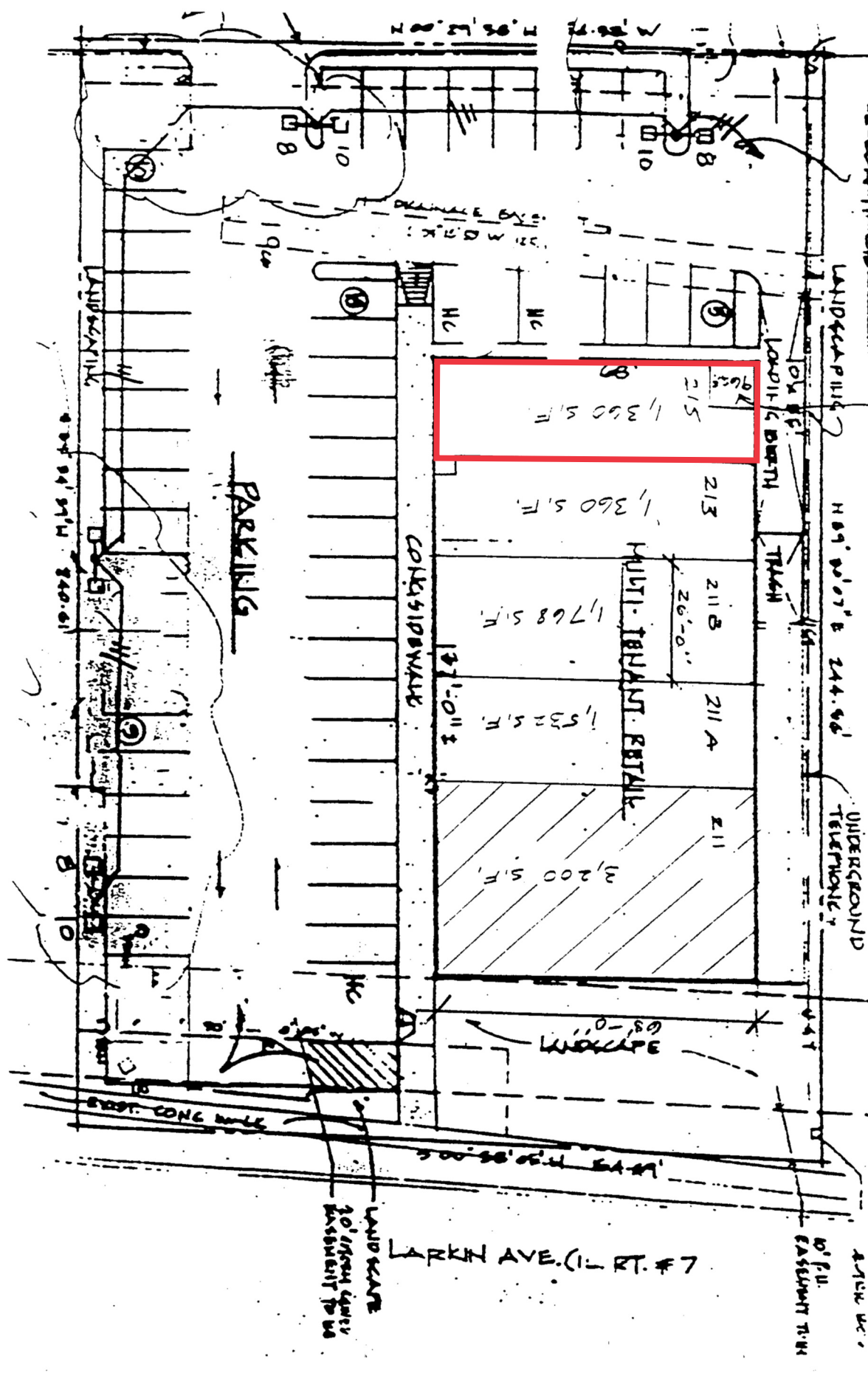




- **Location:** 215 S. Larkin Ave.  
Joliet, IL 60435
- **Space Available:** 1,360 Sq. Ft. +/-
- **Total Building Size:** 9,220 Sq. Ft. +/-
- **Land Area:** 37,481 Sq. Ft. +/-
- **Parking:** 51 Stalls +/-
- **Net Lease Price:** Negotiable
- **Real Estate Taxes:** \$3.43 Per Sq. Ft.
- **CAM:** \$2.32 Per Sq. Ft.
- **Escalation:** Negotiable
- **Lease Term:** Negotiable
- **Co-Tenants:** Payday Loan Store  
JJ Fish

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" 3/4" PVC UTILITY ROOM  
CET 8, 10  
2-204 1/2" CH



LARKIN AVE. (L.P. RT. # 7)

LANDSCAPE  
30' GREEN SPACE  
NECESSARY TO BE

8" P.V.  
EAST-WEST TUB

ELECTRIC UTILITY LINE

UNDERGROUND  
TELEPHONE

88' 9" 210' 8" 244' 6"

TRASH

MULTI-TENANT RETAIL

213 1,360 S.F.  
211B 1,768 S.F.  
211A 1,532 S.F.  
211 3,200 S.F.

CONCRETE WALK

PARKING

8' 3" 94' 9" 114' 840' 6"

8' 3" 94' 9" 114' 840' 6"

LANDSCAPE

8' 3" 94' 9" 114' 840' 6"

NC

NC

215 1,360 S.F.

LANDSCAPE

LANDSCAPE

LANDSCAPE