

# TRUCK REPAIR SHOP FOR LEASE



**11118 W 189th Pl Mokena IL 60448**

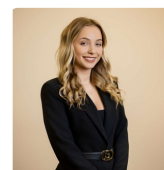
- **Shop Size:** 5,500 SF (100' x 50')
- **Drive-In Doors:** 4 oversized 14' overhead doors
- **2 Bathroom**

**LEASE RATE:** Subject to offer

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



**Vito Sruoga**  
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**Gabija Baudyte**  
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## PROPERTY OVERVIEW:

Highly functional 5,500 SF truck repair facility with yard in one of the most desirable industrial corridors in Will County. Designed for fleet maintenance, trucking operations, and service users needing both shop and outdoor parking.

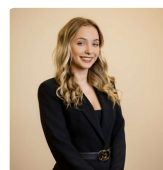
Ideal for businesses serving the greater Chicago market with strong regional access.



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## Office Area:

- Mechanic room on the first floor
- Small mezzanine office

## Yard & Parking

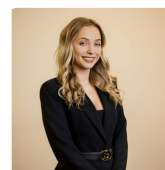
- Approx. 10 trailer spaces in front
- 5 trailers on the side
- 5-7 bobtail parking spaces
- Additional parking available in adjacent yard \$200 per space/month



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## **LOCATION HIGHLIGHTS:**

**Strategically located in Mokena, a high-demand industrial and logistics hub with excellent connectivity to:**

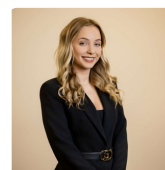
- I-80
- I-57
- I-355



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## Ideal Uses:

- Truck repair & maintenance
- Fleet operations
- Logistics support
- Contractor yard / service business

## Market Insight – Mokena Industrial

Lease Rate Growth (\$/SF):

2021: \$9.50

2022: \$10.25

2023: \$11.00

2024: \$11.75

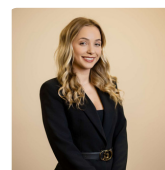
2025: \$12.50



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## Vacancy Rates:

2021: 6.5%

2022: 5.2%

2023: 4.3%

2024: 3.8%

2025: 3.5%

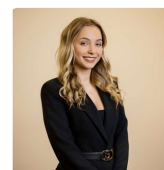
Mokena's industrial market continues to tighten, with declining vacancy and steady rent growth, driven by limited small-bay supply and strong demand from trucking and service users.



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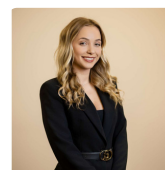
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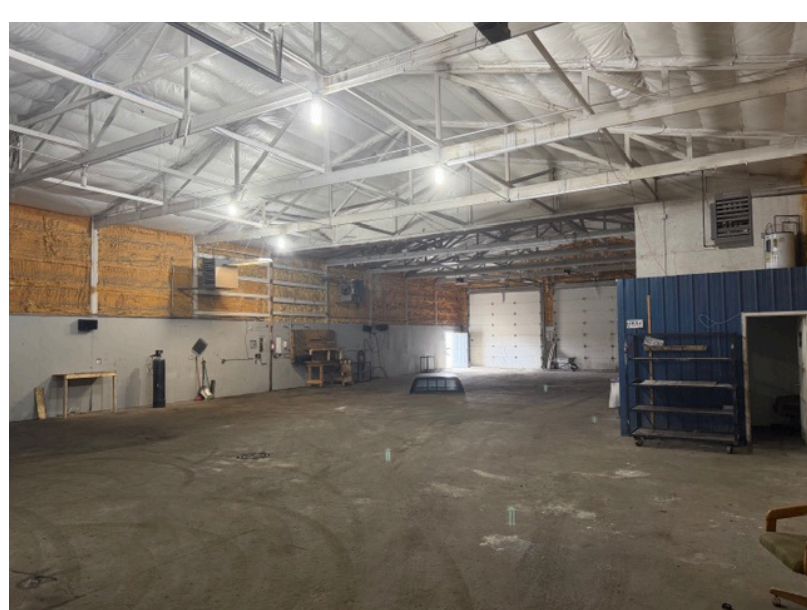
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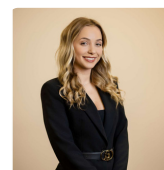
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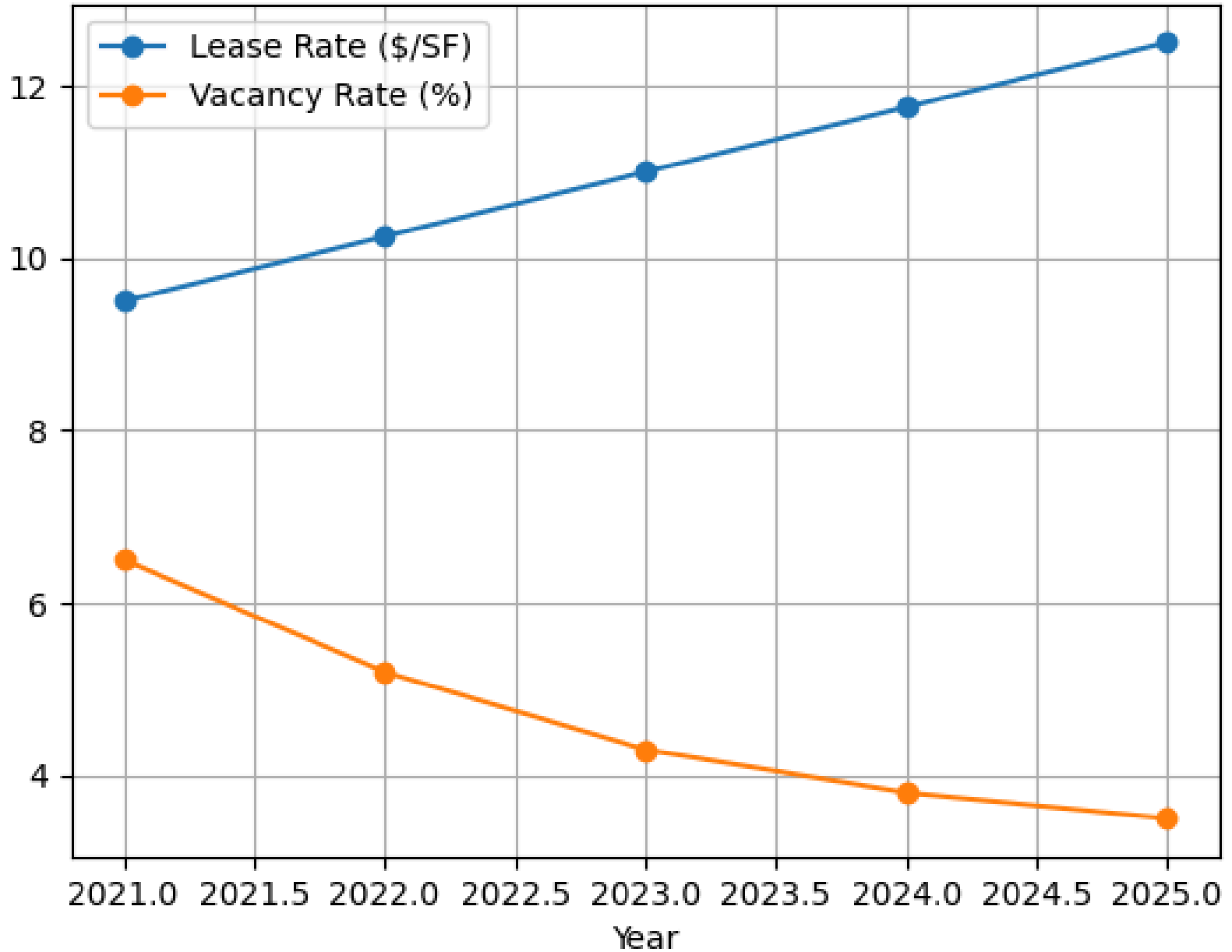


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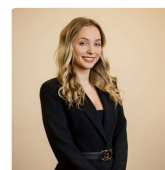
## Mokena Industrial Market Trends



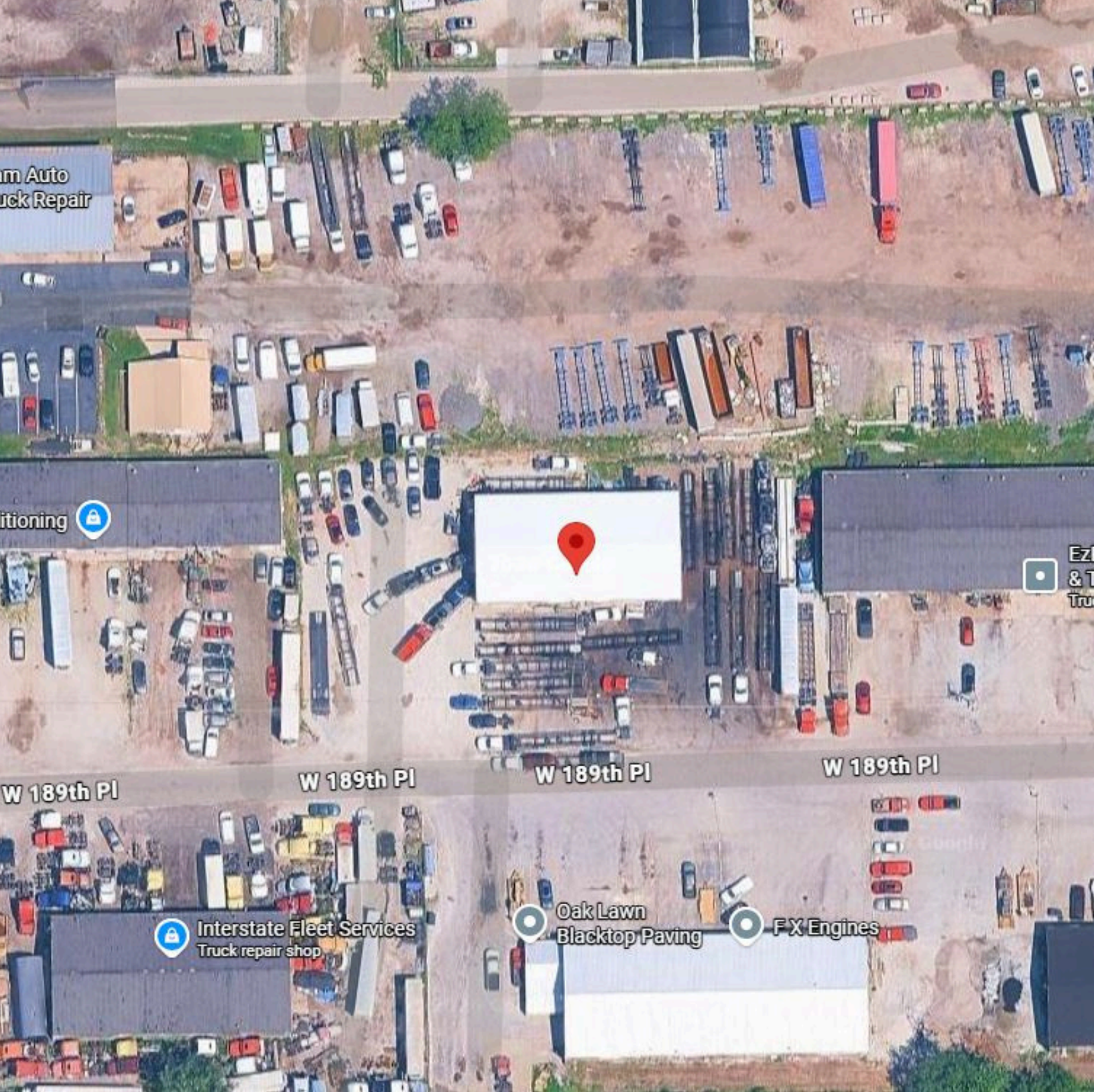
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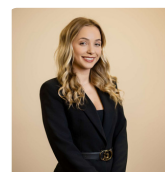
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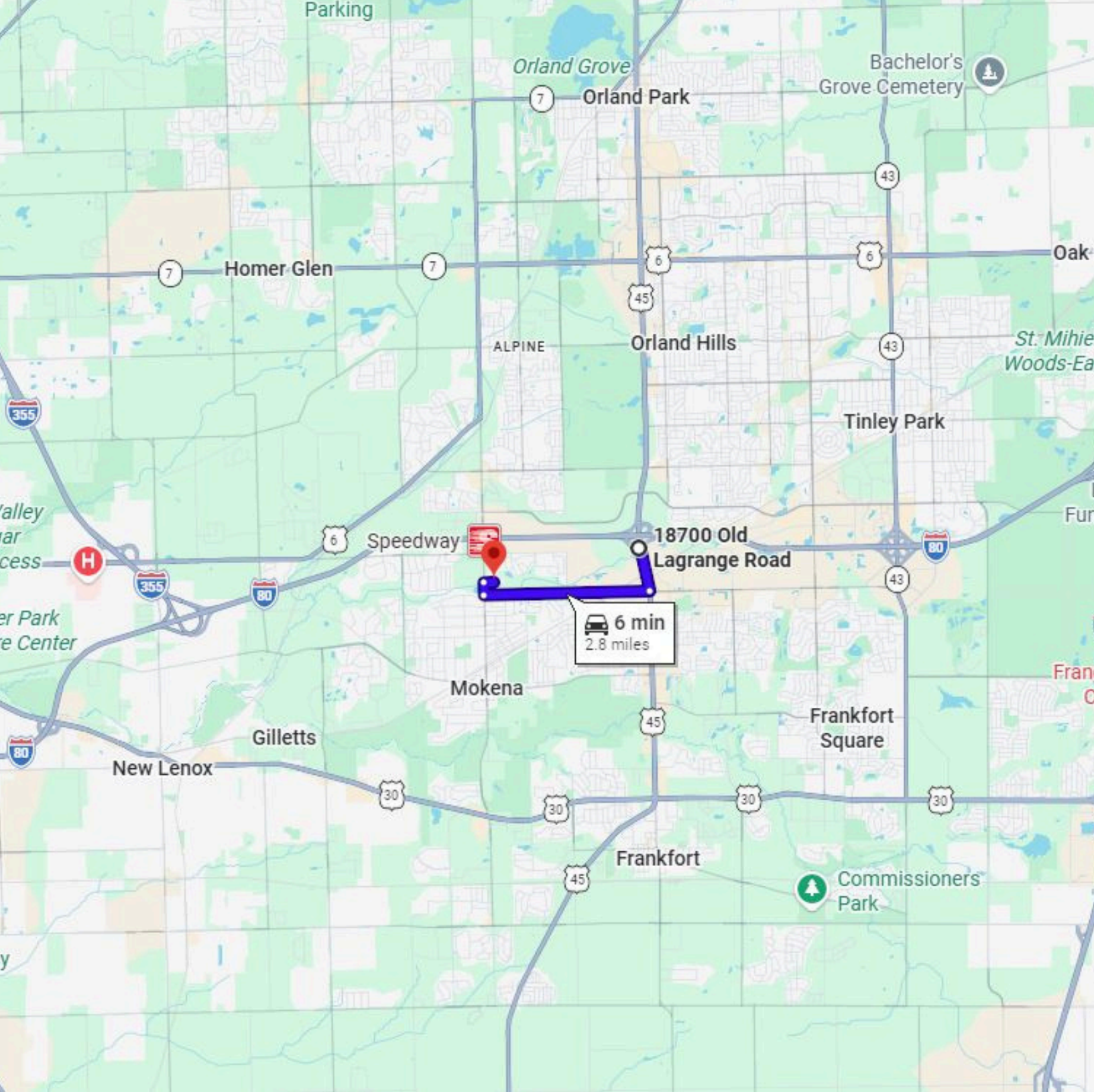
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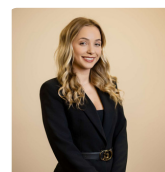


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