



Prime Truck Repair Facility – Joliet, IL Industrial Investment Opportunity



20604 Burl Ct

Joliet, IL 60433

ASKING PRICE: \$2,750,000

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



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OVERVIEW

- **Lease Type:** NNN (Triple Net)
- **Lease Term:** 5 Years
- **Annual Rent Increases:** 3.5% (17.5% over term)
- **Net Operating Income (NOI):** \$192,000
- **CAP Rate:** 7%



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Owner Financing Available:

- 30% down payment
- 20-year amortization
- 6.25% interest rate

A rare opportunity to acquire a high-demand, fully leased truck repair facility in a strategic Joliet location. This asset offers long-term cash flow, minimal landlord responsibilities, and strong appreciation potential. Ideal for passive investors seeking income-generating industrial real estate.



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PROPERTY HIGHLIGHTS:

- **Building Size:** 5,500 SF freestanding industrial building
- **Lot Size:** 1.25 acres – fenced, gated, and well-lit for secure parking
- **Zoning:** Industrial (Unincorporated Will County)
- **Visibility:** Excellent signage exposure to I-80 traffic

Interior Features:

- Professional office space
- Kitchen
- Full bathroom + separate restroom with shower



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PROPERTY HIGHLIGHTS:

Warehouse Features:

- (2) Oversized drive-through overhead doors (14.5' x 18')
- 3-Phase Power – suitable for heavy-duty repair equipment
- Clear span layout – optimal for large vehicle maintenance

Office Features:

- 1,000 SF Office + 100 SF Mezzanine
- Kitchen and restroom facilities
- Separate restroom with shower for staff

Location Benefits:

- Exceptional signage exposure to I-80
- Located in a strong industrial hub

Investment Summary:

A rare opportunity to secure a cash-flowing industrial property in a high-demand logistics market. The facility is tailor-made for truck service operations, and the visibility/access make it an ideal location for continued or expanded use.



PHOTOS



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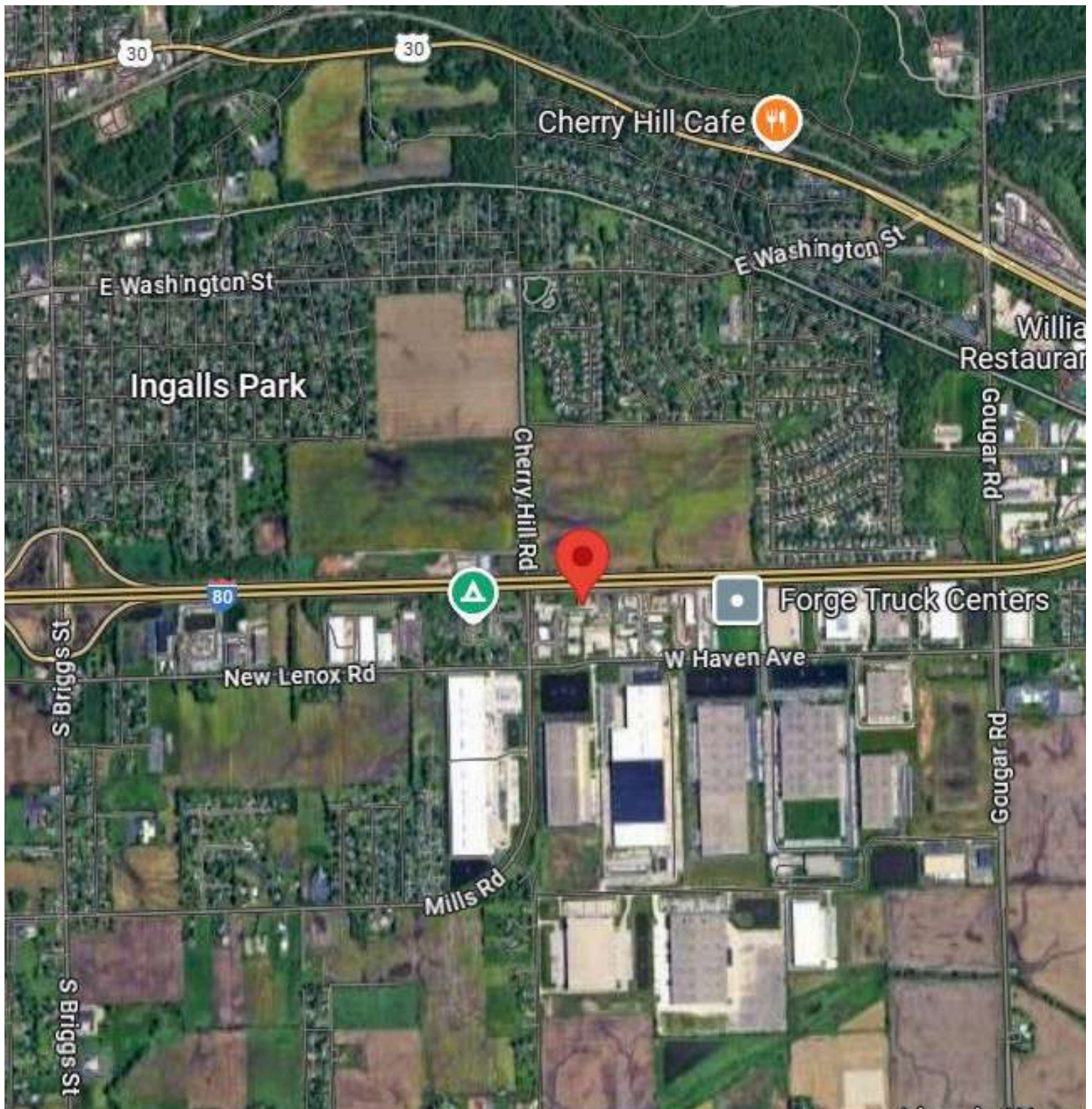
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