

12,500 SF FOR LEASE FULL BUILDING FOR SALE

NOW FOR SALE OR LEASE



9400 ENTERPRISE DRIVE
MOKENA, ILLINOIS

Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

Michael O'Leary
Principal
moleary@lee-associates.com
D 773.355.3024

Ryan J. Earley
Principal
rearley@lee-associates.com
D 773.355.3020



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

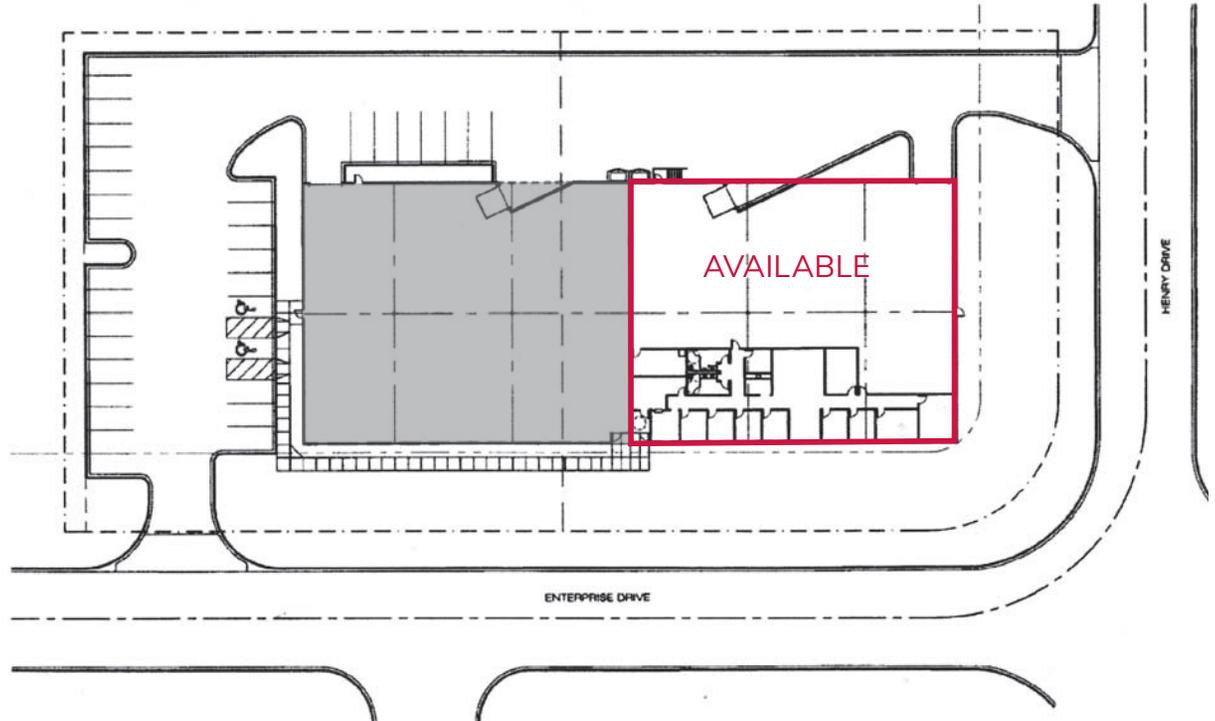
AVAILABLE FOR SALE or LEASE

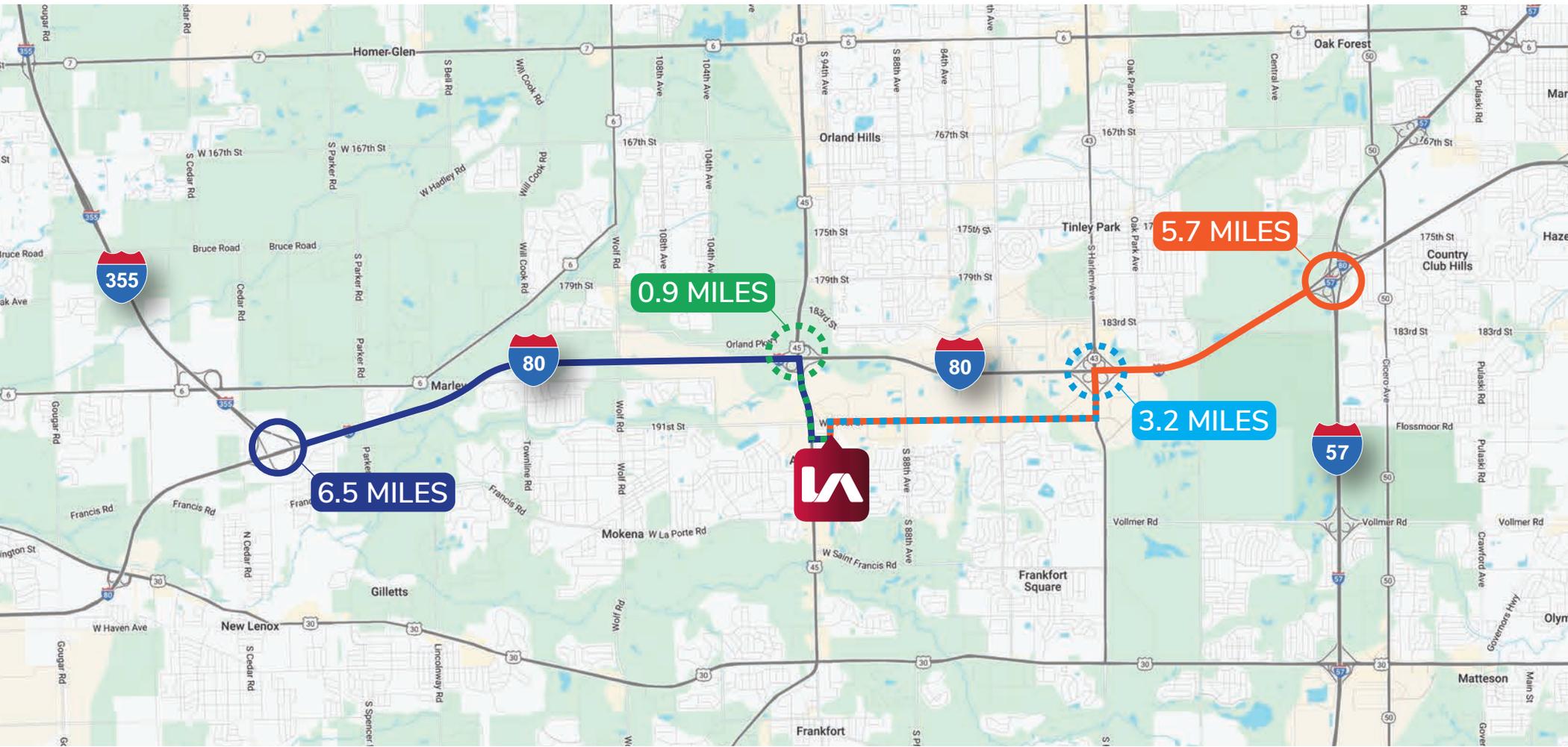
9400 ENTERPRISE DRIVE

MOKENA, IL 60448

BUILDING SPECIFICATIONS:

BUILDING SIZE:	25,000 SF
AVAILABLE:	12,500 SF
OFFICE:	±3,000 SF
CLEAR HEIGHT:	22'
LOADING:	› 1 exterior dock doors › 1 drive-in door
SPRINKLER:	Wet System
PARKING:	32 stalls (building total)
LEASE & SALE PRICE:	Subject to Offer
RE TAXES:	\$1.68 PSF (2026 estimates)
CAM:	\$2.66 PSF (2026 estimates)
INSURANCE:	\$0.37 PSF (2026 estimates)
COMMENTS:	› Easy access to I-80 via LaGrange Road Interchange. › Office can be easily reduced.
MAKE READY COMING SOON:	› New paint in office area › New ceiling tiles in office area › New cabinets & countertops in breakroom › New paint in warehouse





Terry M. Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

Michael O'Leary
Principal
moleary@lee-associates.com
D 773.355.3024

Ryan J. Earley
Principal
rearley@lee-associates.com
D 773.355.3020



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.