



*Olivieri*

Real Estate LLC

Industrial / Warehouse

**For Sale or Lease**

39,060 SF

10203 W. 191st Street,  
Mokena, IL 60448









# INVESTMENT SUMMARY

Discover a prime opportunity to own a versatile commercial industrial property featuring approximately ±35,460 SF of total warehouse space, ±3,600 square feet of modern office space, and a private gated yard. Zoned I-1 (Limited Industrial), with truck repair as a potential use, this expansive property spans approximately 4.64 Acres and includes 20 overhead doors with convenient drive-through capabilities. A second building, added in 2015 and totaling ±16,500 SF, offers numerous modern upgrades such as LED lighting, heated floors, 30' ceiling height, 480V electric service, runway beams capable of supporting a 95' crane, and compatibility with compressed natural gas repairs. Lease option also available +/- 10,000sf - 20,500sf \$14/SF MG



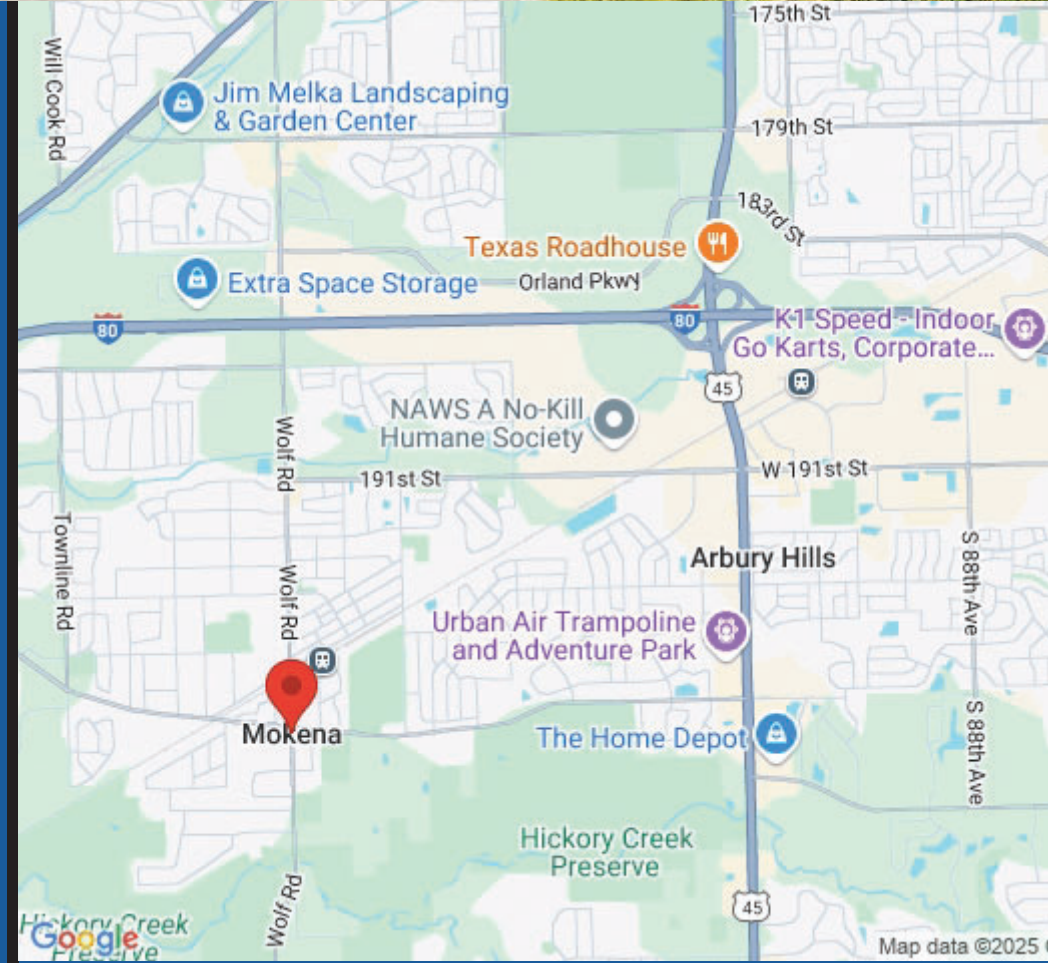
# PROPERTY SUMMARY

Offering Price	\$5,500,000.00
Building SqFt	39,060 SqFt
Year Built	1989 / 2015
Parcel ID	190909100019
Zoning Type	I-1
County	Will County
Tax Amount	\$48,995.00
Tax Year	2023
Lot Size	4.64 Acres



# INVESTMENT HIGHLIGHTS

- Low Will County taxes
- Easy access to major expressways I-80, I-355, I-55, I-294.
- Compatibility with compressed natural gas (CNG)
- Runway beams are in place and can accommodate a 95' crane.
- Excellent drive-through capabilities
- 18' - 30' Clear Height
- Secure gated yard





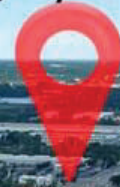






**I-80 Access**

**LaGrange /US Rt45**









# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from OLIVIERI REAL ESTATE, LLC and it should not be made available to any other person or entity without the written consent of OLIVIERI REAL ESTATE, LLC.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE OLIVIERI REAL ESTATE, LLC ADVISOR FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



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