

# 1385 JOLIET RD ROMEOVILLE, IL

Maintenance Facility For Sale or Lease

MATT GARLAND  
(312) 339-9015  
mgarland@cawleycre.com

JANDRA ZITKEVICIUS  
(630) 677-4909  
Brick By Brick Realty

ANDREW MALETICH, SIOR  
(630) 729-7942  
amaletich@cawleycre.com

THEO ZACHER  
(630) 729-7938  
tzacher@cawleycre.com



CLICK OR SCAN  
FOR WALK-THROUGH

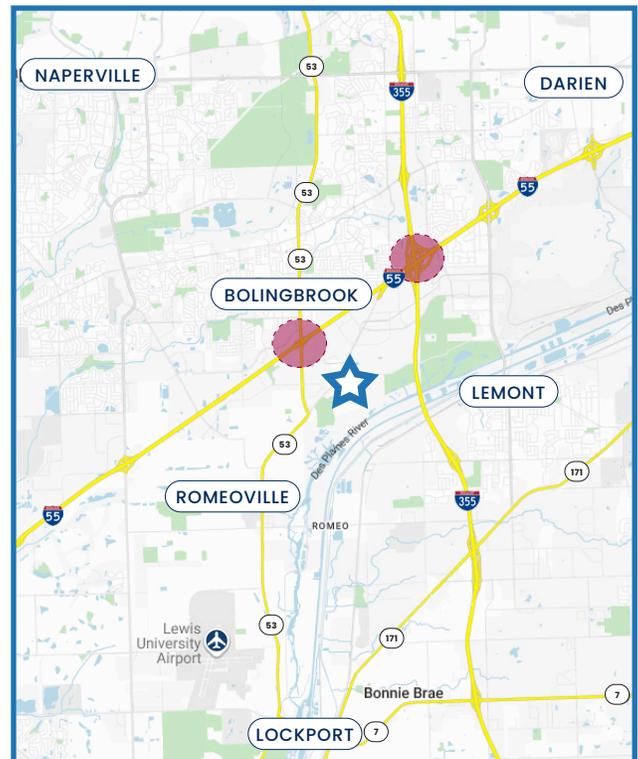


## Property Overview

Total Building:	27,500 SF ± 19,950 SF Warehouse ± 7,550 SF Office ↳ (First Floor + Second Floor combined)
Lot Size:	Approx. 4 Acres
Clear Height:	24'
Loading:	10 Bays Total 8 DIDs (14 x 16') 2 DIDs (16 x 16')
Total Parking:	50
Power:	1,200 Amps, 480V, 3-Phase
Lighting:	LED
Plumbing:	Triple Catch Fed by Trench Drains
Zoning:	M-2
Year Built:	2025 (New Construction)

## Pricing (Delivers 4th Quarter This Year)

Sale Price:	Subject to Offer
Lease Rate:	Subject to Offer



Immediate Access  
to I-55 & I-355



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

# 1385 JOLIET RD ROMEORVILLE, IL

Maintenance Facility For Sale or Lease

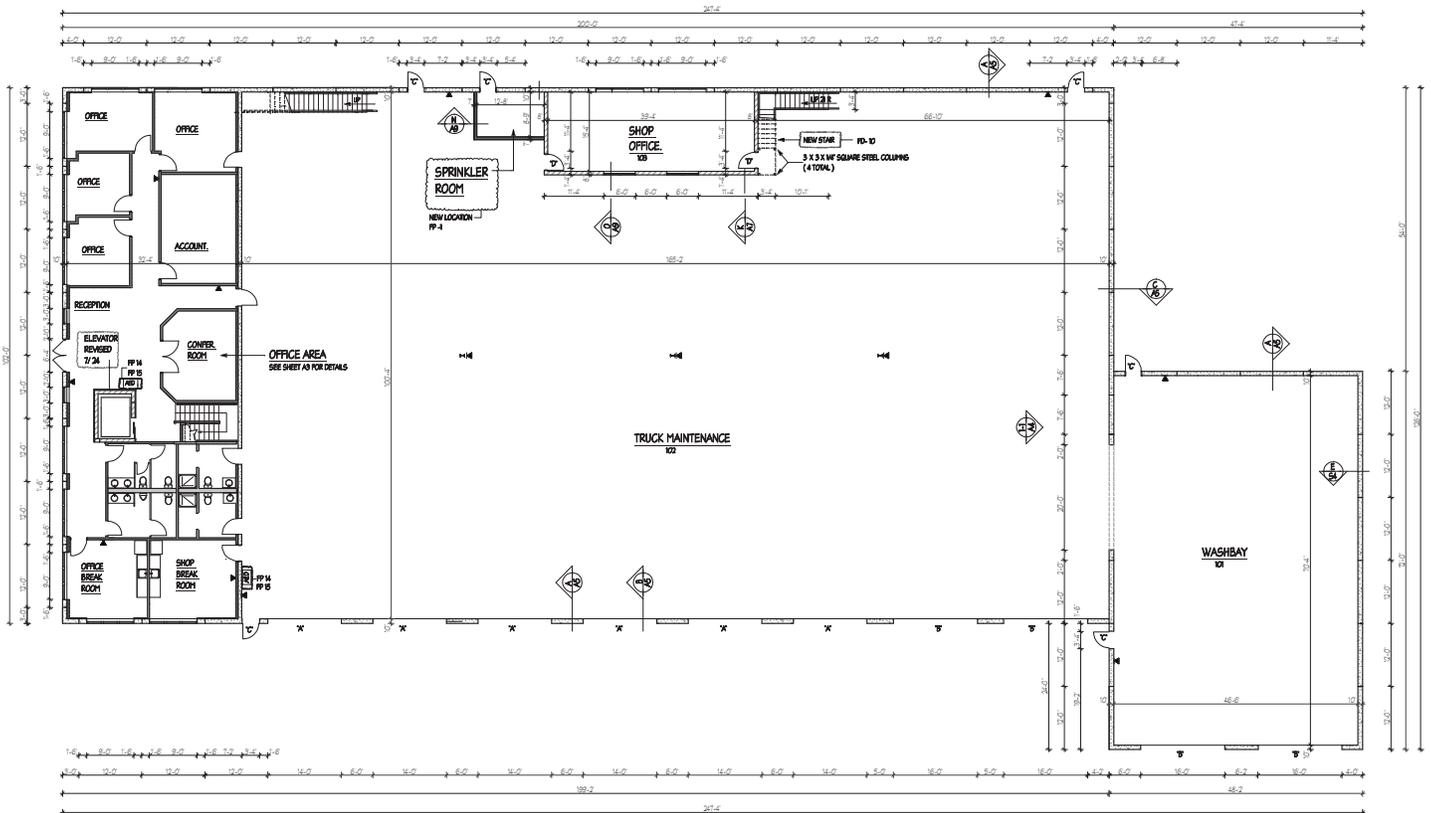
floor plan & exterior photo

**MATT GARLAND**  
(312) 339-9015  
mgarland@cawleycre.com

**JANDRA ZITKEVICIUS**  
(630) 677-4909  
Brick By Brick Realty

**ANDREW MALETICH, SIOR**  
(630) 729-7942  
amaletich@cawleycre.com

**THEO ZACHER**  
(630) 729-7938  
tzacher@cawleycre.com



# 1385 JOLIET RD ROMEIOVILLE, IL

## Maintenance Facility For Sale or Lease

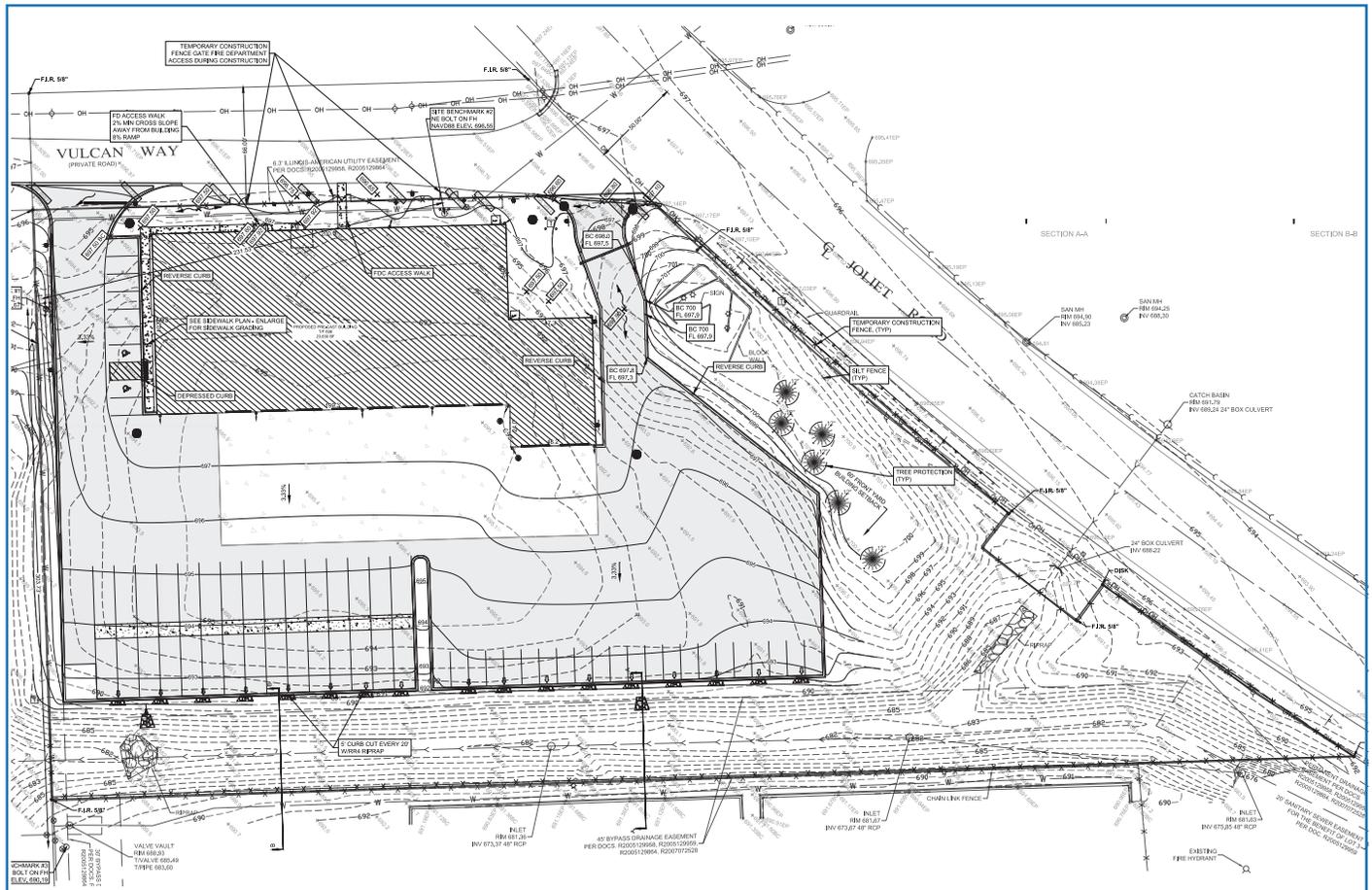
**MATT GARLAND**  
(312) 339-9015  
mgarland@cawleycre.com

**JANDRA ZITKEVICIUS**  
(630) 677-4909  
Brick By Brick Realty

**ANDREW MALETICH, SIOR**  
(630) 729-7942  
amaletich@cawleycre.com

**THEO ZACHER**  
(630) 729-7938  
tzacher@cawleycre.com

site plan



# 1385 JOLIET RD ROMEORVILLE, IL

## Maintenance Facility For Sale or Lease

interior photos

MATT GARLAND  
(312) 339-9015  
mgarland@cawleycre.com

JANDRA ZITKEVICIUS  
(630) 677-4909  
Brick By Brick Realty

ANDREW MALETICH, SIOR  
(630) 729-7942  
amaletich@cawleycre.com

THEO ZACHER  
(630) 729-7938  
tzacher@cawleycre.com

