

912 E WASHINGTON ST Joliet, IL

FOR LEASE OR SALE

JOSHUA HEARNE, SIOR
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REINIER PRANGER
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ALLISON MALZONE
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Specifications

Total:	± 180,000 SF
Available:	95,000 SF - 180,000 SF
Office:	± 9,200 SF (Updated)
Clear Height:	14' - 23'
Loading:	18 Docks 1 Drive-in-Door
Power:	9,600 Amps 480V 3 Phase
Lighting:	LED Lights
Zoning:	I-2

Pricing

RE Taxes:	\$0.16 PSF
Lease Rate:	\$6.95 PSF Modified Gross
Sale Price:	\$8,500,000

- ✓ 30,000 SF of Warehouse is Full Temperature Controlled
- ✓ Heavy Power
- ✓ Updated Office
- ✓ Outside Storage
- ✓ Fenced & Secured Site

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Building Layout

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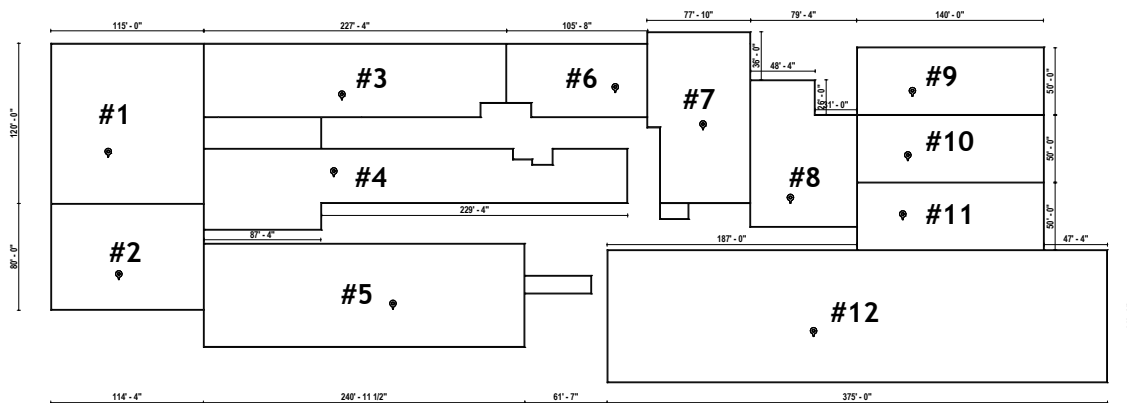
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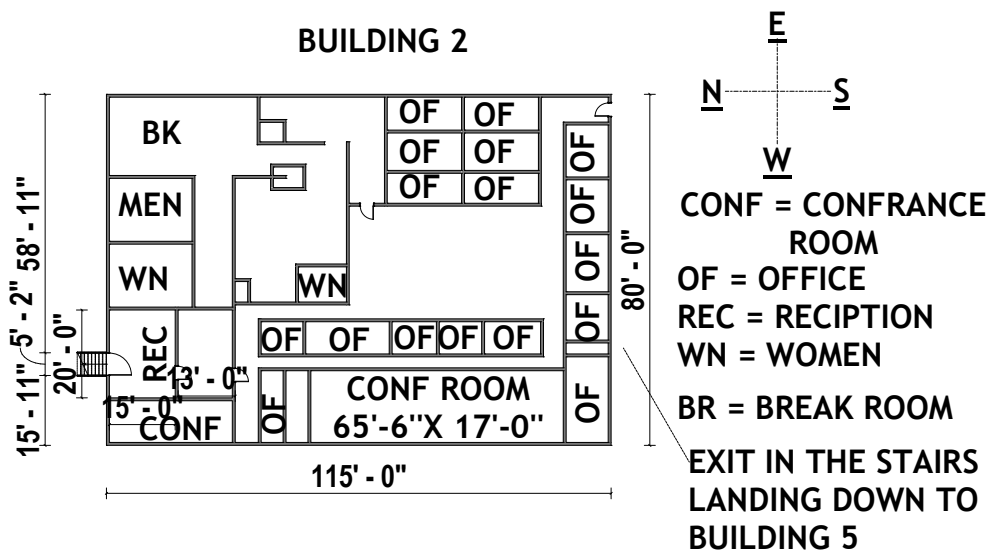
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Office Plan



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Exterior Photos

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Interior Photos

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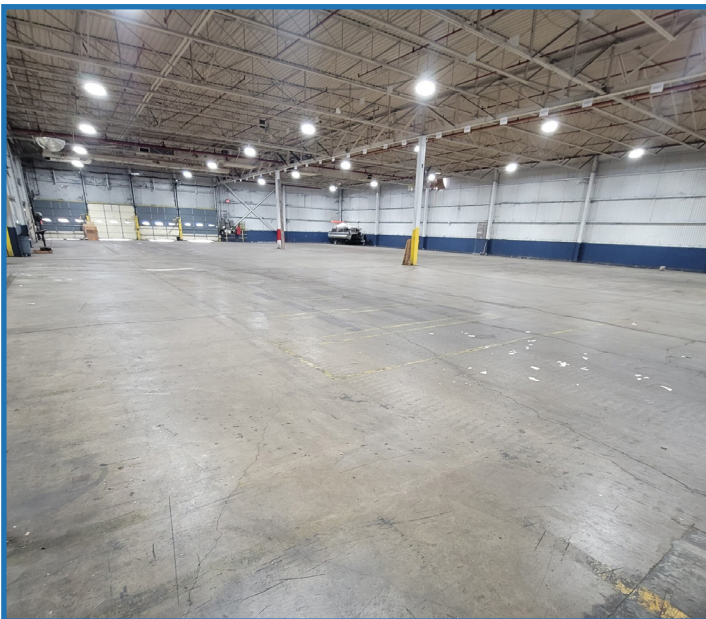
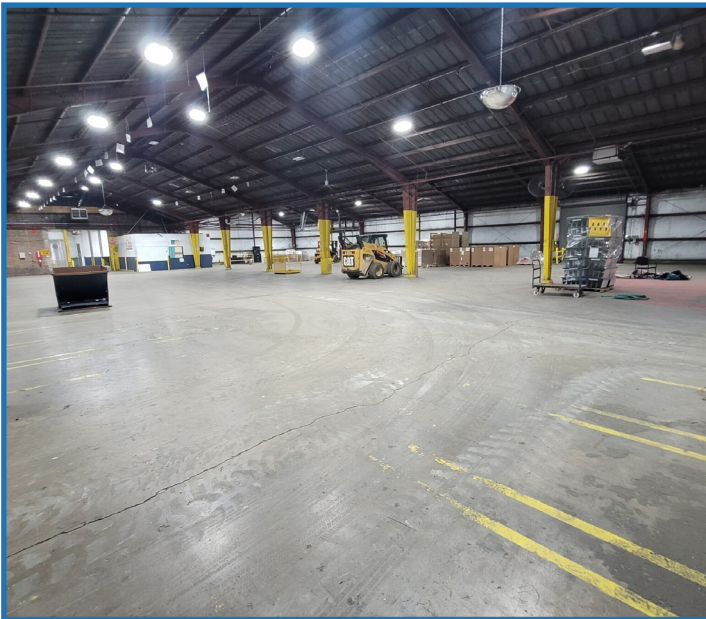
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Location Overview

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