

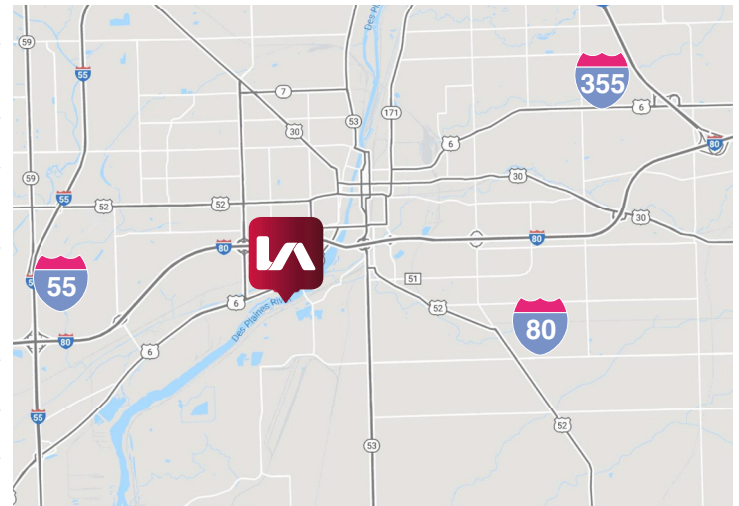
AVAILABLE FOR SALE or LEASE  
1225 CHANNAHON ROAD  
JOLIET, ILLINOIS 60436

## USER / INVESTOR OPPORTUNITY



### BUILDING SPECIFICATIONS:

TOTAL BUILDING SIZE:	±16,300 SF
SITE SIZE:	2.20 Acres
AVAILABLE:	Building 3: ±4,300 SF Site: ±1 Acre
LOADING:	Building 3: 1 (12' x 14') DID <b>Additional DID can be added creating Drive-Thru capability</b>
ZONING:	I-3S - Intensive Industrial
CONSTRUCTION:	Brick and Metal
YEAR BUILT:	1978
SALE PRICE:	\$1,350,000.00
GROSS LEASE RATE:	\$5,000 per month
TAXES:	\$23,252.80 (2017) - tenants pro rata share



### HIGHLIGHTS:

- › Yard cleared, cleaned and additional stone added
- › Building exteriors recently painted
- › Over half acre of usable outside storage (6" of Base Stone)
- › Immediate Access to Two (2) full interchanges
- › Unincorporated Will County
- › Rare free standing building

Certain Principals of Lee & Associates may have a direct or indirect ownership interest in this property.

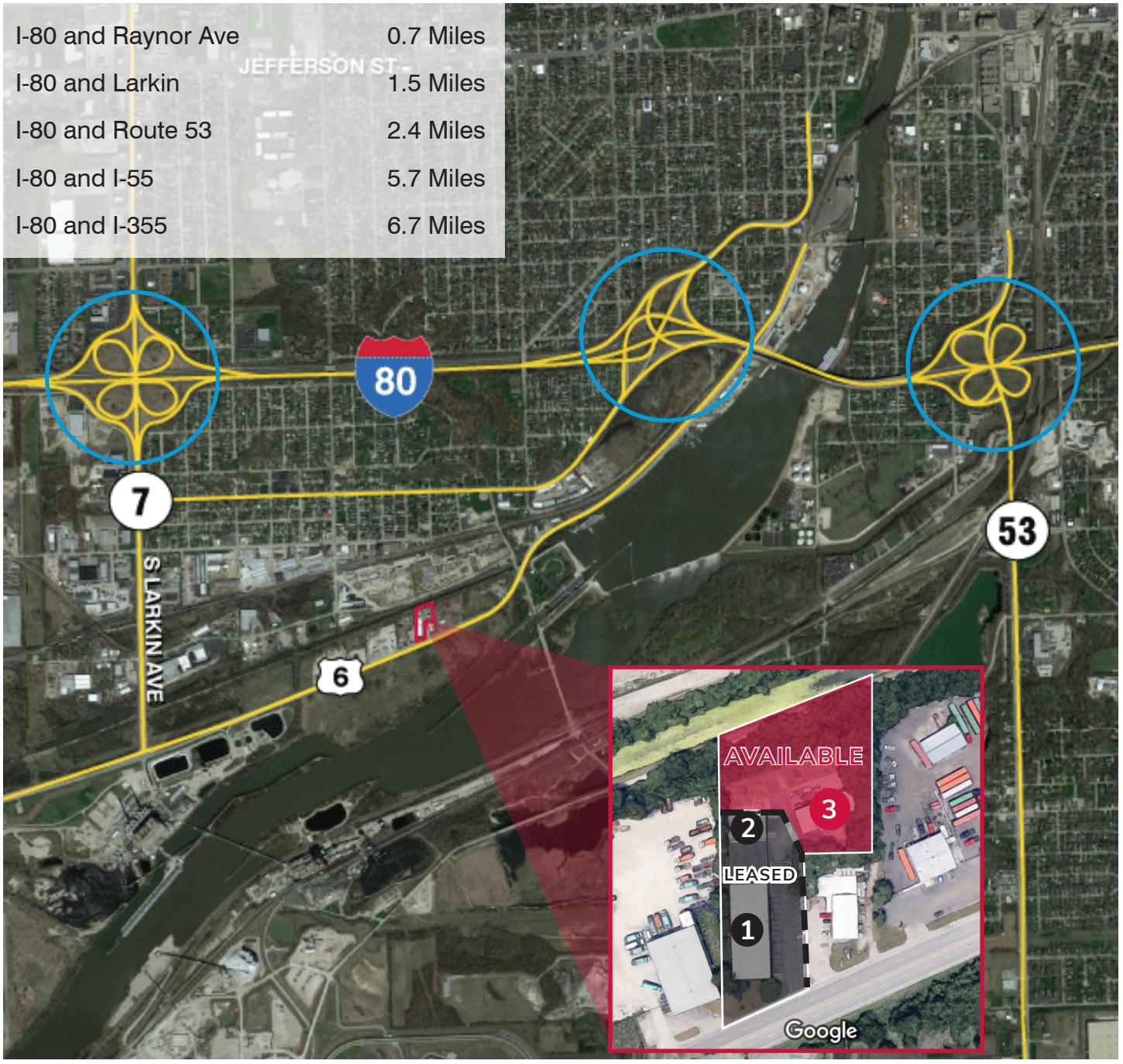
**Ryan J. Earley**  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## LOCATION:

I-80 and Raynor Ave	0.7 Miles
I-80 and Larkin	1.5 Miles
I-80 and Route 53	2.4 Miles
I-80 and I-55	5.7 Miles
I-80 and I-355	6.7 Miles



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## SITE PLAN



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