

## Industrial Property in Prime Location

# FOR SALE OR LEASE

1001 Geneva Street, Shorewood, IL 60404



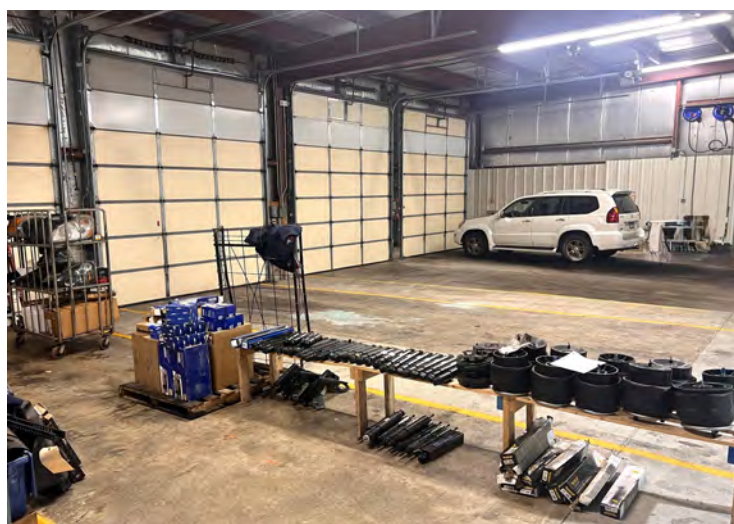
### PROPERTY HIGHLIGHTS

<b>Building:</b>	+/- 6,100SF
<b>Total Land:</b>	+/- 2.05 Acres
<b>DIDs:</b>	4 12x14
<b>Loading Docks:</b>	1
<b>Truck and Trailer Parking:</b>	10
<b>Zoning:</b>	I-2
<b>Taxes:</b>	\$17,363

Industrial Space for Sale or Lease in Prime Location fully remodeled and renovated in 2025. Opportunity to own or lease a highly adaptable industrial/commercial property in Shorewood, IL, less than 2 miles from I-55. The location provides a fast and efficient access to major transportation routes, making it ideal for businesses focused on logistics and distribution. This is your prime choice for easy accessible and dynamic location.

Newly renovated 6,100SF building with 4 Drive-in-Doors 12' x 14' and 16' clear ceiling height specifically installed for semi-trucks and a 53' trailer to pull in for maintenance or repairs. Floor drains with a triple catch basin, a bathroom and a locker room for mechanical shop employees. Multiple private offices, kitchen and 2 bathrooms in the building administration section that is separated from shop with a sound proof wall. This building is an ideal space for trailer repair and maintenance!

2.05 Acre paved lot, fenced and gated provides a space for 10 truck and trailer parking spots and 12 spots for employees and clients. The building has 1 dock, adding solutions for shipping, receiving or warehousing needs, making it suitable for various industries.



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