

801 E. CASS STREET, JOLIET

**+/-2,500 TO 22,440 SF
INDUSTRIAL UNITS WITH
YARD AVAILABLE
IN WILL COUNTY**

Joliet, IL 60432

PRESENTED BY:

KAREN KULCZYCKI, CCIM

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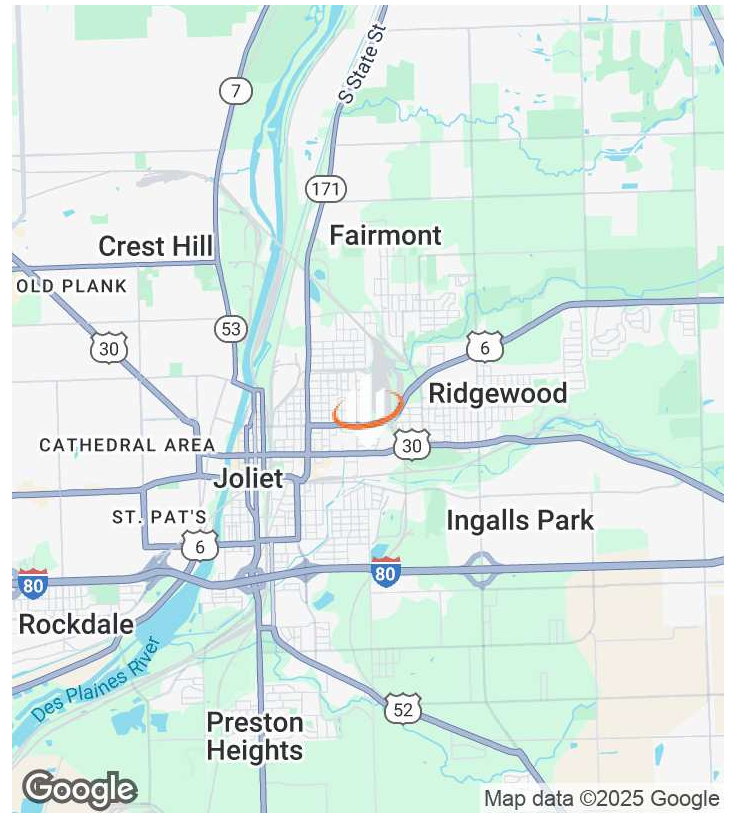
OLIVIA WIRTH

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OFFERING SUMMARY

LEASE RATE:	Unit B: \$8,750/Month plus Utilities Unit A: \$9.00/SF MG plus Utilities
AVAILABLE SF:	+/-2,500 to 22,440 SF
YARD SIZE:	+/-0.4 AC Fenced
LOT SIZE:	1.45 Acres
YEAR BUILT:	1960/1995
ZONING:	I-1 [Light Industrial District]
SUBMARKET:	SW/I-55 Corridor

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 801 E. Cass Street a $\pm 22,440$ SF Two Building Warehouse on approximately 1.45 AC in Joliet, Illinois. The industrial building is [72'x145'] $\pm 10,440$ SF Warehouse with 24'x14' DID, 12'x14' DID, Back Loading Dock with 12'x14' Door, Heavy Power, 22' Ceiling Height, approximately 0.4 AC Fenced Yard, and Heavy Power. +/-2,500 to +/- 12,000 SF with crane. No Truck Repair. Partial or Full Building opportunity.

PROPERTY HIGHLIGHTS

- $\pm 10,440$ SF or +/-12,000 SF Warehouse on 0.4 AC
- 2 DID | Loading Dock | 22' Ceiling Height
- Heavy Power [600 amp] | Radiant Heat
- ± 2 miles to I-80 | Zoned I-1 [Light Industrial]

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LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	2,500 - 22,440 SF	LEASE RATE:	\$8,750.00 - \$9,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
801 E Cass - B	Available	10,440 - 22,440 SF	Modified Gross	\$8,750 per month	±10,440 SF Warehouse on 0.4 AC 2 DID Loading Dock 22' Ceiling Height Heavy Power (600 amp) Radiant Heat ±2 miles to I-80 Zoned I-1 (Light Industrial) No Truck Repair Please

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
801 E Cass - A	Available	2,500 - 22,440 SF	Modified Gross	\$9.00 SF/yr	±2,500 to 12,000 SF Warehouse DID Shared Office Heavy Power [600 amp] Radiant Heat ±2 miles to I-80 Zoned I-1 [Light Industrial] No Truck Repair Please

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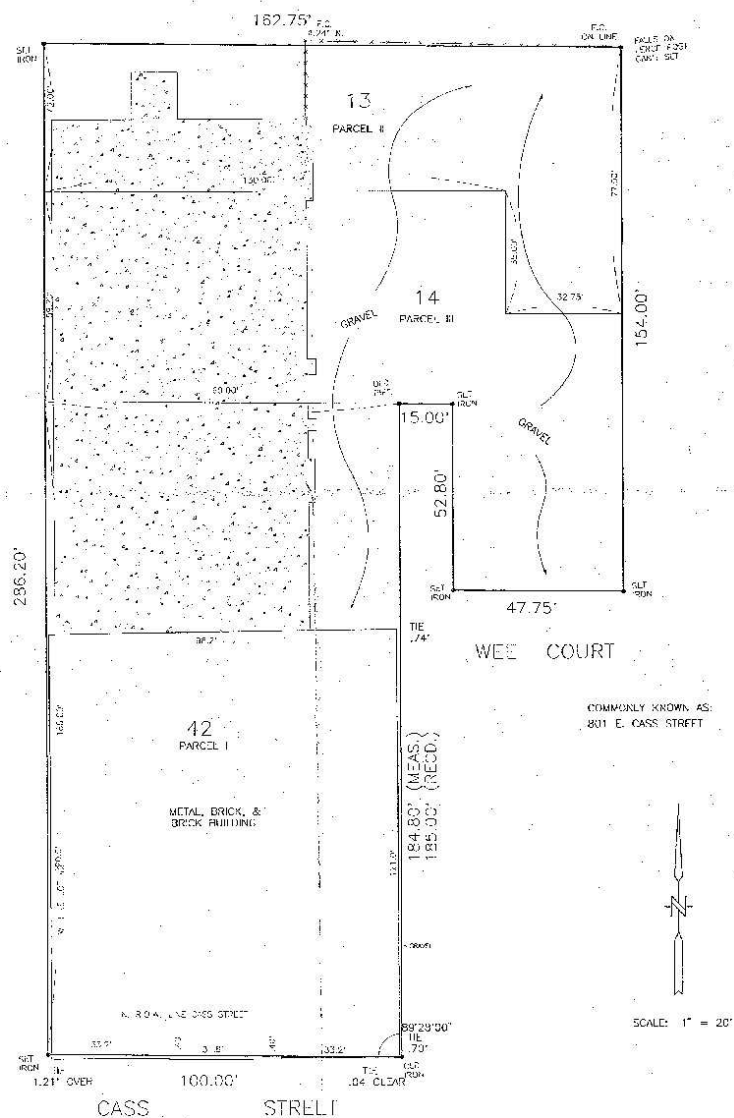
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Parcel: That part of Lot 42, in the Subdivision of the Executors of the Last Will and Testament of Robert Stevens, deceased, of part of the Southwest Quarter (SW 1/4) of Section 11, in Township 35 and in Range 10 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the West line of said Lot 42, with the North line of Cass Street, and running thence East 100 feet and thence North 185 feet, thence West 100 feet and thence South 185 feet to the point of beginning, situated in Will County, Illinois.

Parcel II: Lot 13, in Groh's Subdivision, in Section 11, in Township 35 North, and in Range 10 East of the Third Principal Meridian, as per Plat thereof recorded in Plat Book 17, Page 60, as Document No. 372326, on October 1, 1924, in Will County, Illinois.

Parcel III: Lot 14, in Groth's Subdivision of Lot 8 of Groth's Subdivision of part of Lots 41 and 42, in the Subdivision of Executors of the Estate of Robert Stevens, deceased, of part of the Southwest Quarter of Section 11, in Township 35 North, and in Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded October 1, 1924, as Document No. 377322, in Will County, Illinois.

[illegible]

PI. SEC. 11 35-10			
SOURCE: 1" = 20'	DATE: 09/11/98	REVISED:	DRAWN BY: C.M.H.
13 Cambridge Road - 1st fl. - 1000, 1001 & 1002/1003 - 1004/1005/1006/1007/1008			
BLOCK & PLOT/KEY			PL. NO. 1355.08

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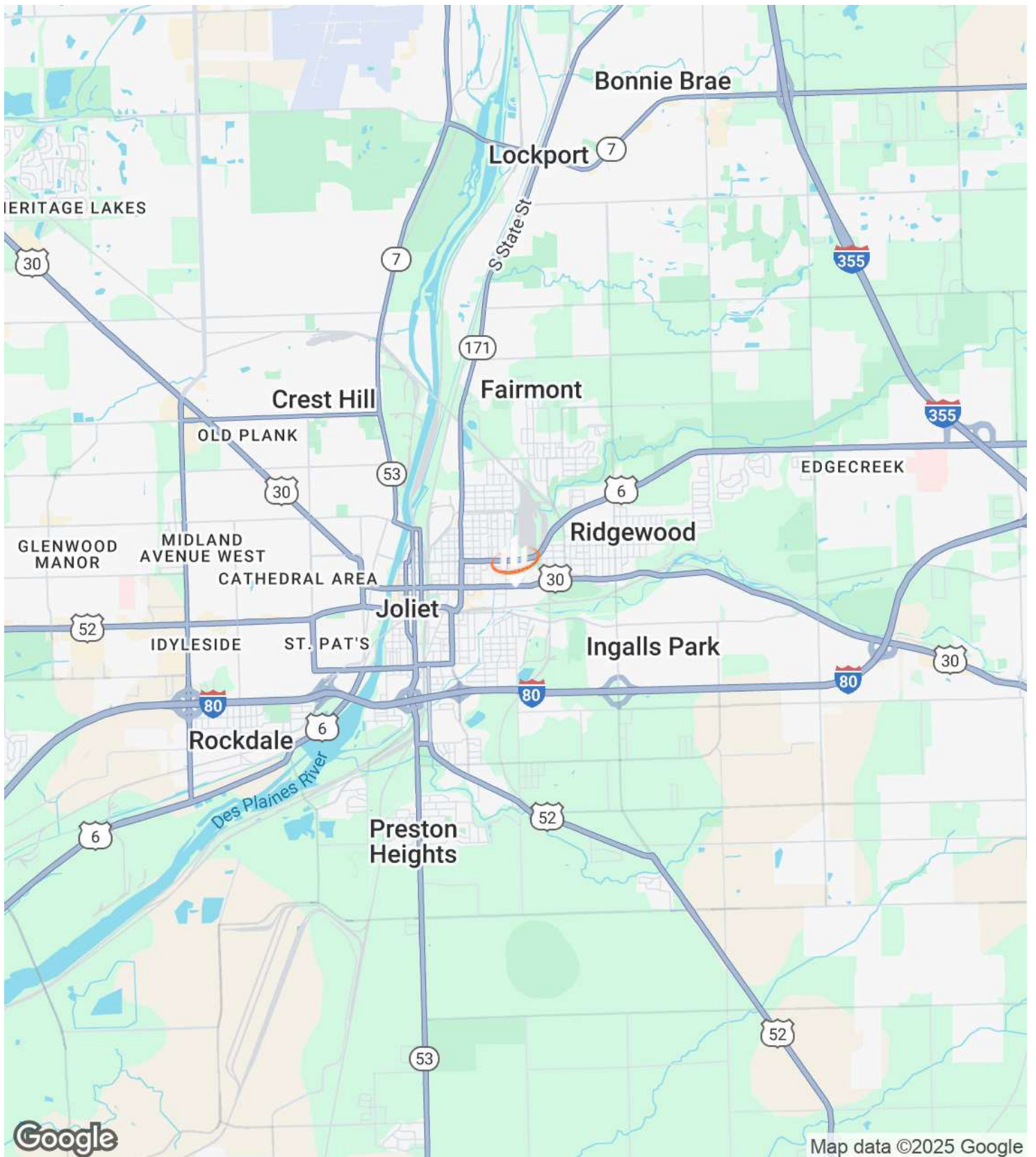
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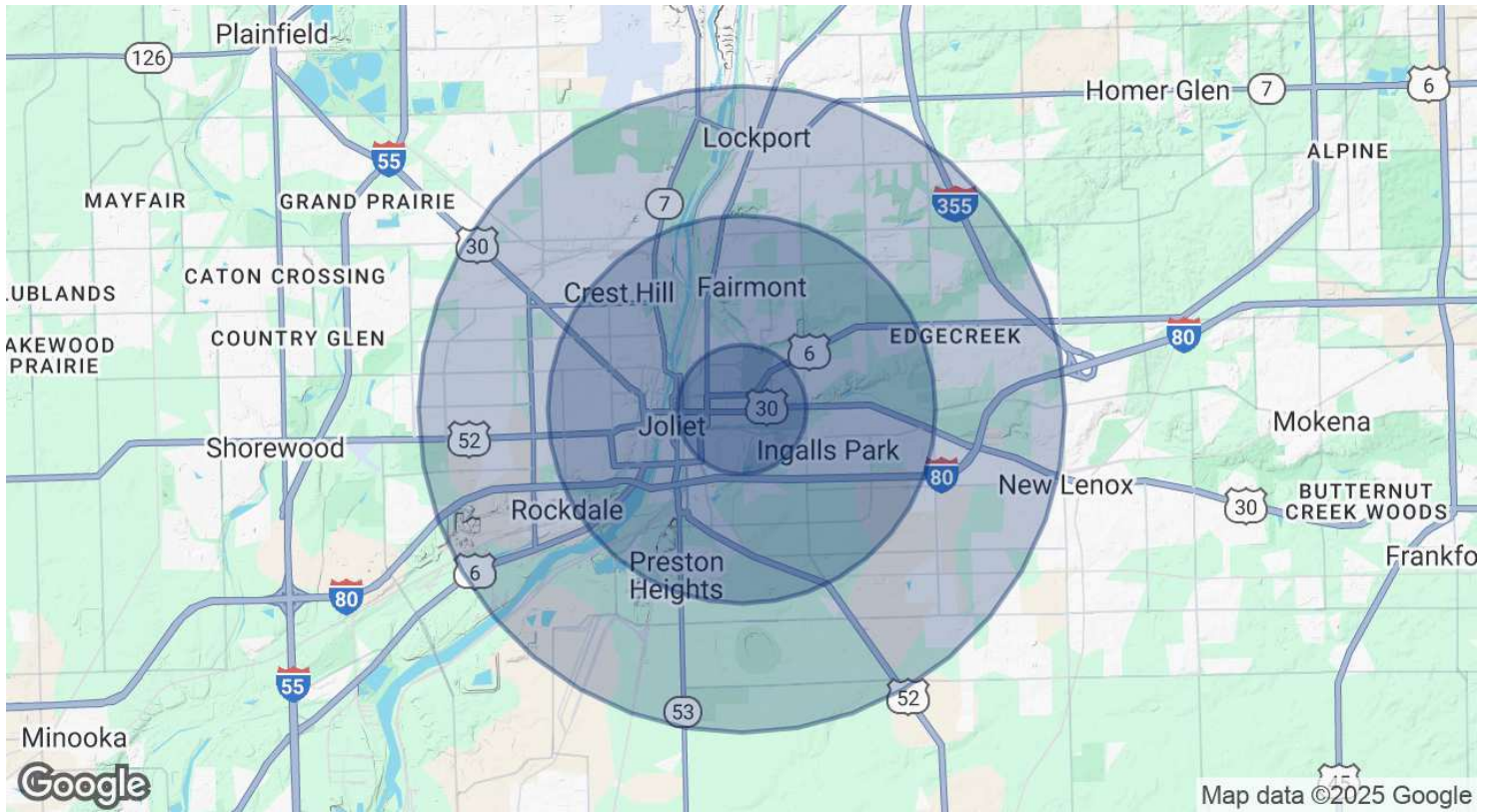
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POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	13,629	76,337	144,841
AVERAGE AGE	30.2	33.7	36.4
AVERAGE AGE (MALE)	29.1	32.8	35.1
AVERAGE AGE (FEMALE)	30.8	34.7	36.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	4,262	28,198	55,502
# OF PERSONS PER HH	3.2	2.7	2.6
AVERAGE HH INCOME	\$50,918	\$59,256	\$68,135
AVERAGE HOUSE VALUE	\$112,331	\$131,184	\$167,591

* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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