



VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

477 W. Wrightwood Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910



9951 W. 190th Street, Units I & J
Mokena, Illinois

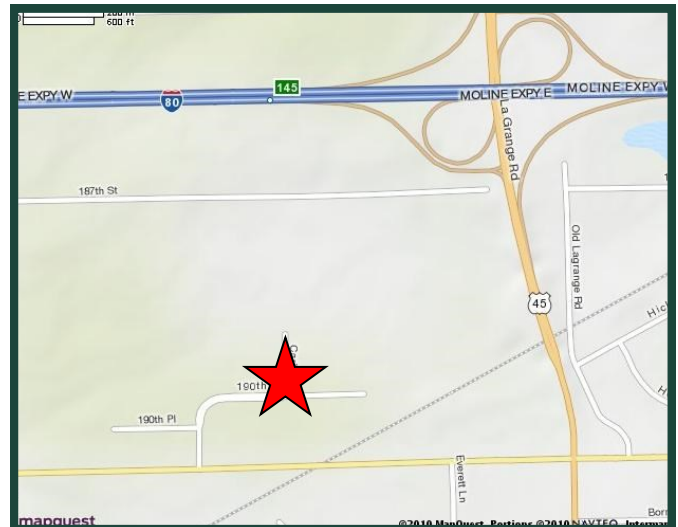
FOR LEASE
13,777 SF

Building Specifications

Available Size:	13,777 Square Feet
Building Size:	60,878 Square Feet
Office:	2,800 Square Feet
Built:	2005
Ceiling Height:	20' Clear
Loading:	1 Exterior Dock 1 Drive-in Door
Parking:	Ample
Heat:	Gas
Sprinklered:	Yes
CAM:	\$1.48 PSF (2024)
Real Estate Taxes:	\$1.56 PSF (2023 Paid 2024)

Comments

- Less than one mile from I-80 at Route 45/LaGrange.
- Currently showroom space with warehouse
- Air conditioned warehouse
- Floor drain with triple catch basin



For Further Information, Please Contact:

Brian P. Gedvilas, Director of Leasing
bgedvilas@valueindustrialpartners.com

Brian M. Liston, Principal
bliston@valueindustrialpartners.com

TEL: 630-333-1900 FAX: 630-333-1910

Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status, or withdrawal without notice.

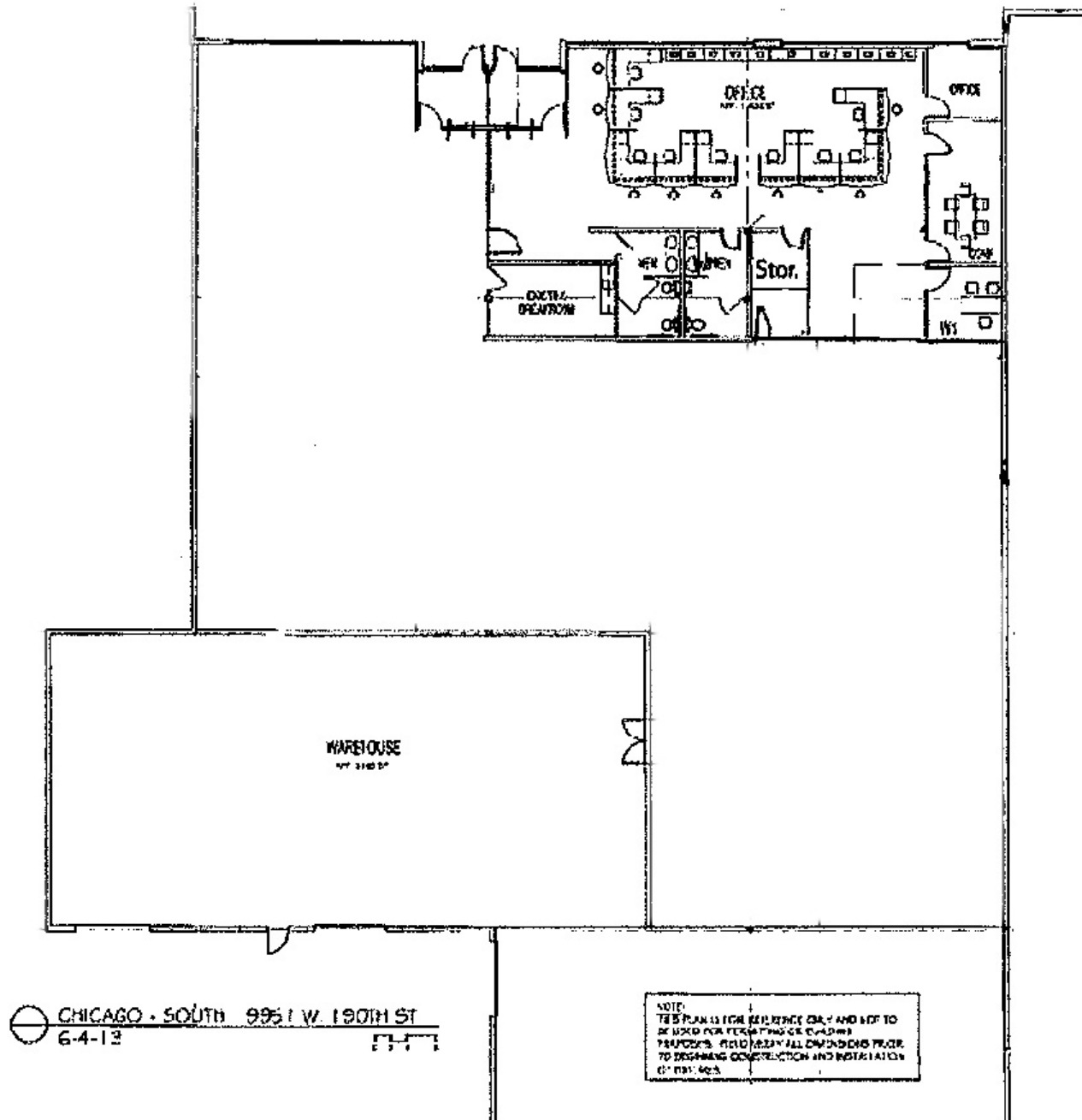


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LAYOUT



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