

TRUCK REPAIR SHOP & INDUSTRIAL YARD FOR SALE



RE/MAX
MILLENNIUM
Commercial Group



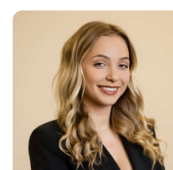
20604 Burl Ct
Joliet, IL 60433

- **Asking Price: \$2,944,000**

**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
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Gabija Baudyte
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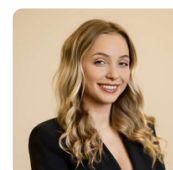
Position your business in one of the Chicago's strongest industrial markets. Located in Joliet, a premier logistics and transportation hub with immediate access to I-80, I-55, and major intermodal facilities. This property is ideal for truck repair, fleet maintenance, contractors, equipment service, light industrial operations, or owner-users seeking a strategic location. The property features a 5,500 SF warehouse with 18-foot clear height, Two 14' Drive-In Doors (Drive-Through Configuration, 200 Amp / 240V / 3-phase power, and approximately 1,000 SF of office space, providing an efficient layout for both shop operations and administration. The industrial yard offers valuable outdoor space for equipment, vehicle, or fleet storage.



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PROPERTY HIGHLIGHTS:

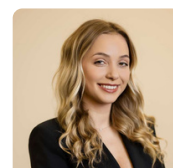
- 5,500 SF Warehouse
- 1,000 SF Office
- Two 14' Drive-In Doors (Drive-Through Configuration) 18' Clear Height
- 200 Amp / 240V / 3-Phase Power
- Industrial Yard
- Excellent access to I-80, I-55, and the Joliet logistics corridor



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OWNER FINANCING AVAILABLE

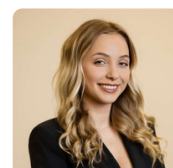
- **Net Operating Income (NOI):** \$198,720
- **Cap Rate:** 6.75%
- **Lease:** 5-Year NNN
- **Annual Rent Escalations:** 3.5% (17.5% cumulative over the initial lease term)



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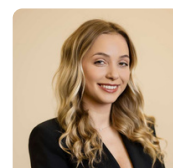
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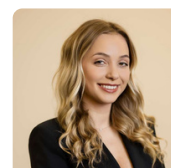
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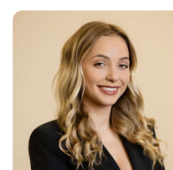
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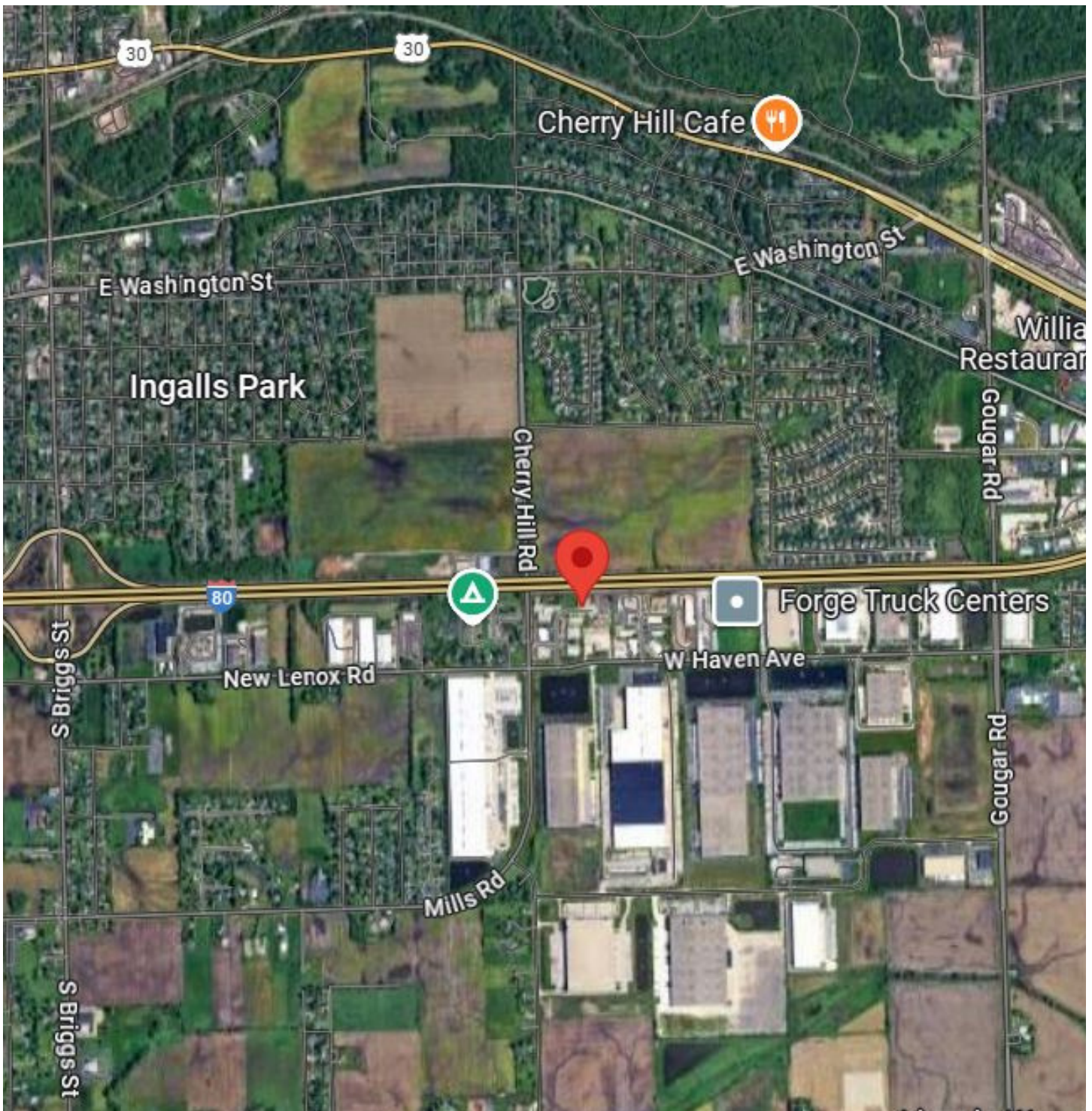
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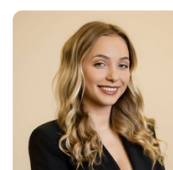


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

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