



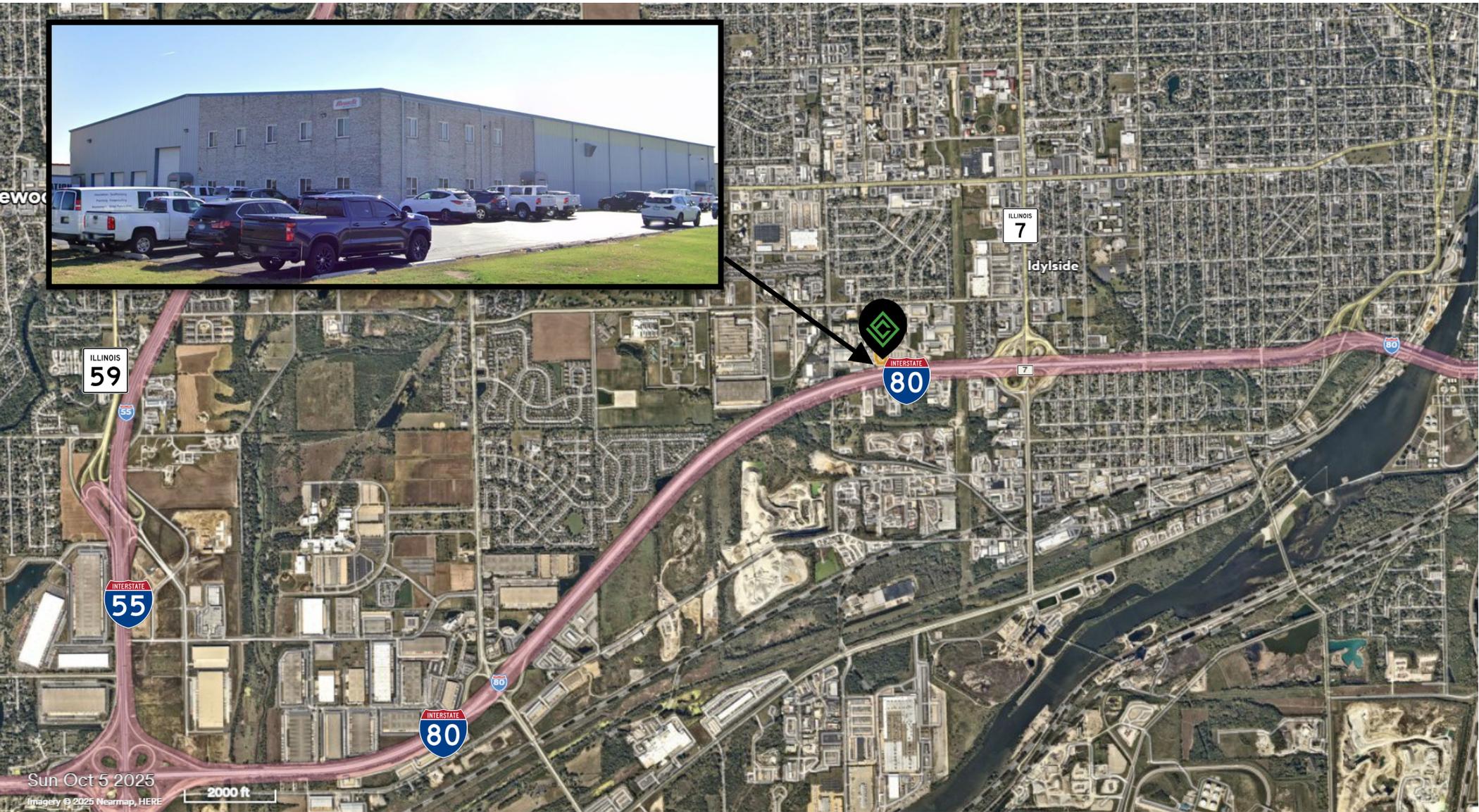
2210 Oak Leaf Street, Joliet, IL 31,870 SF INVESTMENT PROPERTY

Building Specifications:

- 31,870 SF Building
- 1.85 acres
- 6,870 SF office (2-story)
- 24' clear
- 4 exterior docks, 1 drive-in door
- Fully sprinklered (wet systems)
- Low Will County real estate taxes
- Attractive industrial submarket with access to quality labor
- Immediate access to I-80 and great proximity to I-55
- Sale Price: Subject to offer



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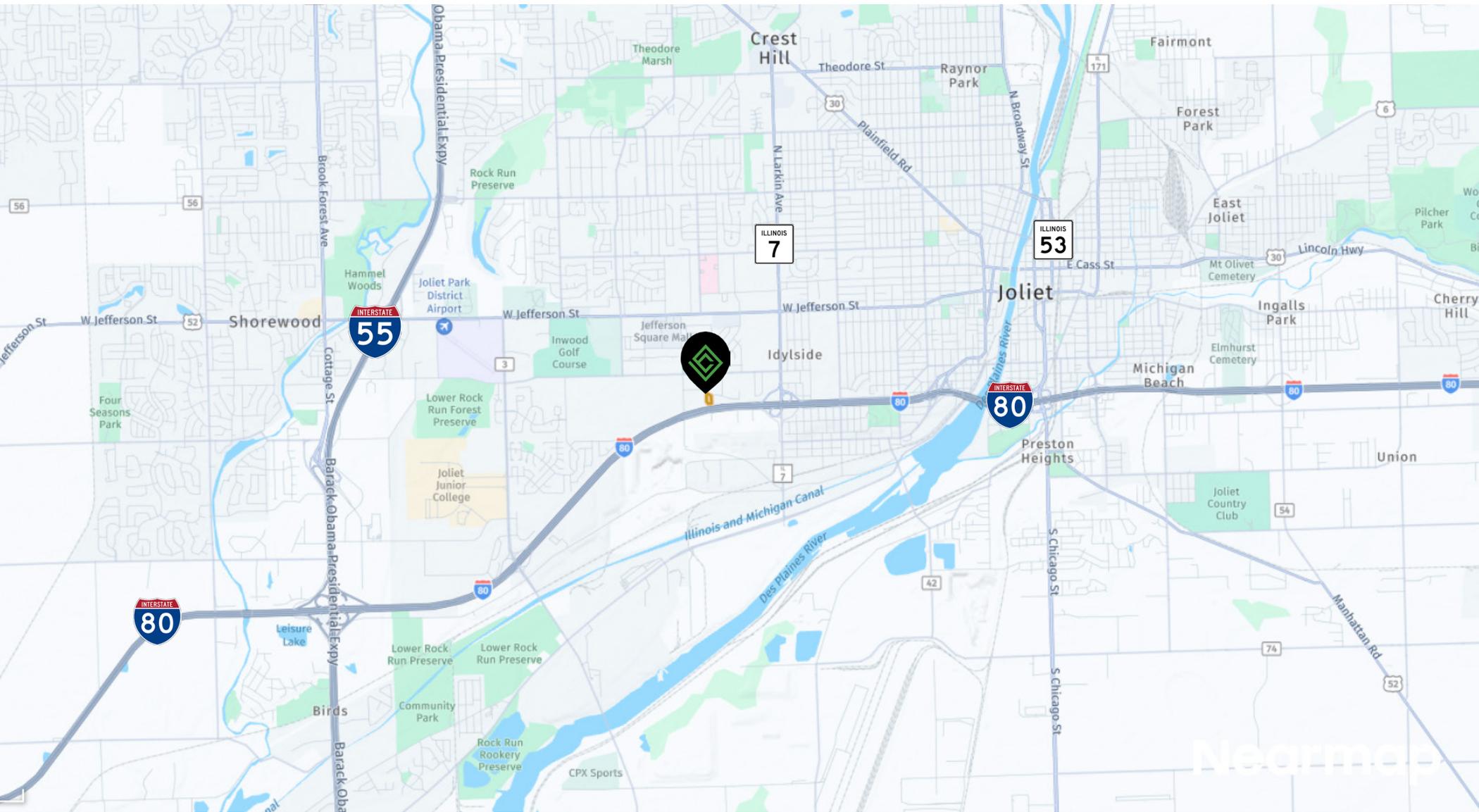
1211 W. 22ND ST, SUITE 529, OAK BROOK, IL 60523 | 630-786-2424 | www.coreindrealty.com

NOEL S. LISTON
Managing Broker
nliston@coreindrealty.com
630-786-2424

NICK KREJCI
Partner
nkrejci@coreindrealty.com
630-390-7956

Submitted subject to error, change in status or withdrawal without notice.

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Nearmap



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Current Lease Terms:

	Annual Net Rent	Monthly Net Rent
May 1, 2025 - March 31, 2026	N/A	\$19,308.00
April 1, 2026 - March 31, 2027	\$239,223.00	\$19,935.00
April 1, 2027 - March 31, 2028	\$246,998.00	\$20,583.00
April 1, 2028 - March 31, 2029	\$255,025.00	\$21,252.00
April 1, 2029 - March 31, 2030	\$263,314.00	\$21,943.00
April 1, 2030 - March 31, 2031	\$271,871.00	\$22,656.00
April 1, 2031 - April 30, 2031	N/A	\$23,392.00

5 Plus Years Remaining
Average Annual Net Rent = \$255,286.20

About The Tenant

Brock Industrial Services is part of Brock Group, a >\$1 billion industrial services company. Brock Industrial Services occupies the 2210 Oakleaf property which serves as Brock Group's US headquarters for all of their Union work performed in the country. Brock Industrial Services specializes in Insulation; Scaffolding; Painting & Coatings; and Asbestos & Lead Abatement for the power, oil/gas, chemical, pharmaceutical and food storage industries. A few of their major customers are ExxonMobil, Citgo, Shell, Conoco-Phillips, NIPSCO, NRG Energy, along with many of the largest national, industrial Engineering/Construction firms. The Joliet location is well-located to serve these customers.