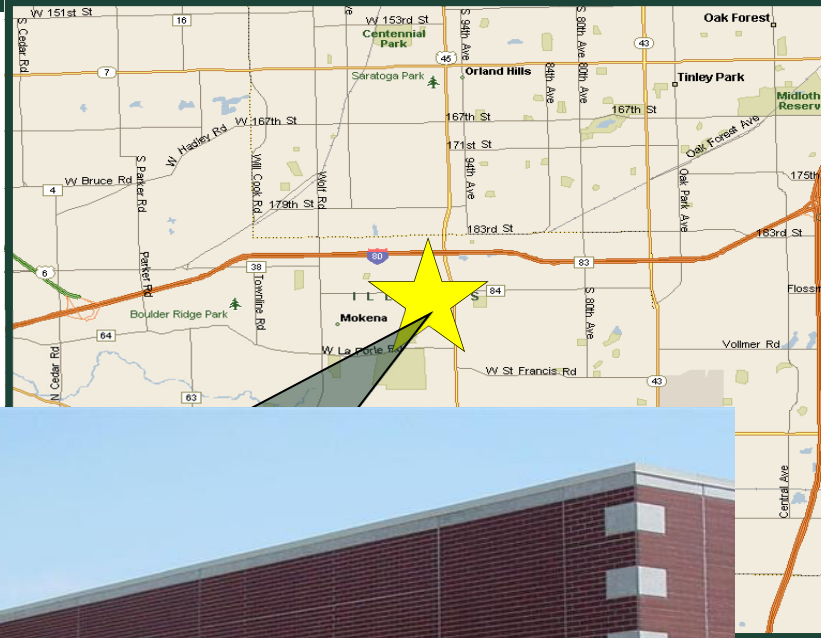


Mokena Crossings Mokena, Illinois

**2,800—5,463 SF
AVAILABLE FOR LEASE**



About Mokena Crossings

- Professionally Owned and Managed
- Minutes to I-80 at Rt. 45 / LaGrange Rd.
- Minutes to I-355 via I-80
- Minutes to I-57 via I-80
- Minutes to I-294 via I-80
- 30 minutes to Downtown Chicago
- Newer High Image Building
- Comcast Internet Available
- Retail Frontage on 191st St.
- ***Lease rates include real estate taxes and CAM***



**VALUE
INDUSTRIAL
PARTNERS, LLC**

Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

BRIAN P. GEDVILAS
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bgedvilas@valueindustrialpartners.com
630-333-1900

BRIGID M. LISTON
Leasing/Marketing Associate
Bmliston@valueindustrialpartners.com
630-333-1900

Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status or withdrawal without notice.



Mokena Crossings

Mokena, Illinois

AVAILABLE UNITS

9951 West 190th Street

<u>Suite</u>	<u>Unit Size</u>	<u>Office</u>	<u>Gross Rental Rate</u>
M	2,800	50%	\$2,800 per month

9960 West 191st Street **FULLY LEASED**

<u>Suite</u>	<u>Unit Size</u>	<u>Office</u>	<u>Gross Rental Rate</u>
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9981 West 190th Street

<u>Suite</u>	<u>Unit Size</u>	<u>Office</u>	<u>Gross Rental Rate</u>
G	5,463 SF	15%	\$10.95 PSF

Building Specifications

Building Sizes: 9951 W. 190th— 60,878 SF
9981 W. 190th—57,936 SF
9960 W. 191st—65,613 SF

Ceilings: 18' - 20'

Power: 200-400 Amps, 277/480 Volts

Loading: Truck Docks & Drive-In Doors

Sprinklers: Yes

Heat: Gas

Real Estate Taxes: Included with current stop

Operating Expenses: Included with current stop



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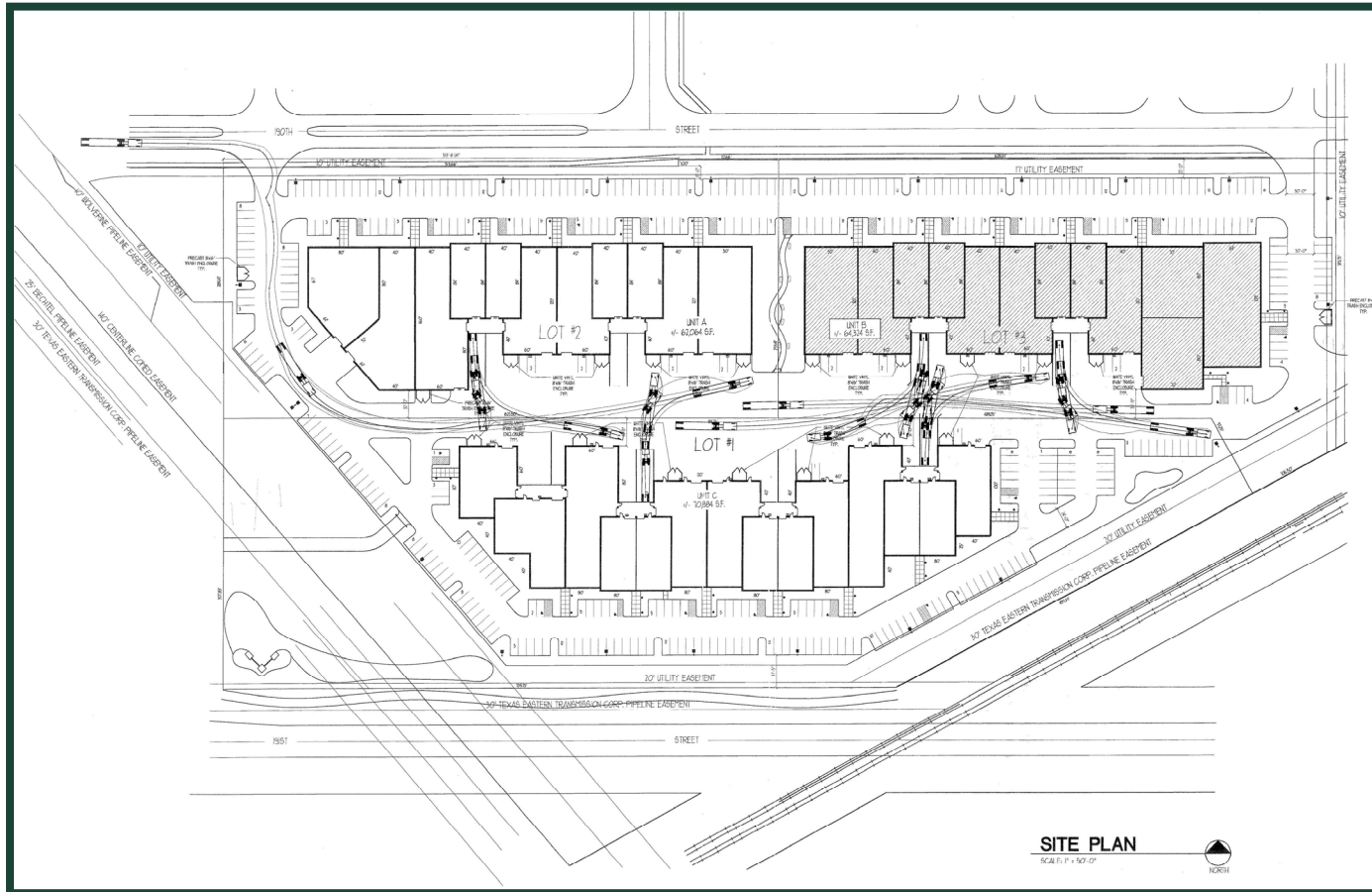
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Mokena Crossings Mokena, Illinois

LAYOUT



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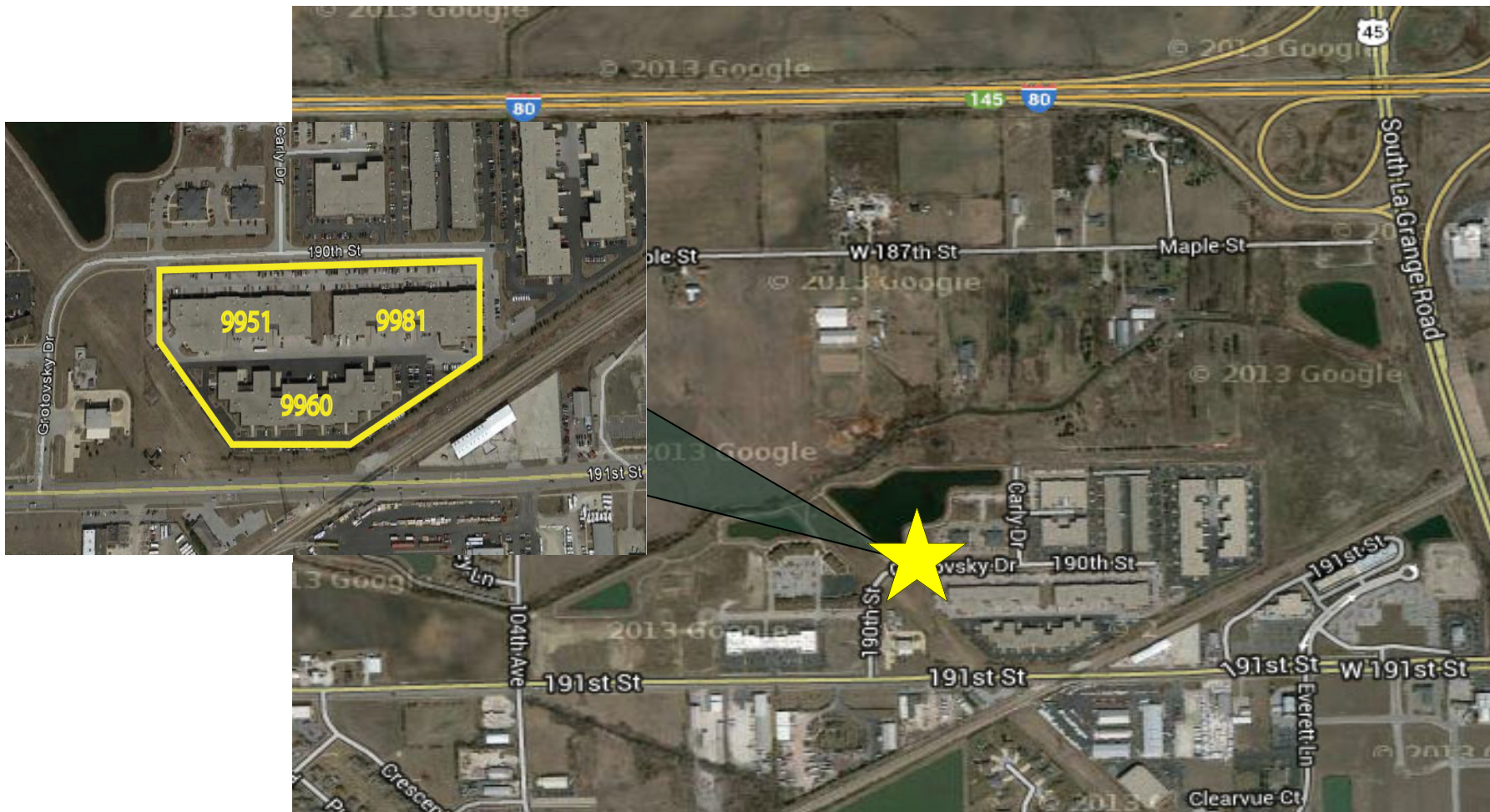
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Mokena Crossings Mokena, Illinois

AERIAL VIEW



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