

**For Lease: 38,586 s.f.**  
**Unit 101, 24119 Riverwalk Court**  
**Plainfield, Illinois 60544**

*PROPERTY HIGHLIGHTS*



## **Distribution—20' clear w/ docks or Manufacturing—heavy power & 2 cranes**

- Size:** 38,586 s.f.
- Offices:** 4,473 s.f. (11.6%) includes 5 privates, conference, sales bullpen, huge general, coffee-bar lounge and separate lunchroom, 506 s.f. loft storage free, not included in total square footage.
- Warehouse:** 34,113 s.f. (88.4%).
- Loading:** Two (2) interior common truck docks with levelers; one (1) 12' x 12' drive-in door with opener.
- Ceiling Height:** 20' clear.
- Details:** Zoned I-1; heavy power 1,200 amps, 3-phase; separate office and warehouse women and men restrooms; 50' x 220' crane bay, two cranes 5,000 lb. and 10,000 lb.; seven (7) unit heaters and two (2) central A/C units in part of warehouse; eight (8) ceiling fans, eighteen (18) 3' x 3' skylights; 35-car parking with up to 8 truck parking. One-half block west of Route 59, 1 mile north of Route 126, 3.5 miles from I-55 at Route 126.
- Lease Price:** \$21,576 per month / \$6.71 p.s.f. modified gross

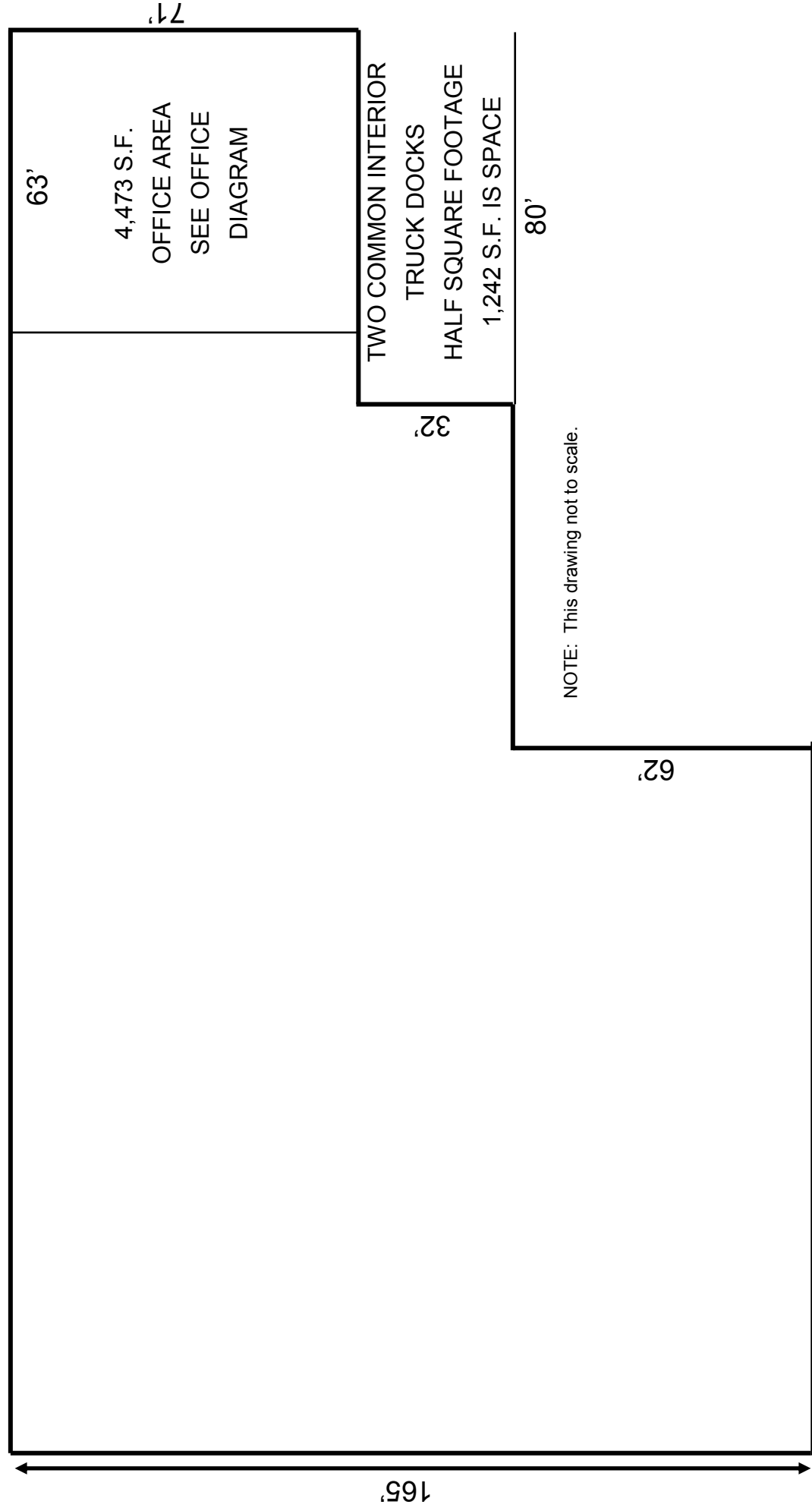
**THE POLIVKA GROUP** LLC  
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE

**Exclusive: Andy Polivka, Broker | Office: 708-485-0616 | Cell: 630-564-0017 | [www.thepolivkagroup.com](http://www.thepolivkagroup.com)**

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

**For Lease: Unit 101**  
24119 Riverwalk Court  
Plainfield, Illinois 60544

296'



NOTE: This drawing not to scale.

145'

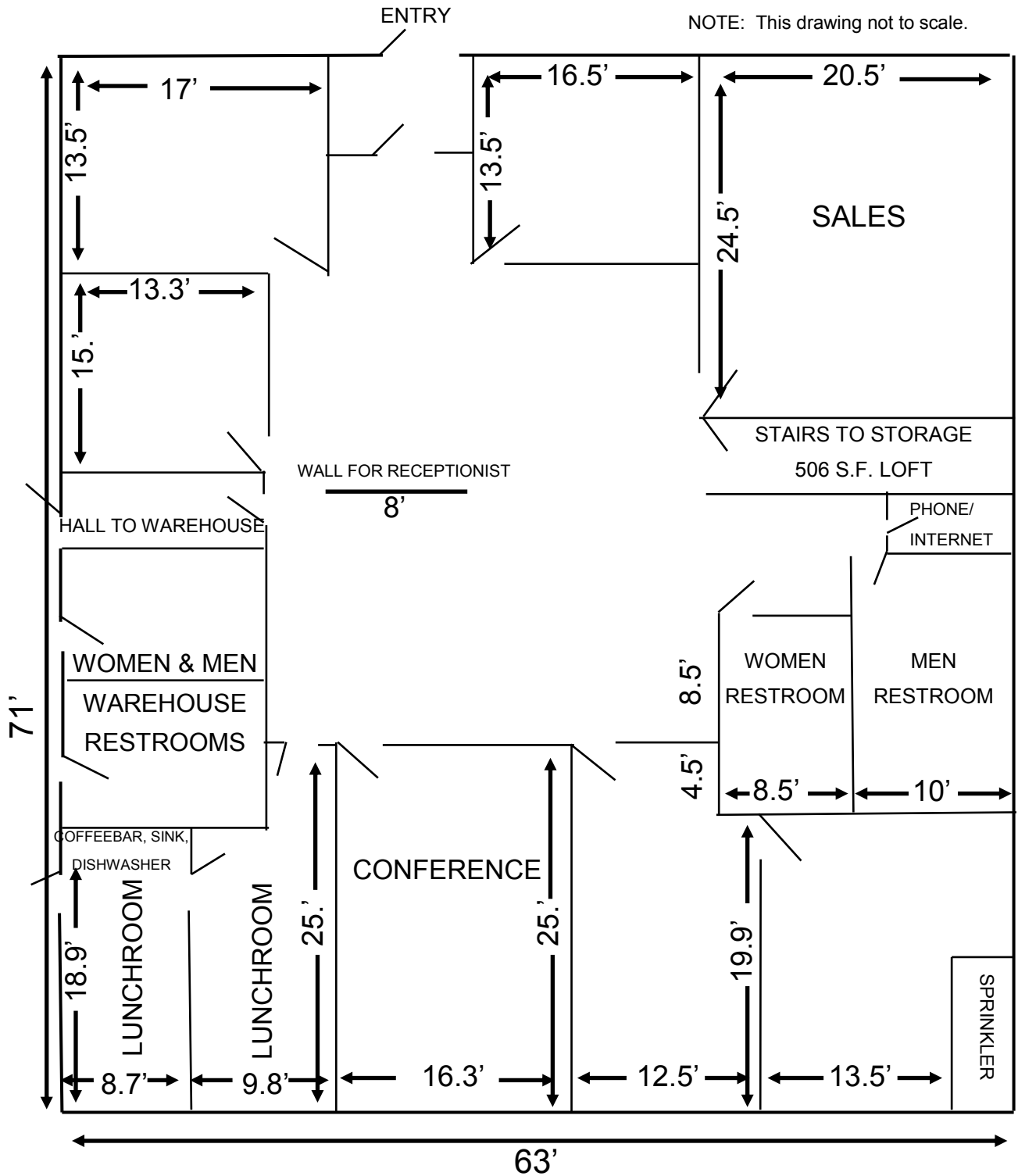
Exclusive: Andy Polivka, Broker | Office: 708-485-0616 | Cell: 630-564-0017 | [www.thepolivkagroup.com](http://www.thepolivkagroup.com)

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

**For Lease: 4,473 S.F. Offices**

24119 Riverwalk Court

Plainfield, Illinois 60544



Exclusive: Andy Polivka, Broker | Office: 708-485-0616 | Cell: 630-564-0017 | [www.thepolivkagroup.com](http://www.thepolivkagroup.com)

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.