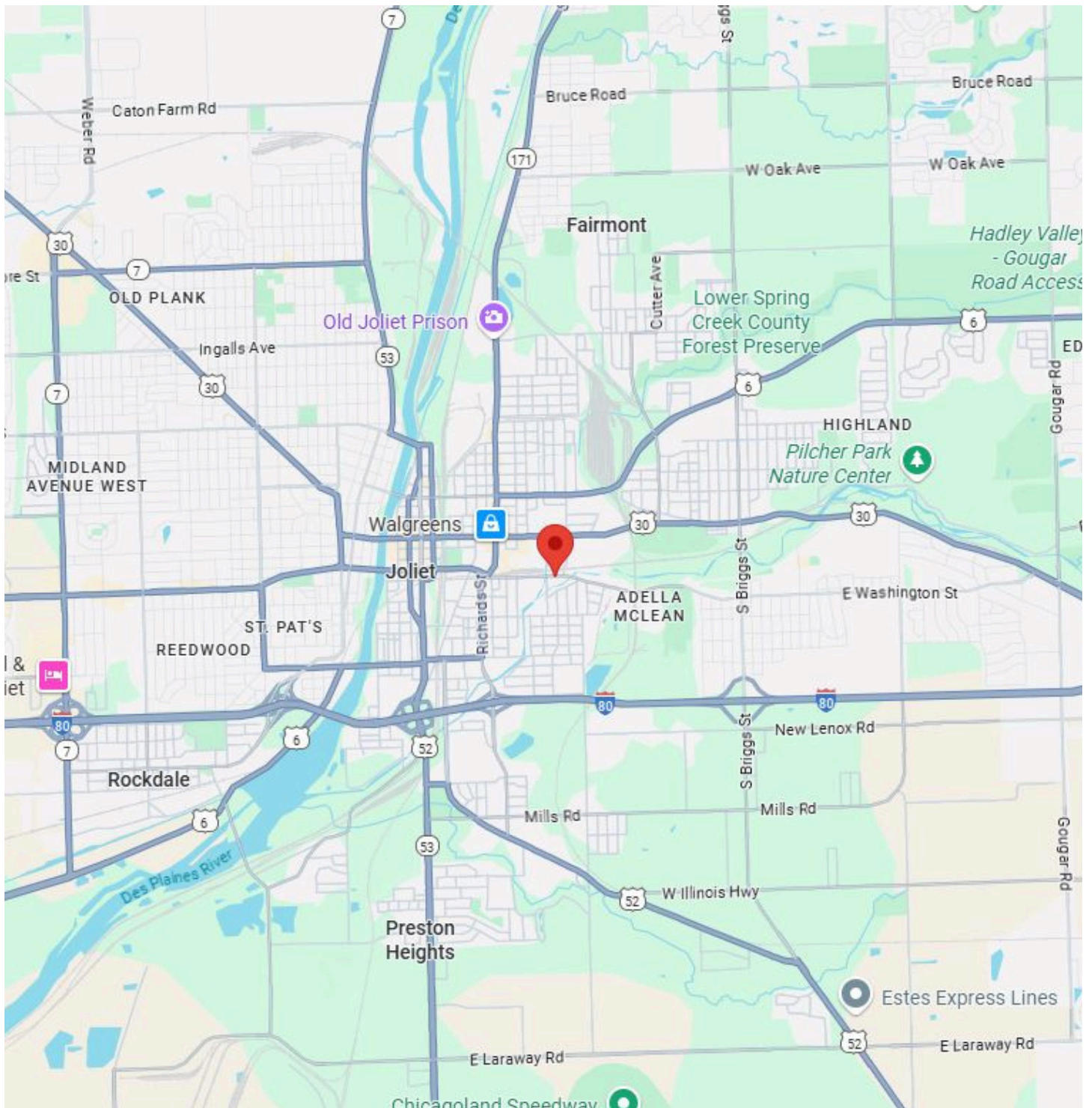
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