

14,400 SF Freestanding Industrial Facility For Lease



501 N Main St Willmington IL 60481

Former Wilmington Fire Protection District Headquarters

AVAILABLE: Industrial facility and office space

LEASE RATE: \$10.00 PSF

**RE/MAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



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Gabija Baudyte
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Property Overview:

- A rare opportunity to lease a ±14,400 SF freestanding industrial facility formerly occupied by the Wilmington Fire Protection District. This well-maintained property features 7,200 SF of warehouse/shop space and 7,200 SF of two-story office, making it ideal for municipal users, construction operations, maintenance services, or specialty industrial businesses.



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Warehouse / Shop ±7,200 SF

10 Drive-In Doors (12' height), including 2 drive-through bays

Up to 5 doors can be raised to 14' to accommodate larger equipment

- (2,600 SF shop area)
- (4,622 SF area)
- Triple catch basin system & floor drains
- 6 gas heaters + 2 radiant heaters
- Ventilation & exhaust systems
- 3-phase power (verify amperage)
- Fire sprinkler system & backup generator
- Two enclosed storage rooms



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Office Space – ±7,200 SF (Two Floors):

- ±3,600 SF per floor
- Kitchen / break room
- Training rooms
- Two locker rooms
- Dedicated men's & women's restrooms
- Ready for administrative, training, or operational use



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Location & Market Advantage:

- Prime access to I-55, with quick connections to I-57 and I-80
- Located in Will County, one of Chicagoland's most active industrial corridors
- Strong tenant demand with low vacancy (~4%)
- 7.5M SF annual absorption driving continued rent growth
- Proximity to Class I rail lines and major distribution networks
- Business friendly zoning and infrastructure support from the municipality



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Ideal Use:

- Municipal / public works headquarters
- Construction, utility, or maintenance operations
- Specialty manufacturing or service-based businesses
- Training center + operations hub



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PHOTOS



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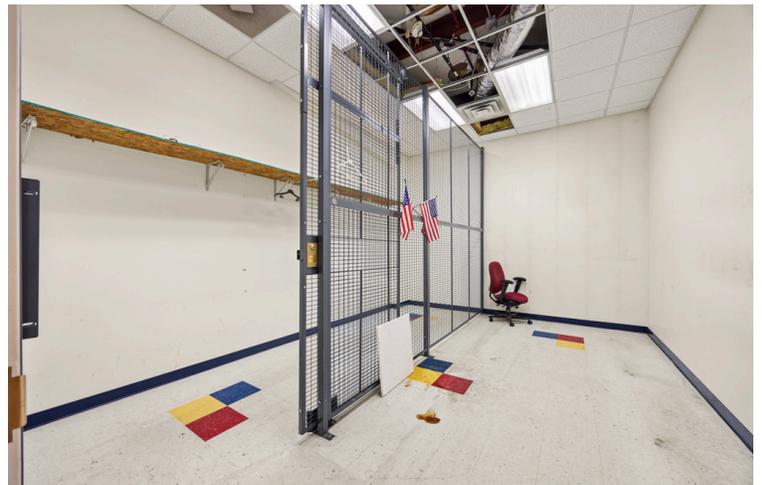


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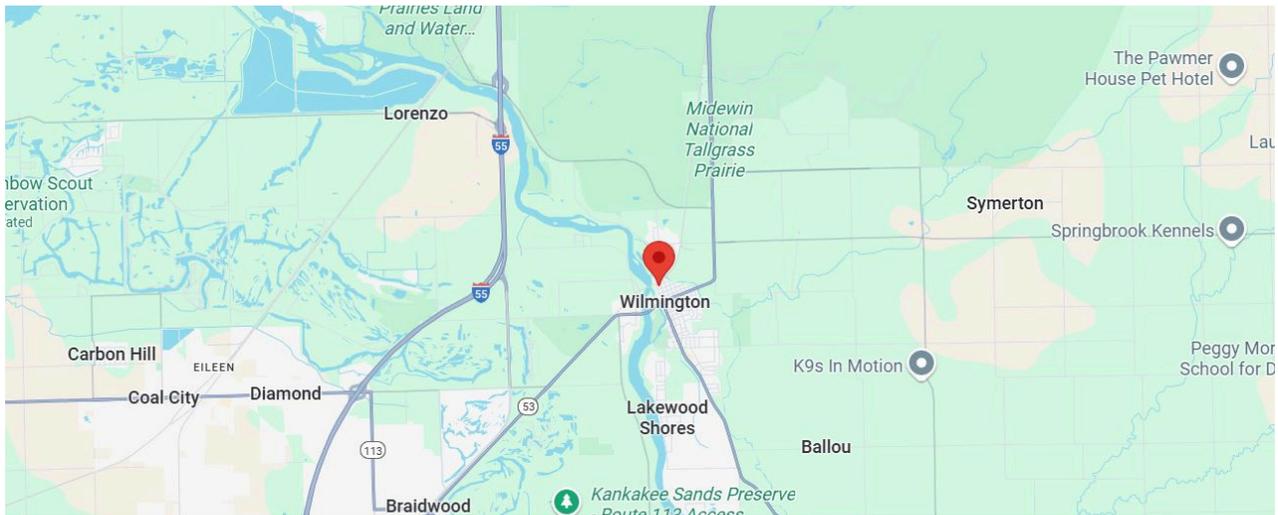
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