



Some photos may be virtually staged

Office/Tech
 Status: **NEW**
 Area: **499**
 Address: **1214-1222 Essington Rd , Joliet, IL 60435**
 Directions: **I-55 to Rt 52(Jefferson Street) or Rt 30 Plainfield Rd to Essington Road. Property is one lot to the North from the northeast corner of Essington Rd and Ingalls Avenue**

MLS #: **12200349**
 List Date: **10/30/2024**
 List Dt Rec: **10/30/2024**
 List Price: **\$1,690,000**
 Orig List Price: **\$1,690,000**
 Sold Price:

Lease SF/Y:
 Rented Price:
 Mthly. Rnt. Price:

Closed:
 Off Mkt:
 CTGF:
 County: **Will**

Contract:
 Concessions:
 Lst. Mkt. Time: **2**
 Township: **Troy**
 PIN #: **0506011010140000** Multiple PINs: **No**
 Blt Before 78: **No**
 # Stories: **1**

Year Built: **1997**
 Subtype: **Office, Other**

Zoning Type: **Commercial** # Units: **3** Min Rent. SF: **11200**
 Actual Zoning: **B-3** # Tenants: **2** Max Rent. SF: **11200**
 Unit SF: **11200** (Leasable Area) Relist:
 Units: **Square Feet**

Mobility Score: -
 List Price Per SF: **\$150.89** Sold Price Per SF: **\$0**

Lot Dimensions: **159 X 400** Approx Total Bldg SF: **11200** Estimated Cam/Sf:
 Acreage: **1.46** Gross Rentable Area: Est Tax per SF/Y:
 Land Sq Ft: **63600** Net Rentable Area: Lease Type: **Gross**

Remarks: **Great Location on well traveled Essington Road on Joliet's West Side. minutes to I-55 and I-80. This is a one owner custom built multi-use 11,200 square foot building on 1.46 acres with 158 feet of frontage on Essington Road. There are two offices each with 1,500 square feet and 8,200 square feet of warehouse, storage, shop space. There is an abundance of parking in the front, side and rear of the building, as well as possible parking inside. There are 2 offices, with three sections of warehouse space with two 14 foot overhead doors on the North Side of the building, one 14 foot overhead door on the East Side of the building and one 12 foot overhead door on the West Side of the building. There are high pitched ceilings in the warehouse space with a 1,500 square foot 2nd floor storage area. The front of the building is brick with metal walls on the other 3 sides. Walls and ceilings are insulated with drywall on all the warehouse interior and exterior walls. There is an interior 10 foot overhead door that separates 2 warehouse areas. The majority of the building is being used as Pines Rental & U-Haul Rental Services, this includes one of the 1,500 square foot offices and the majority of the warehouse space. Each office has its own exterior entrance. The other office is being leased to a real estate company. This office has a reception area, common area, 3 private offices, break/lunch room, utility room and bathroom. The warehouse has 2 bathrooms, utility sink and a mechanical room. The 2nd office does not have access to the warehouse space. Also a 1,000 square foot section of the warehouse space has been carved out and is currently being leased. Each office has its own furnace and central air conditioning, with separate meters for gas, electric and water. The warehouse has two gas heaters hung from the ceiling. Lots of potential uses for this property.**

Approximate Age: **26-35 Years**
 Type Ownership: **Land Trust**
 Frontage Acc: **City Street**
 Docks/Delivery:
 # Drive in Doors: **5**
 # Trailer Docks: **0**
 Geographic Locale: **Southwest Suburban**
 Location: **In City Limits**
 Construction: **Brick, Concrete, Steel, Other/Unknown**
 Building Exterior: **Brick, Other**
 Foundation: **Concrete**
 Roof Structure: **Hip**
 Roof Coverings: **Metal**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Ceiling Units, Forced Air, Gas**
 Electrical Svcs: **101-200 Amps**
 Fire Protection: **None**
 Current Use: **Commercial, Legal Non Conforming, Office and Research, Service**
 Potential Use: **Commercial, Office and Research, Other**
 Client Needs:
 Client Will:

Misc. Outside:
 # Parking Spaces: **50**
 Indoor Parking: **19-30 Spaces**
 Outdoor Parking: **31-50 Spaces**
 Parking Ratio:
 Misc. Inside: **Overhead Door/s, Private Restroom/s**
 Floor Finish: **Concrete, Vinyl, Other**
 Extra Storage Space Available: **No**
 Water Drainage: **Storm Sewers**
 Utilities To Site: **Electric to Site, Gas to Site, Water-Municipal, Water to Site, Sewer-Public**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances: **None Known**
 Backup Info: **Floor Plans and Specs**
 Tenant Pays: **Electric, Heat, Water/Sewer, Varies by Tenant**
 Possession: **Closing**
 Sale Terms:
 Investment:
 Users:
 Gas Supplier: \$addtruncate>Nicor Gas
 Electric Supplier: \$addtruncate>Commonwealth Edison

Financial Information
 Gross Rental Income: **\$3,400** Real Estate Taxes: **\$39,476**
 Total Income/Month: Tax Year: **2023**
 Total Income/Annual: **\$40,800** Total Annual Expenses: **\$0**
 Annual Net Operating Income: **\$40,800** Expense Year:
 Net Operating Income Year: **2024** Expense Source:
 Cap Rate: Loss Factor:

Broker: **Dow Realty (71901) / (815) 730-1900**
 List Broker: **Thomas Mulvey, CRB,CRS,GRI (700119) / (815) 791-6426 / tmulvey@dowcompanies.com**
 CoList Broker: **More Agent Contact Info:**

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12200349

Prepared By: Thomas Mulvey, CRB,CRS,GRI | Dow Realty | 10/31/2024 07:51 AM