



**COLDWELL
BANKER
COMMERCIAL**

REAL ESTATE GROUP

FOR LEASE

550 VERA CT

\$9.00 SF/yr (MG)

550 Vera Ct
Joliet, IL 60436

AVAILABLE SPACE
2,400 SF

FEATURES

- 6 Private offices, Reception Area, Large Conference Room, Kitchen, 2 Restrooms - 1 with shower

AREA

Office space located within Industrial park along Interstate 80



CBCWORLDWIDE.COM

OFFICE

Nick Ferro
815 405 3679
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Keith Conroy
815 347 2756
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**COLDWELL BANKER COMMERCIAL
REAL ESTATE GROUP**
925 Illinois Rt 59, SHOREWOOD, IL 60404
815.725.8500



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OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$9.00 SF/yr (MG)

Lot Size: 0.86 Acres

Building Size: 9,500 SF

Zoning: I-1, Light Industrial

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PROPERTY OVERVIEW

2,400 sf office space available in industrial building in industrial park with frontage on I-80.

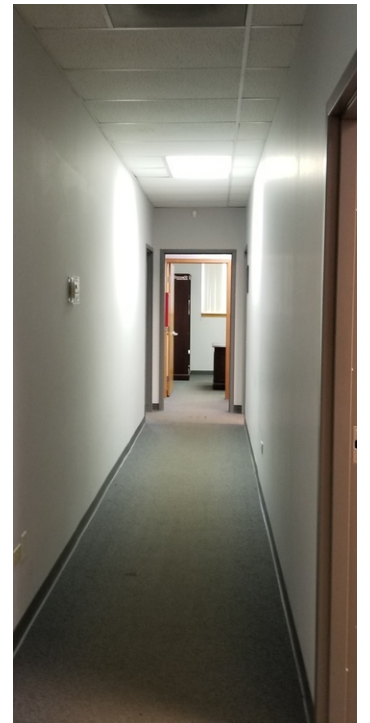
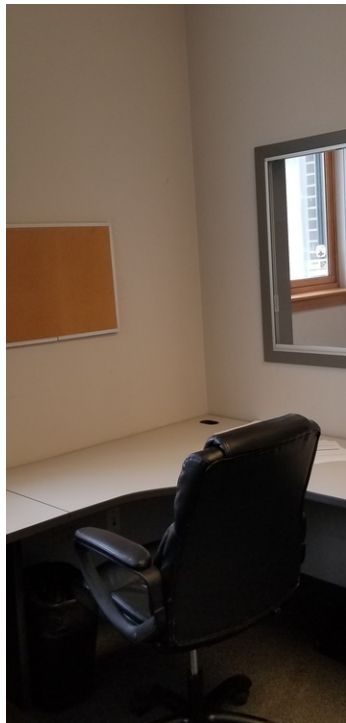
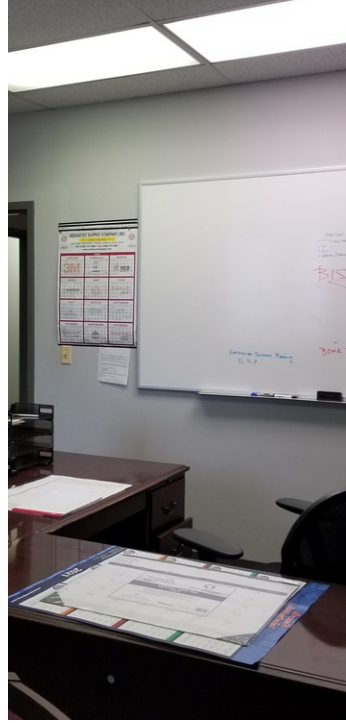
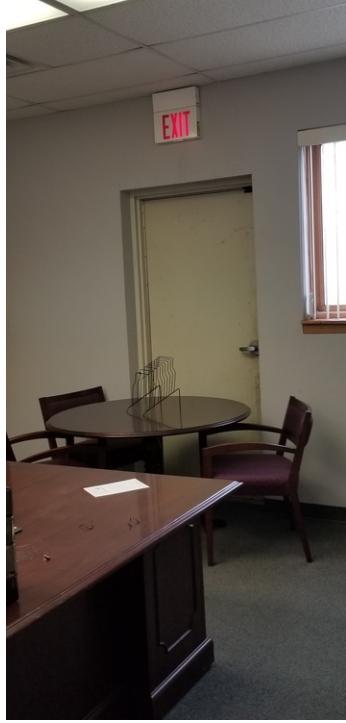
PROPERTY HIGHLIGHTS

- 6 Private offices
- Reception Area,
- Large Conference Room, Kitchen
- 2 Restrooms - 1 with shower



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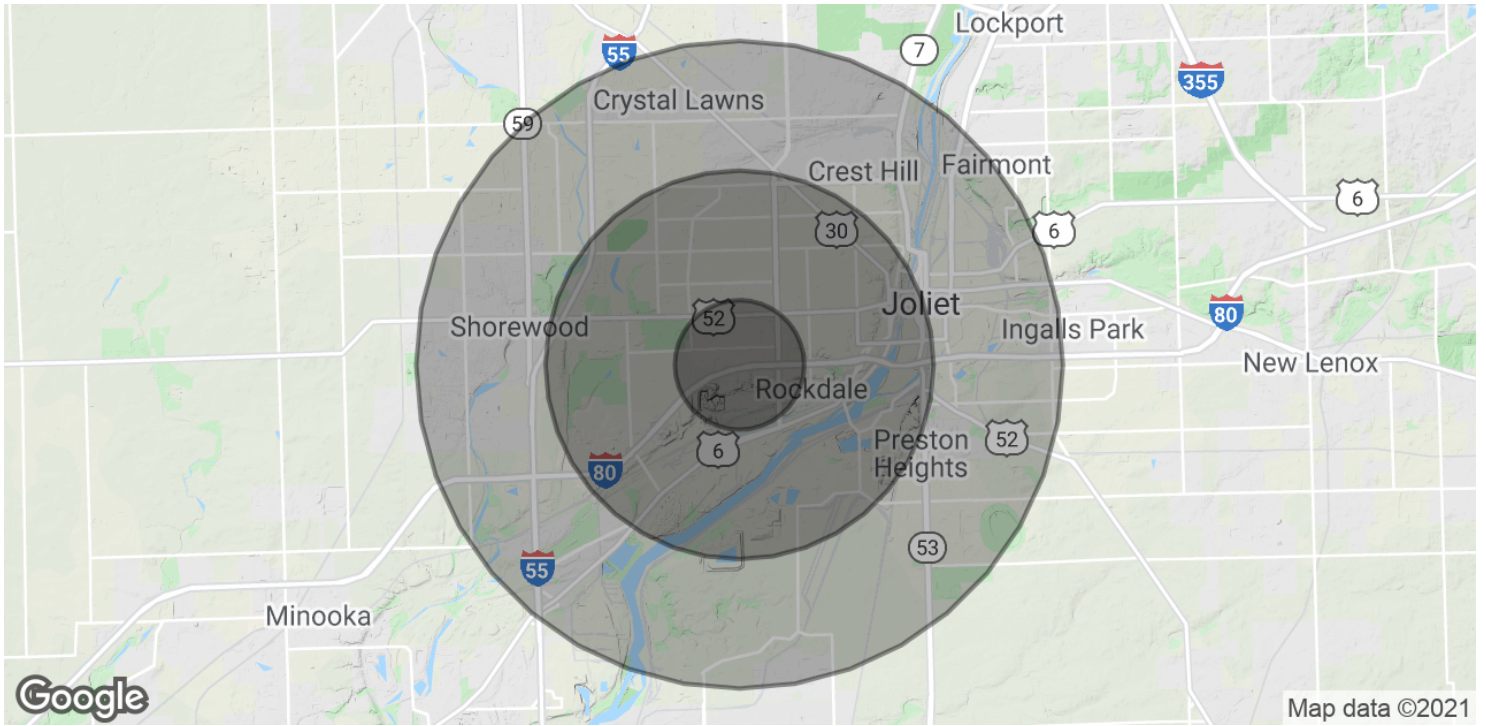
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,177	63,170	153,820
Average age	39.4	36.8	34.8
Average age (Male)	35.7	35.5	33.6
Average age (Female)	41.1	37.9	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,963	24,829	55,389
# of persons per HH	2.6	2.5	2.8
Average HH income	\$50,279	\$61,919	\$62,447
Average house value	\$127,130	\$158,882	\$185,379

* Demographic data derived from 2010 US Census

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