



Olivieri

Real Estate LLC

Industrial / Warehouse

For Sale or Lease
39,060 SF
10203 W. 191st Street,
Mokena, IL 60448





Interior
Insight

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

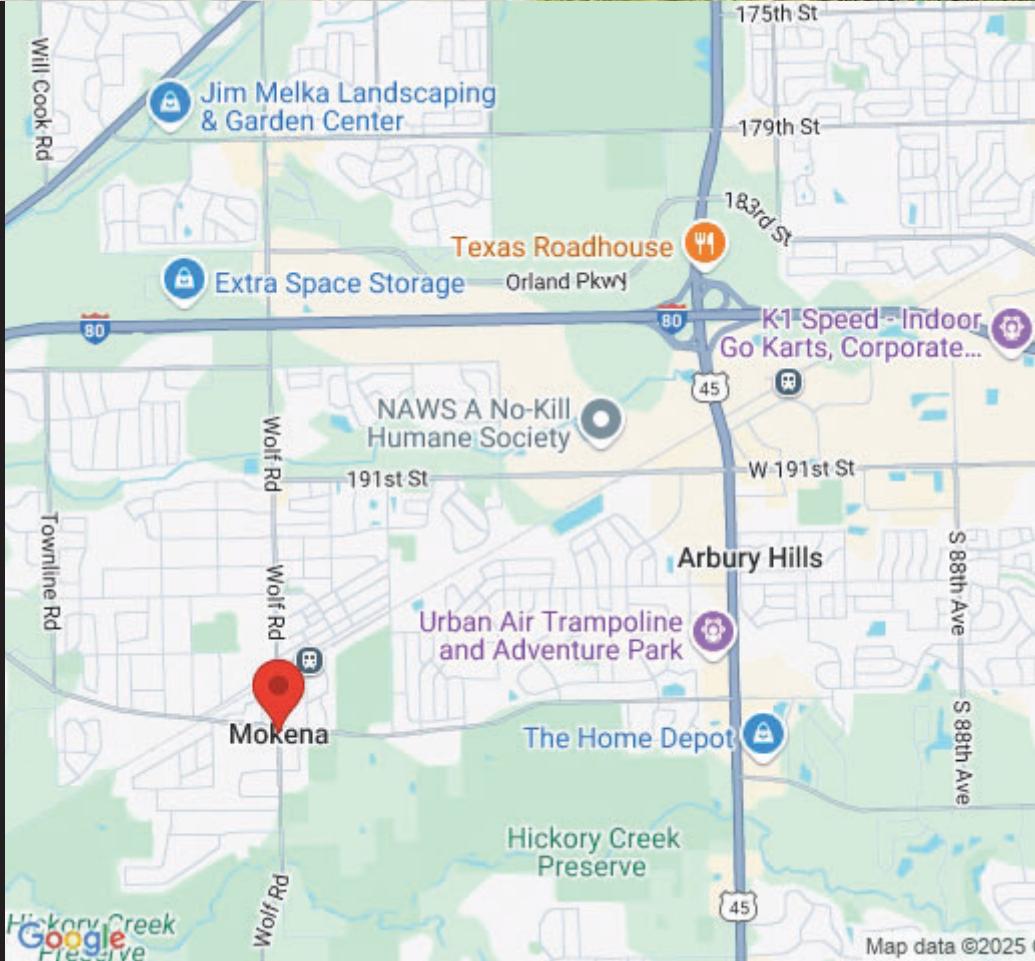


PROPERTY SUMMARY

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





LaGrange /US Rt45

I-80 Access



Interior
Insight



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.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to OLIVIERI REAL ESTATE, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. OLIVIERI REAL ESTATE, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, OLIVIERI REAL ESTATE, LLC has not verified, and will not verify, any of the information contained herein, nor has OLIVIERI REAL ESTATE, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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

EXCLUSIVELY PRESENTED BY:



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