

- 18,273 sq. ft. industrial building — can be leased to a single tenant or divided for two tenants
- Building is separately metered
- New TPO roof (2024) New parking lot (2024)
- Prime Mokena location with direct access to LaGrange Road and I-55
- Low Will County taxes: \$1.43 per sq. ft.
- Market vacancy under 2% for this size range
- 1.23 acres with fenced yard
- (2) Overhead (OH) doors (2) Docks
- 16' clear height
- Heavy power: 1,200 amps

# FOR SALE

## 19450 97th Avenue

Mokena IL 60448

Subject to Offer

New Roof & New Parking Lot

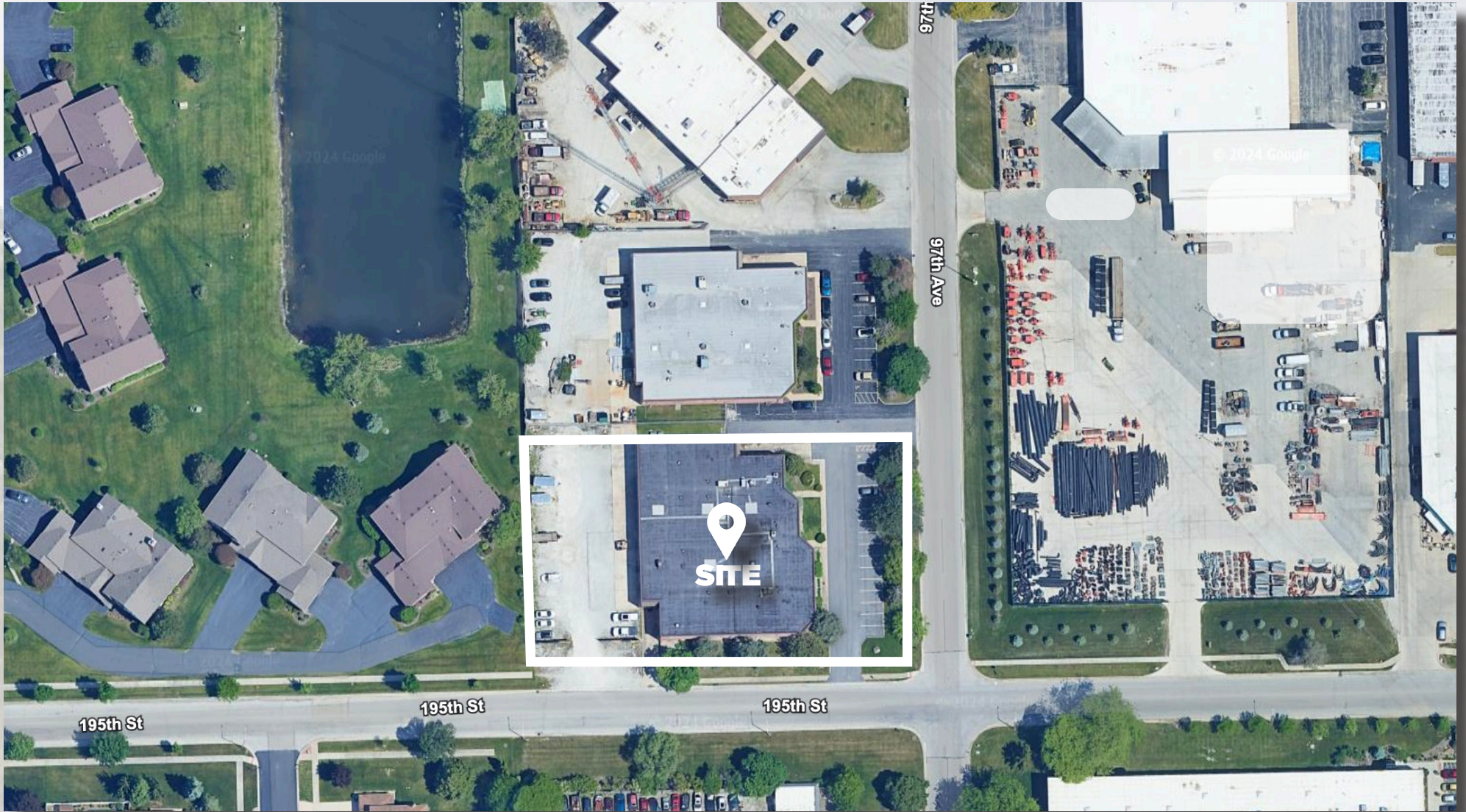
Contact Information:

**Patrick Stanton**

**630.269.2968**

pat@patrickcommercial.com

Patrick  REAL ESTATE  
COMMERCIAL



**19450 97th Avenue**

Mokena IL 60448

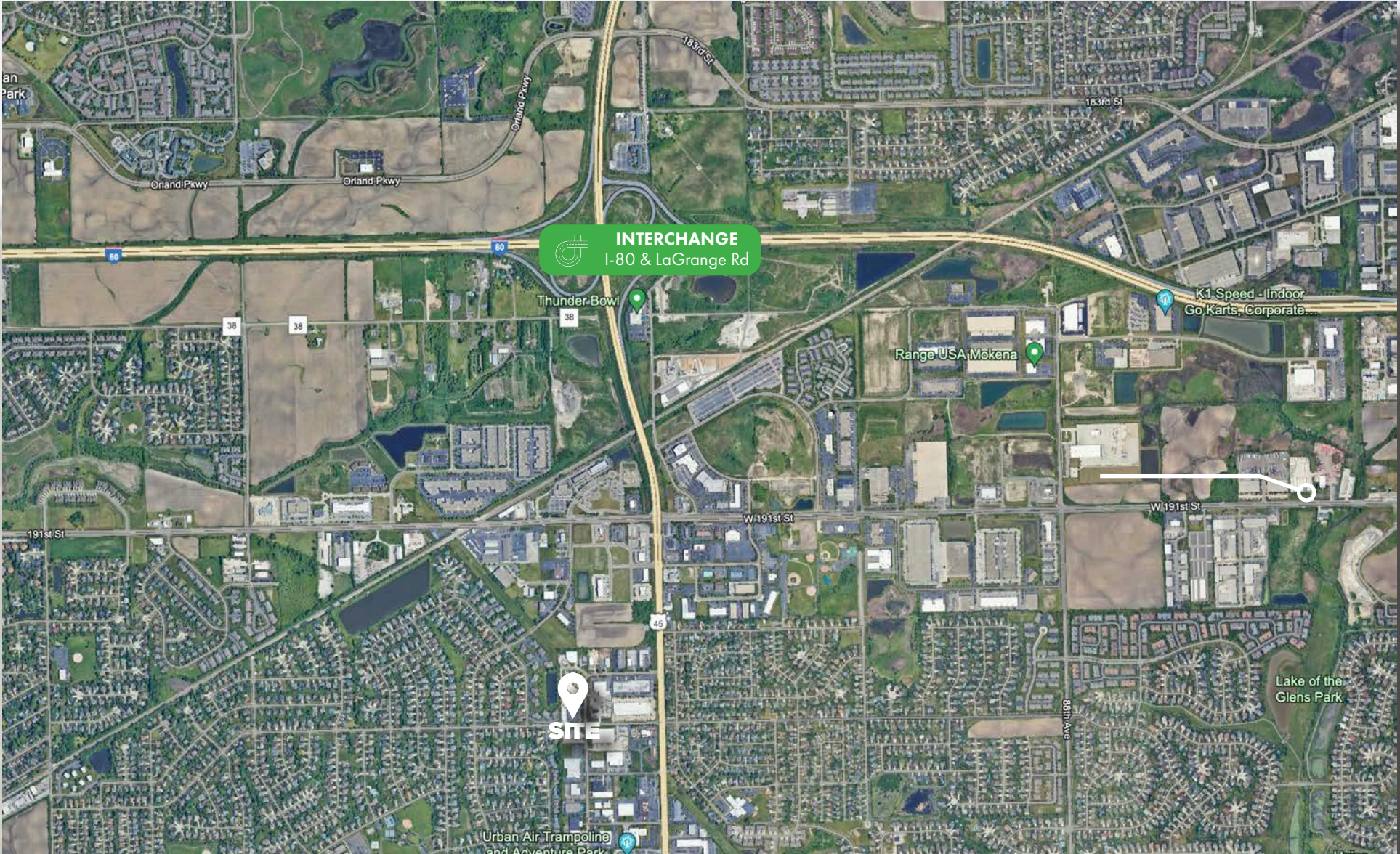
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**1945 97th Avenue**

Mokena IL 60448

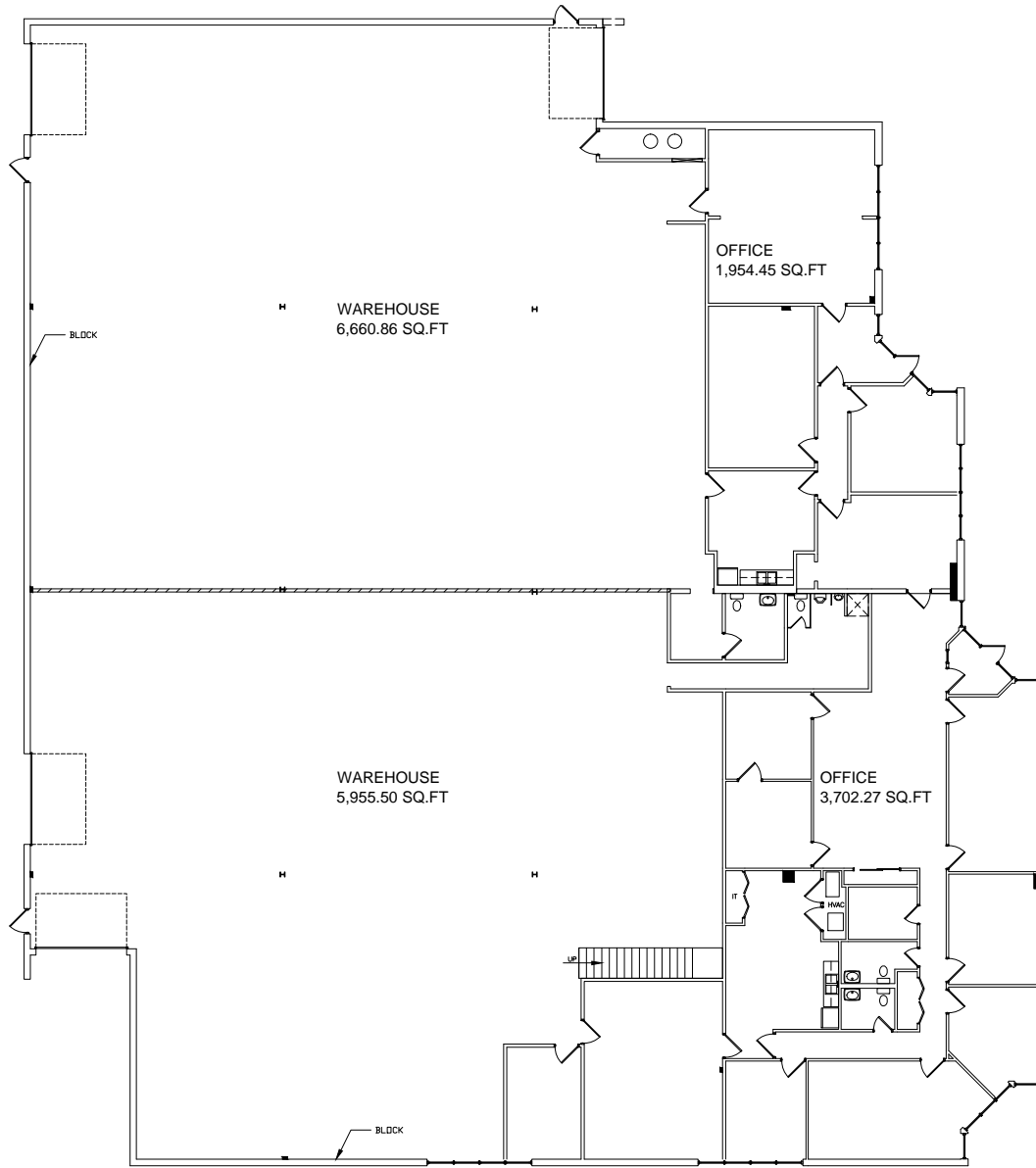
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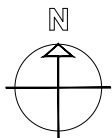
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(2) Unit Plan

Unit 1 - 8,615 SF

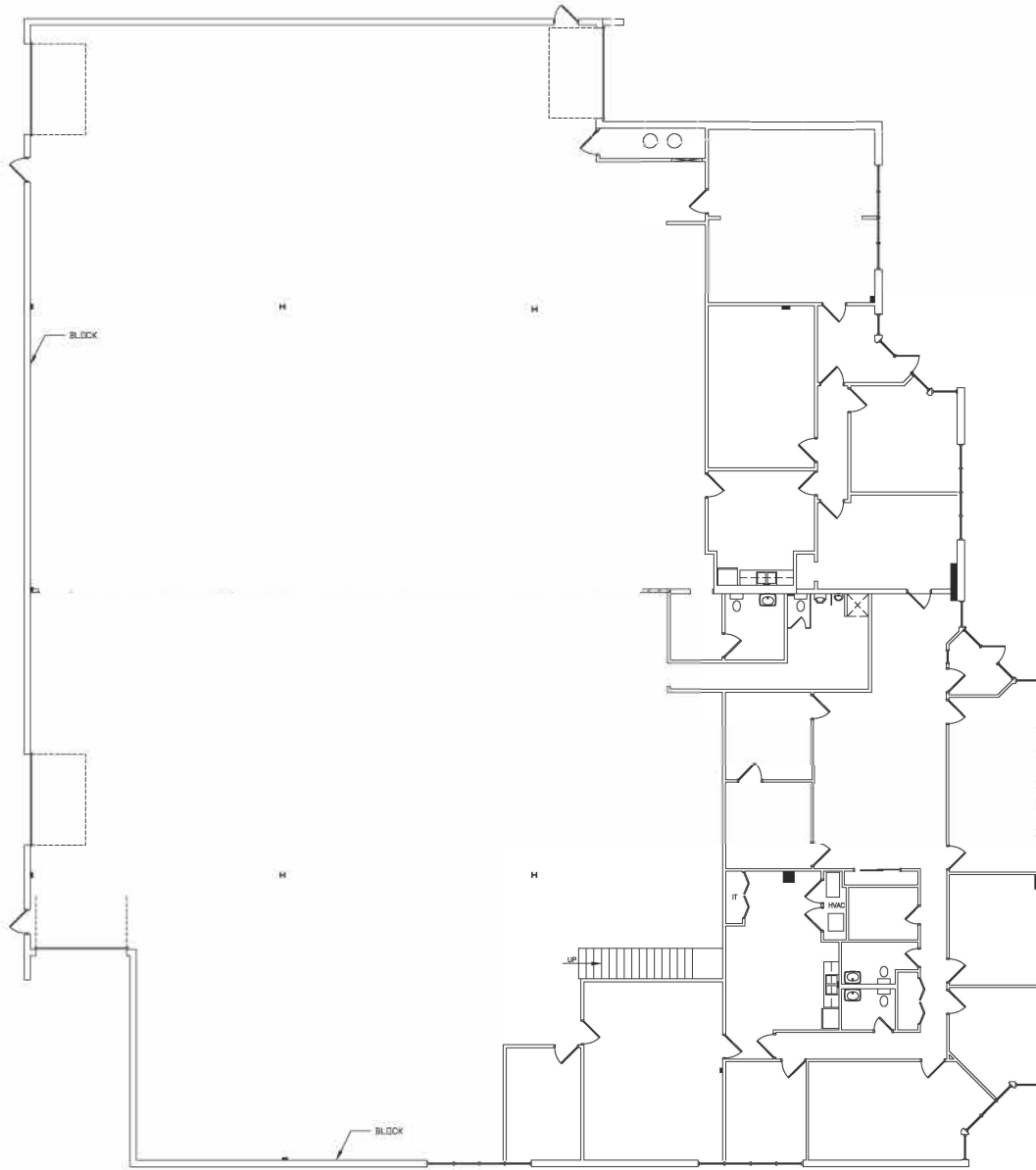
Unit 2 - 9,658 SF



19450 97th Ave.,  
Mokena, IL 60448

Area Calcs





## Single Tenant Plan

18,273 SF



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As-Built

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