



- **Location:** 211 S. Larkin Ave. (Units A + B)
Joliet, IL 60435
- **Space Available:** 1,532 - 3,300 Sq. Ft. +/-
- **Total Building Size:** 9,220 Sq. Ft. +/-
- **Land Area:** 37,481 Sq. Ft. +/-
- **Parking:** 51 Stalls +/-
- **Net Lease Price:** Negotiable
- **Real Estate Taxes:** \$3.43 Per Sq. Ft.
- **CAM:** \$2.32 Per Sq. Ft.
- **Escalation:** Negotiable
- **Lease Term:** Negotiable
- **Co-Tenants:** Payday Loan Store
Accurate Insurance

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

TO: L.P. 8" 10" 5/4" PVC UTILITY ROOM
CET 8, 10
2-204 I.P. CH

LANDSCAPE 10' 8" 244.66'

UNDERGROUND TELEPHONE

PUBLIC UTILITY LINE

ASPH. W. 6" P.U. EASTWENT TRK

LARKIN AVE. (11' RT. # 7)

LANDSCAPE 30' GREEN SLOPE EXISTENT TO BE

