



14,090 SF Warehouse and 2 acres of land for SALE



1005 Geneva St , Shorewood, IL 60404

AVAILABLE: 14,090 SF warehouse, 2.0-acre lot, 1,300 SF Office Space

USES: Maintenance Facility, Office & Outdoor Storage

SALE RATE: Subject to offer

RE/MAX MILLENNIUM COMMERCIAL GROUP
14148 S Bell Rd Unit B-9, Homer Glen, IL
60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com

OVERVIEW

RE/MAX MILLENNIUM Commercial Group proudly presents a fantastic opportunity **with 14,090 SF warehouse** for sale **at 1005 Geneva St, Shorewood, IL 60404**. Located **less than 2 miles from I-55**, the property offers rapid and efficient access to major transportation routes, making it ideal for businesses focused on logistics, distribution, and supply chain operations.

PROPERTY HIGHLIGHTS

Maintenance Shop:

- The facility is equipped with **6 docks, 1 drive-in bay, and 1 semi dock door**, ensuring comprehensive solutions for shipping, receiving, and warehousing needs, suitable for a variety of industries.

Expansive Space & Ample Parking:

- The property features **30 dedicated parking spots**. The warehouse boasts **14,090 square feet** of space on a **2.0-acre lot**, offering significant room for operational growth and business expansion.



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



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com

PROPERTY HIGHLIGHTS

Ample Parking & Storage:

- Additionally, the property includes a **1,300 SF mezzanine office** on the second floor, featuring **four rooms** designed for administrative use.

ZONING:

- **Truck repair facility and parking requires special use approval. The village of Shorewood is willing to grant approval.**

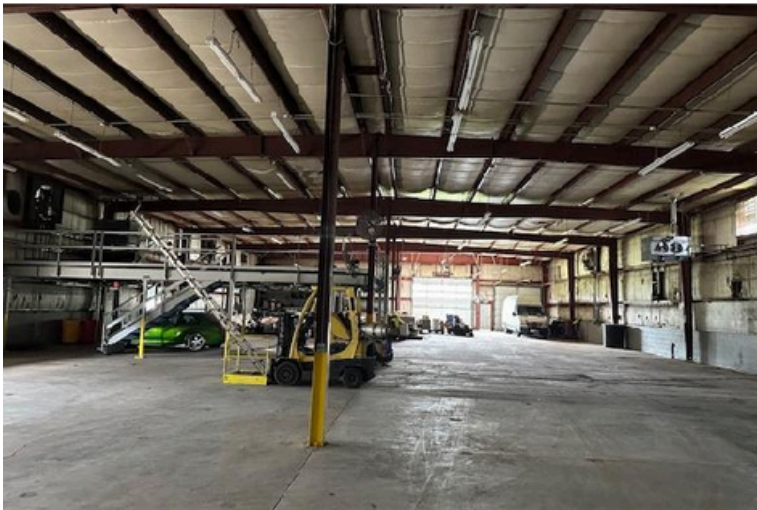


REMAX MILLENNIUM COMMERCIAL GROUP
14148 S Bell Rd Unit B-9, Homer Glen, IL
60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com

PROPERTY PHOTOS

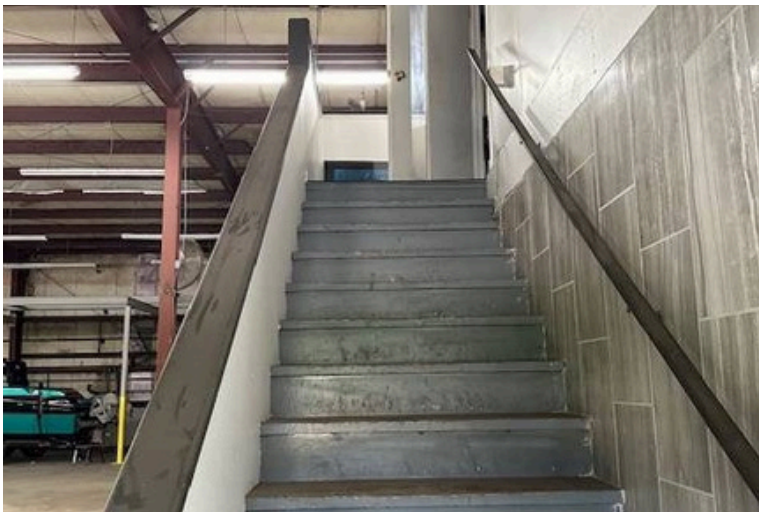
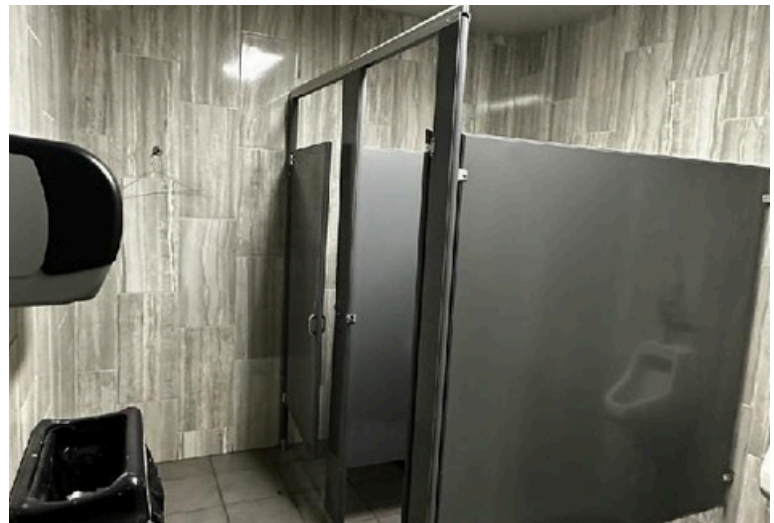
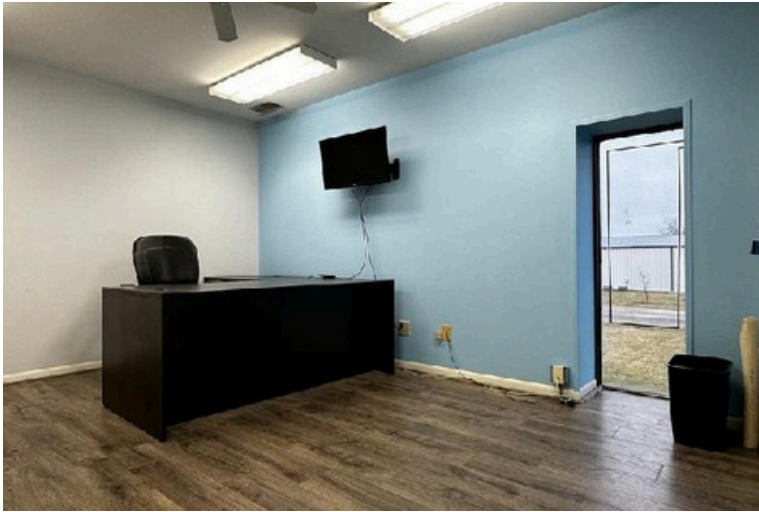


REMAX MILLENNIUM COMMERCIAL GROUP
14148 S Bell Rd Unit B-9, Homer Glen, IL
60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com

PROPERTY PHOTOS

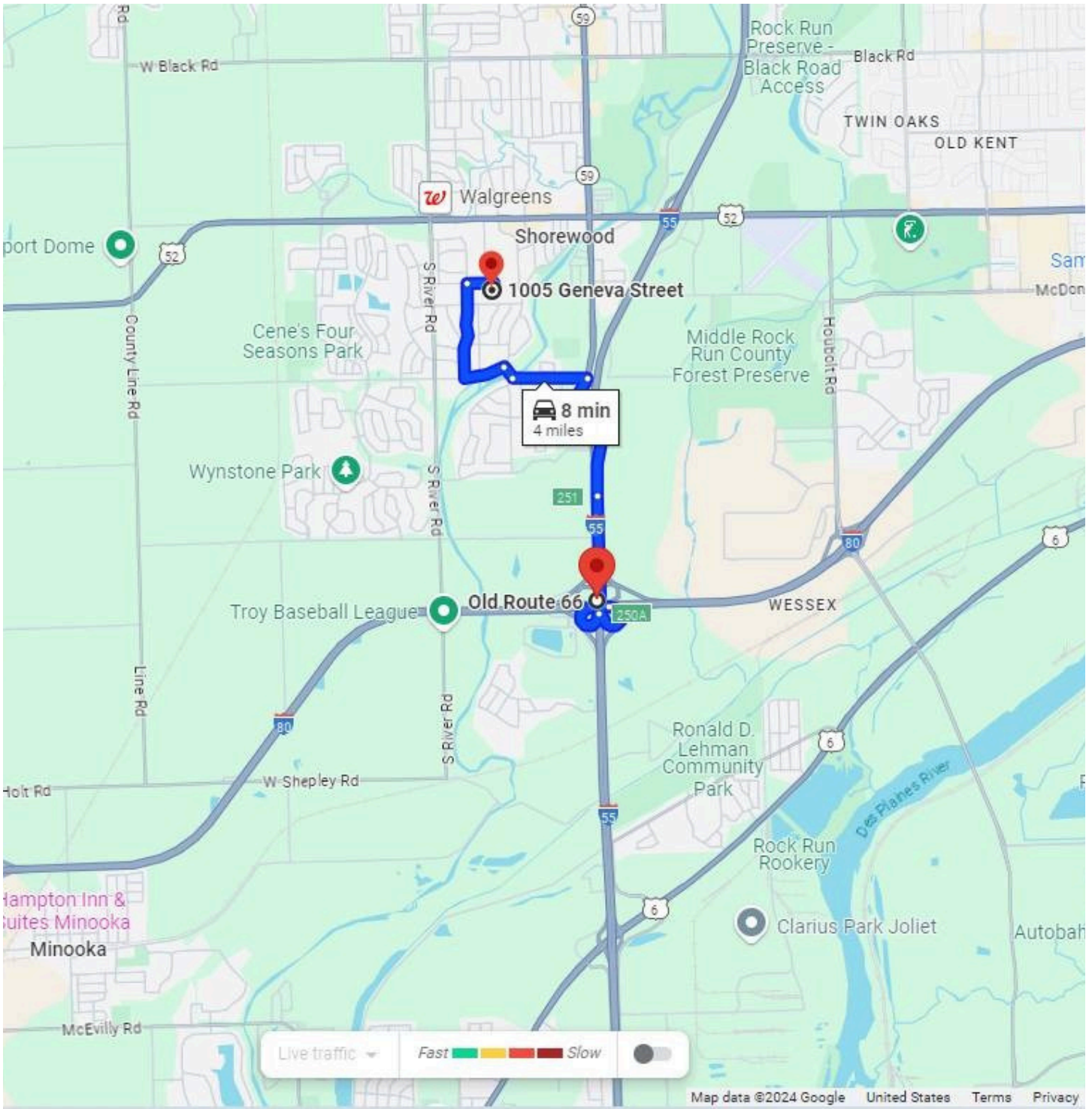


REMAX MILLENNIUM COMMERCIAL GROUP
14148 S Bell Rd Unit B-9, Homer Glen, IL
60491



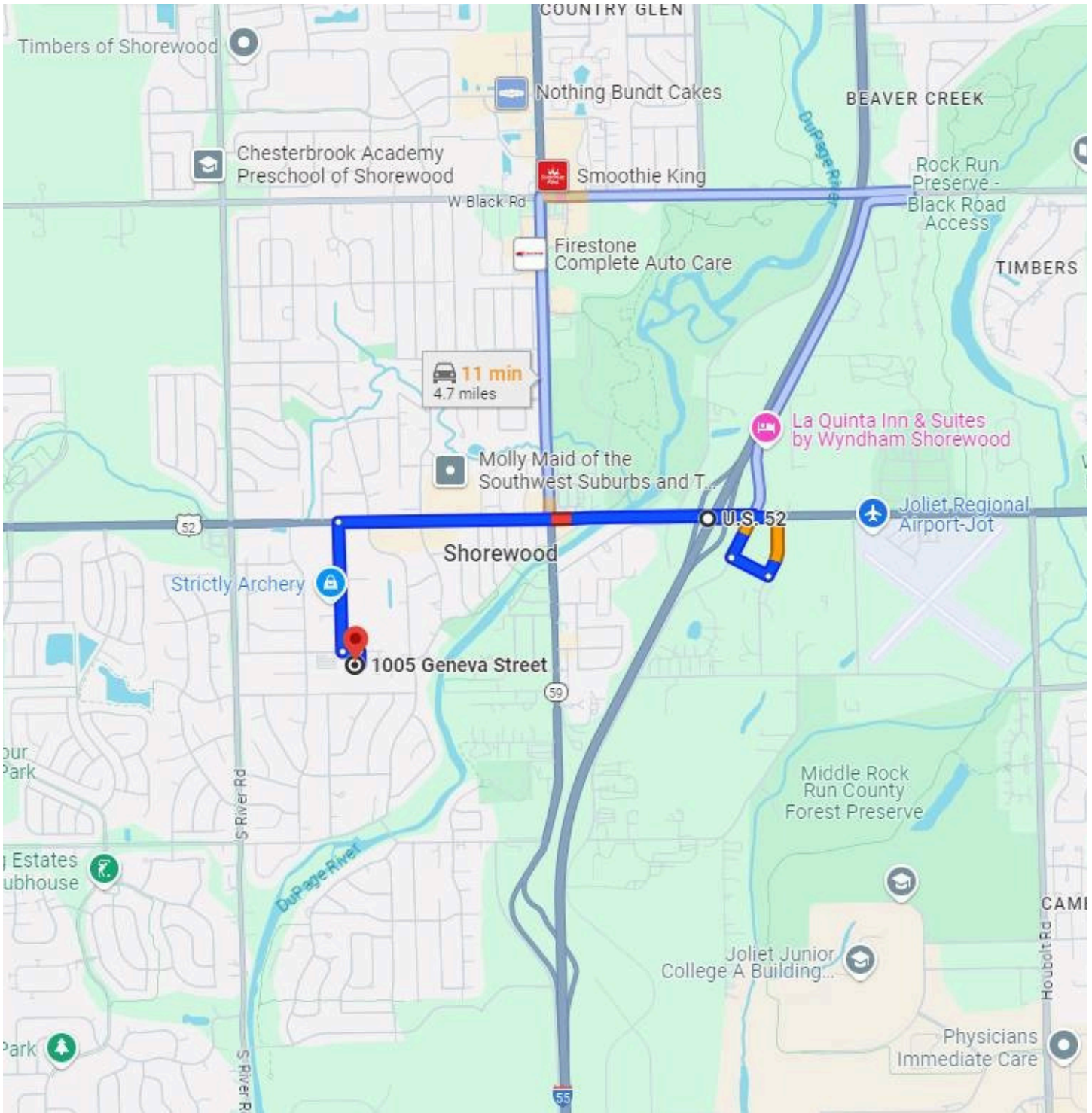
Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com

AERIAL MAP



7 min to the exit I-80

AERIAL MAP



5 min to the exit I-55

