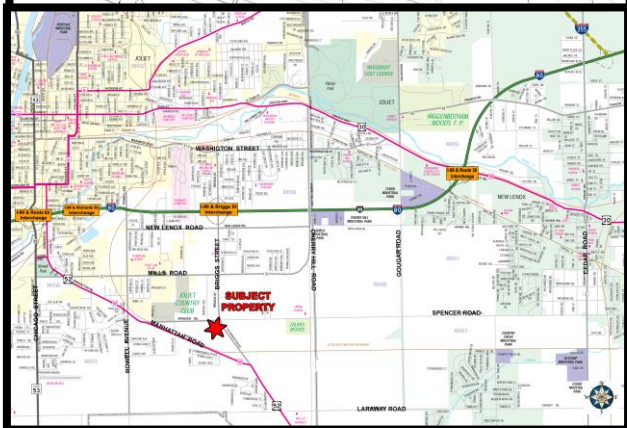
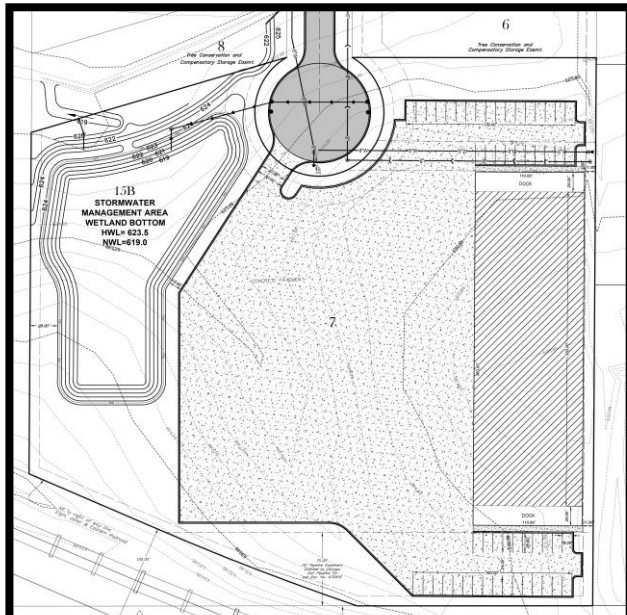
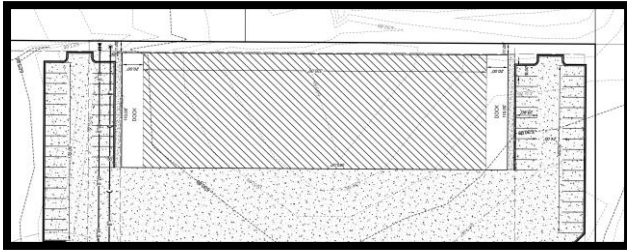


38,400SF ON 6.28 ACRES

10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'
(2EA) 12' X 16' W/320' DRIVE THRU BAY
(2EA) DOCKS

LOT #7 WORKERS COURT JOLIET, ILLINOIS 60433



Spencer Road Industrial Park

Lot #7 Workers Ct Joliet, Illinois

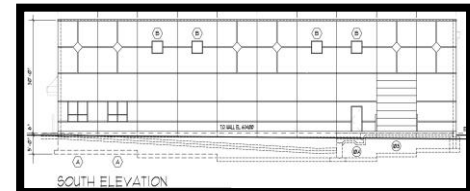
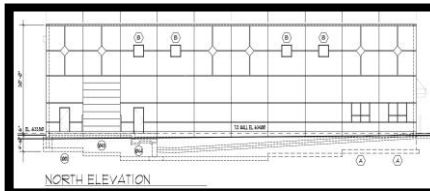
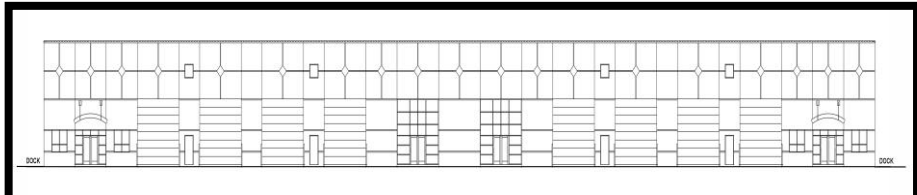
Building Size: 38,200sf on 6.28 acres (320' x 120')
Year Built: 2026 (pre-construction)
Office Size: BTS-TBD
Drive in Doors: 10 total - 8ea (16' x 16') & 2ea 12' x 16'
Dock Doors: 2ea
Clear Height: 22' - 25'
Power: 277/480 3-phase 4 wire TBD
Sprinkled: Yes
Heat: 4 gas fired ceiling units
Lighting: LED
Lot Size: 6.28 acres (additional adjacent 10ac available)
Yard Space: 5+/- acres concrete TBD (8'')
Zoning: I-1 City of Joliet

Floor Drains & Triple Catch Basin

1 1/4 miles from the I-80 & Briggs St Interchange

Lease Rate: \$23.44sf NNN or \$75,000.00/mth NNN

Additional adjacent 10 acres available with 6,000sf industrial building with 4ea 14 x 14 DID's



FOR ADDITIONAL INFORMATION CONTACT:

MARK E. KOENIG

(815) 546-1679 CELLULAR

MARK@MARKEKOENIG.COM

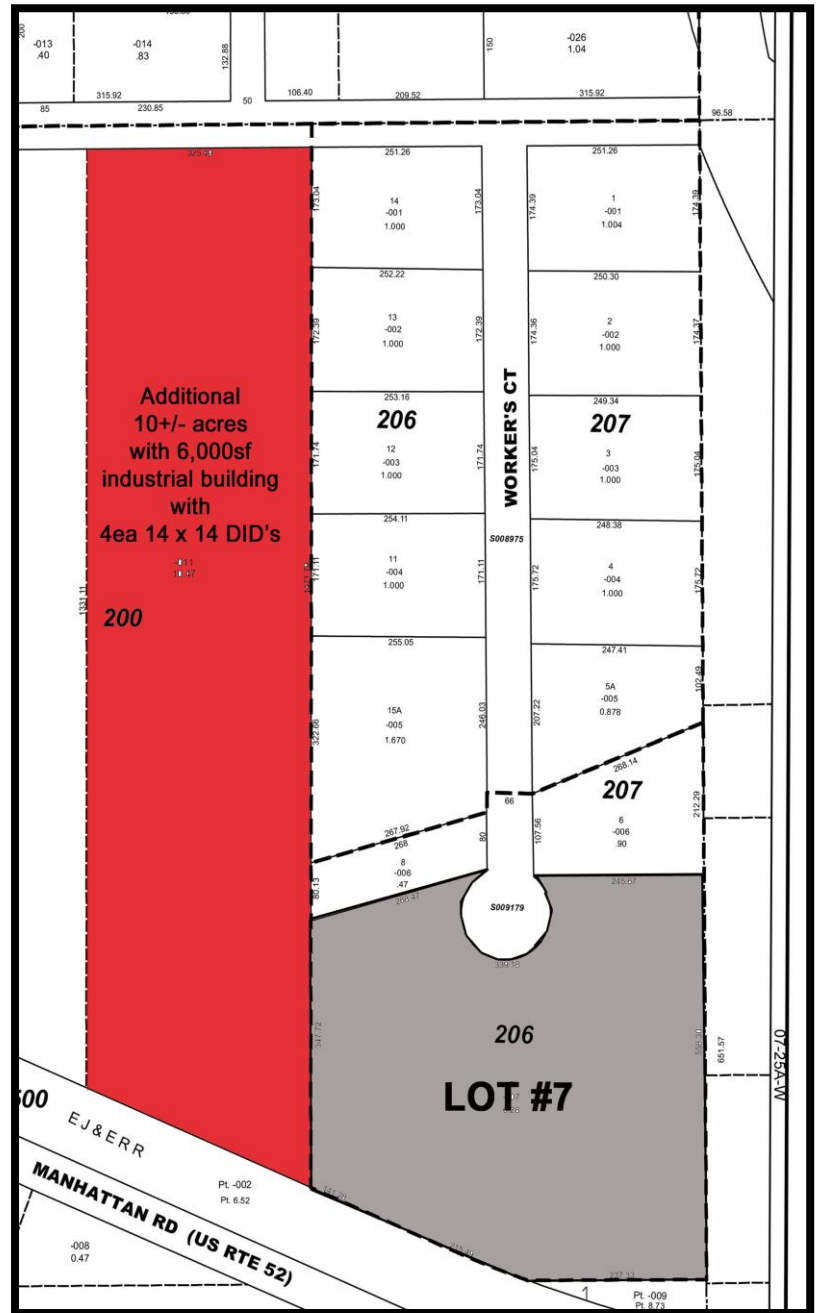
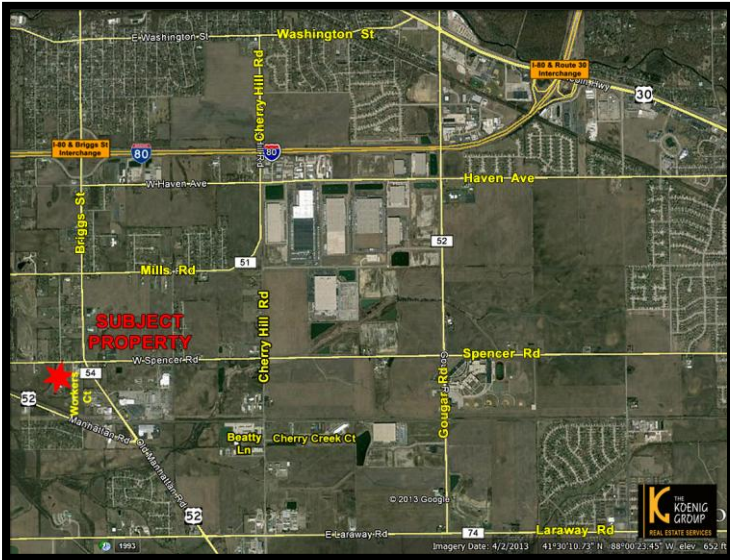
WWW.THEKOENIGGROUPRES.COM



38,400SF ON 6.28 ACRES

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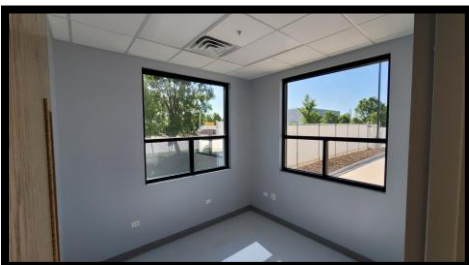
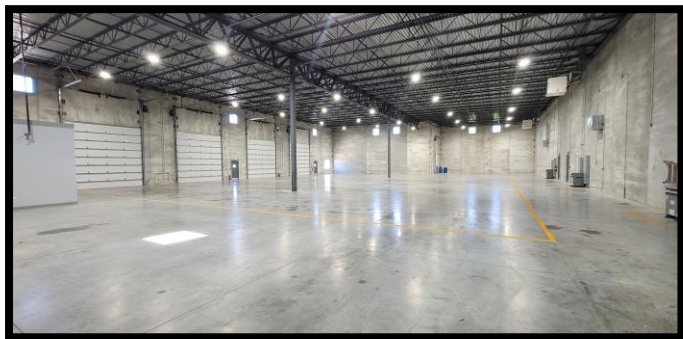
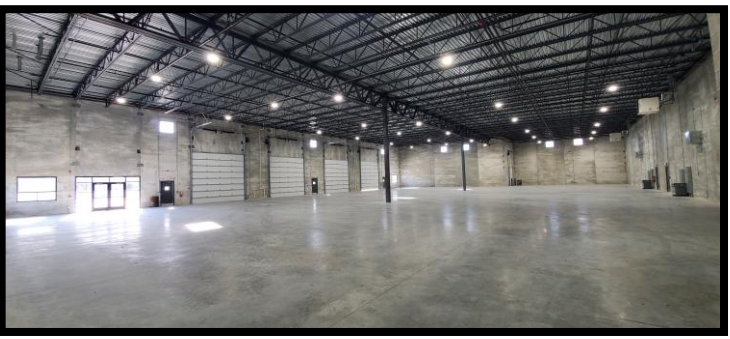
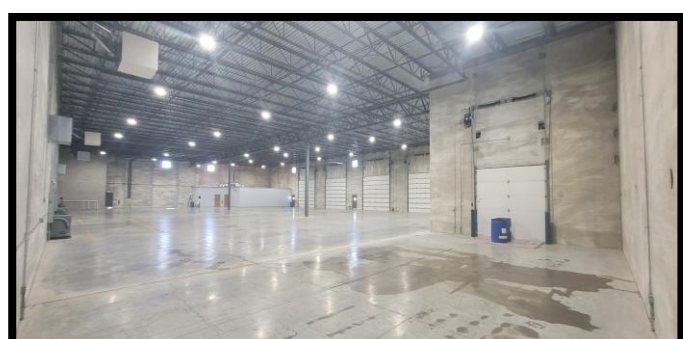
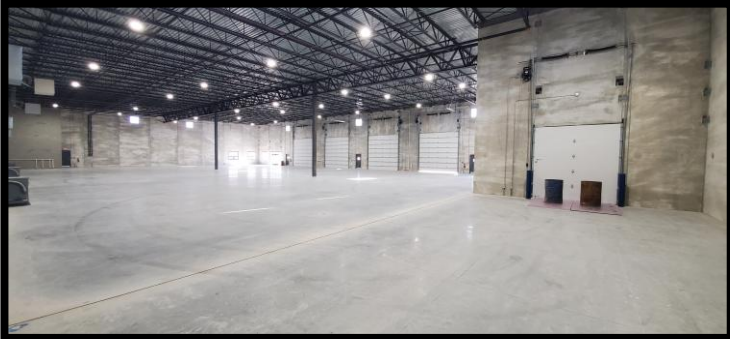
38,400SF ON 6.28 ACRES

10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'

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Proposed Building "Stock" Images



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