

- 18,273 sq. ft. industrial building — can be leased to a single tenant or divided for two tenants
- Building is separately metered
- New TPO roof (2024) New parking lot (2024)
- Prime Mokena location with direct access to LaGrange Road and I-55
- Market vacancy under 2% for this size range
- 1.23 acres with fenced yard
- (2) Overhead (OH) doors (2) Docks
- 16' clear height
- Heavy power: 1,200 amps

Contact Pat Stanton for Pricing

FOR SALE

19450 97th Avenue

Mokena IL 60448

Subject to Offer

New Roof & New Parking Lot

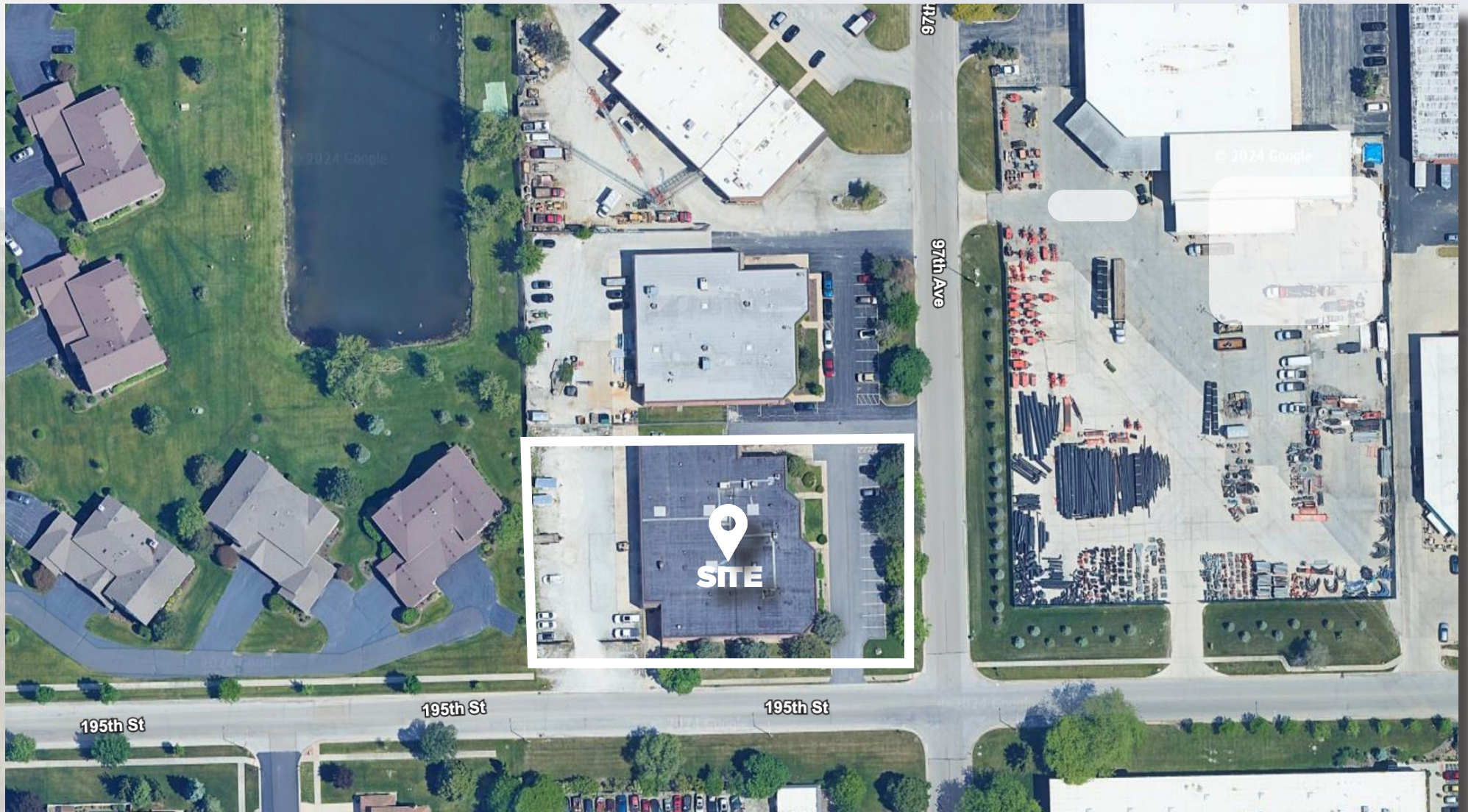
Contact Information:

Patrick Stanton

630.269.2968

pat@patrickcommercial.com

Patrick  REAL ESTATE
COMMERCIAL



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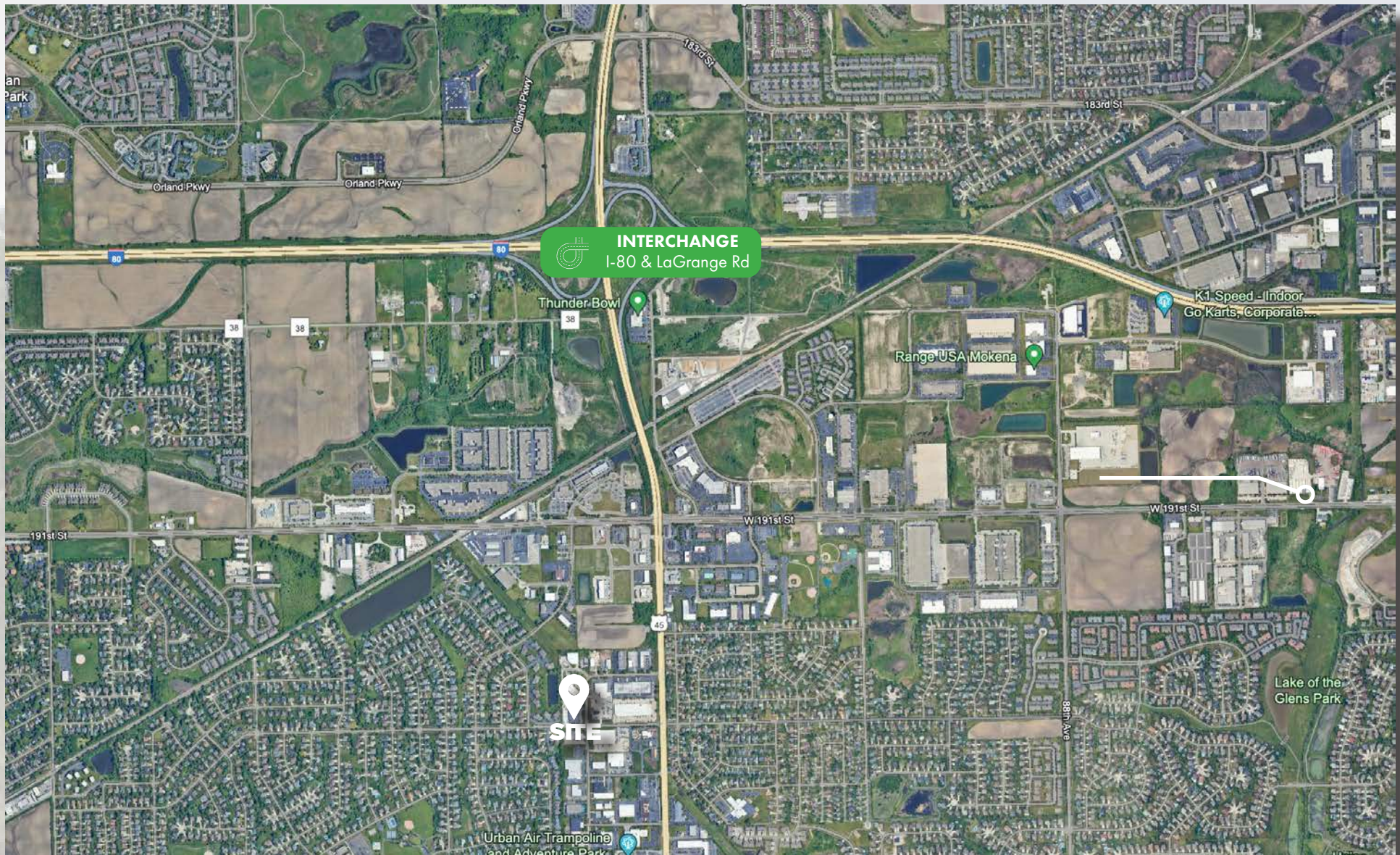
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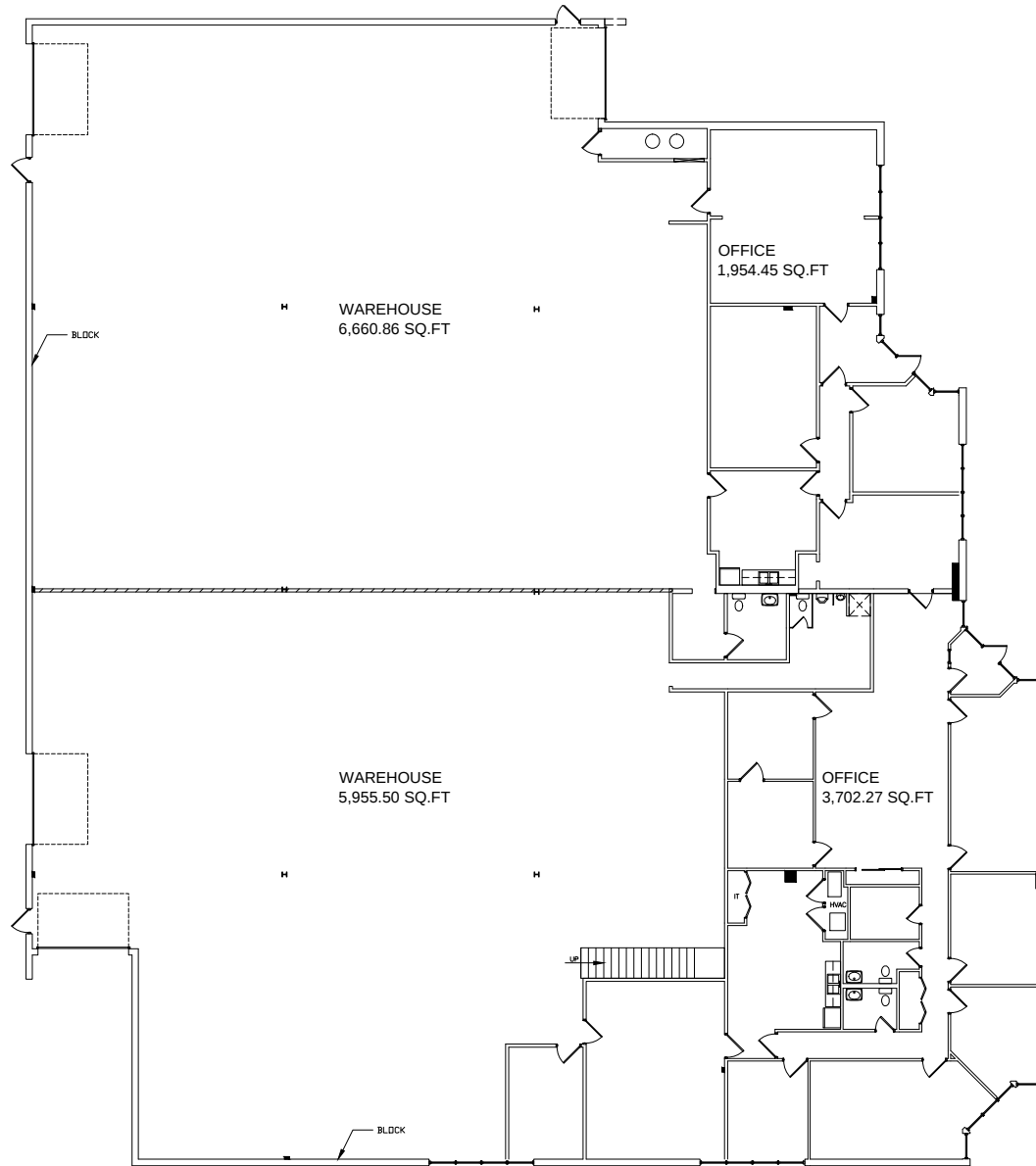
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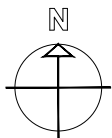
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(2) Unit Plan

Unit 1 - 8,615 SF

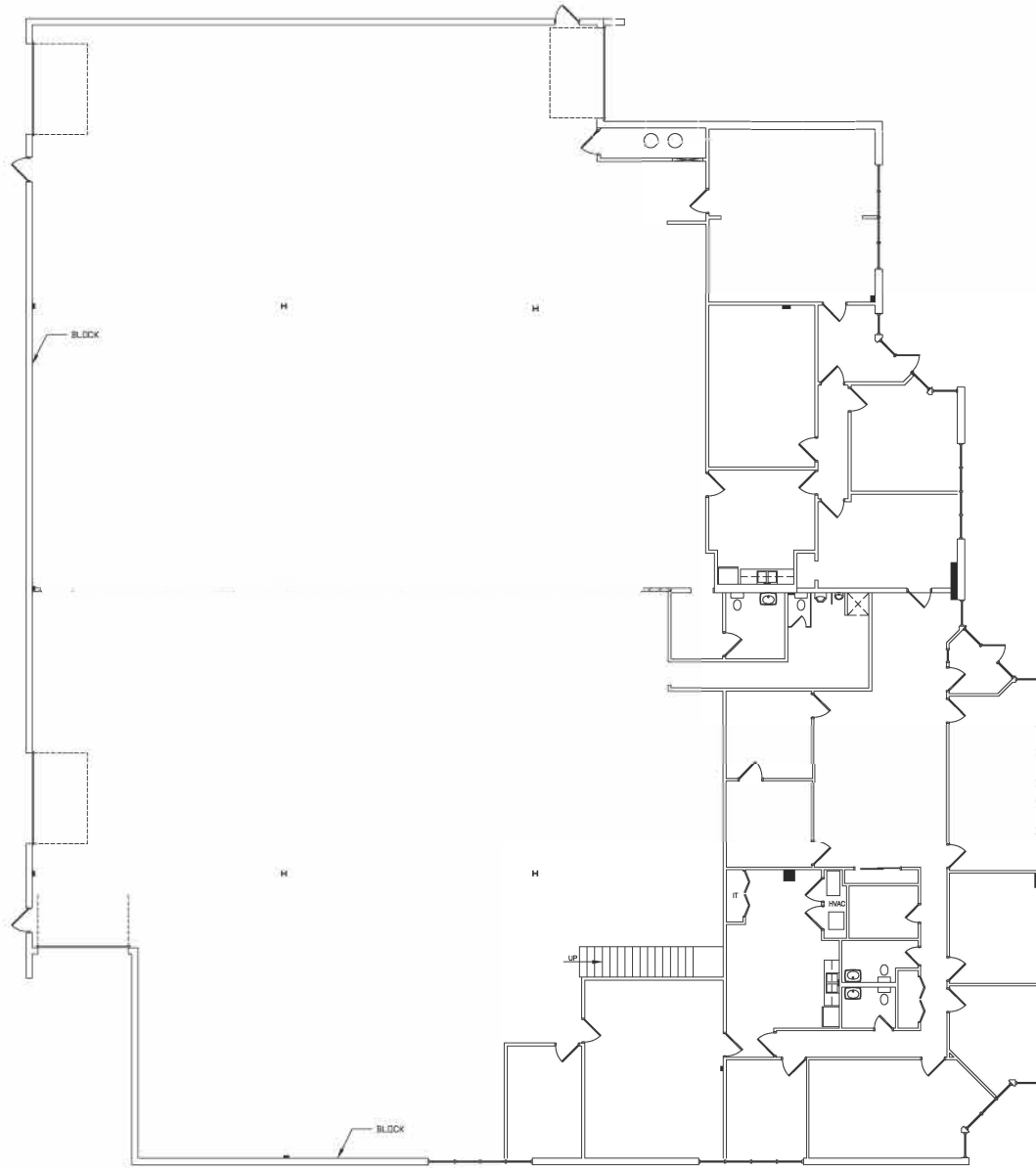
Unit 2 - 9,658 SF



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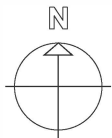
Area Calcs

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Single Tenant Plan

18,273 SF



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Mokena, IL 60448

As-Built

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