

PRICE REDUCTION



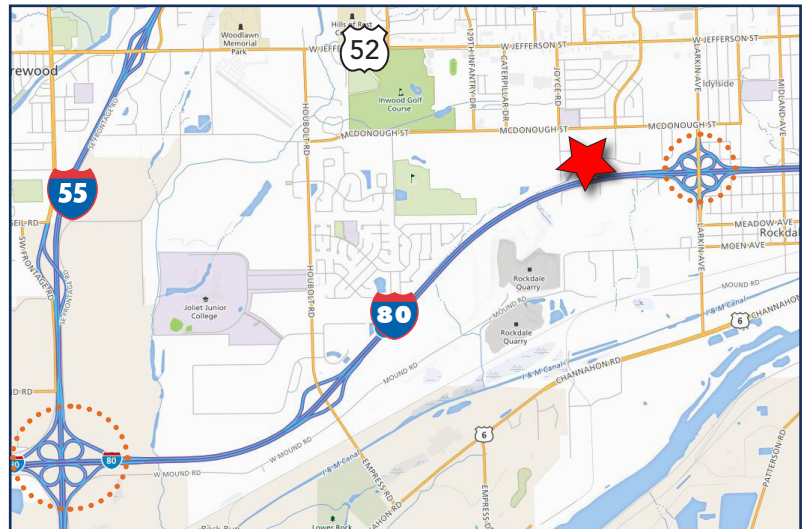
521-527 VERA COURT, JOLIET

±8,400 SF AVAILABLE FOR SALE OR LEASE

SPECIFICATIONS

BUILDING SIZE	±8,400 SF
LAND AREA	±0.61 AC
OFFICE AREA	±800 SF
CONSTRUCTION	Steel/Masonry
CEILING HEIGHT	18'-20' Clear
YEAR BUILT	2002
POWER	200 Amps 240 Volts
PARKING	12+ Surface spaces
LOADING	1 Interior Dock (12'X14') w/levelers 2 Overhead Doors (10'X14') 2 Drive in Door (12' X 14')
ROOF	Standing Seam Metal
SALE PRICE	\$675,000 \$659,000
LEASE RATE	\$6.50 PSF Net
REAL ESTATE TAXES	\$14,528 (\$1.73 PSF)

- Building is divisible into 3 condominium units, but not divisible for sale.
- Possible outside storage available



CONTACT INFORMATION

ALEX GENOVA
847-588-5648
alex.genova@transwestern.com

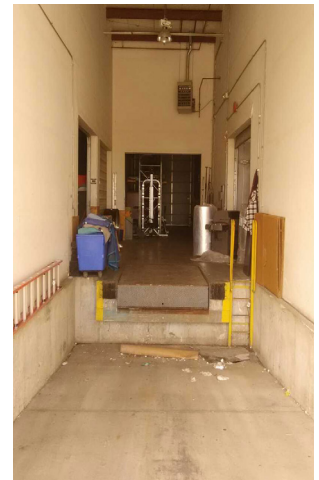
FRED FREEMAN
847-588-5643
fred.freeman@transwestern.com

LARRY SLOVY
847-588-5684
larry.slovy@transwestern.com

AERIAL VIEW



INTERIOR



CONTACT INFORMATION

ALEX GENOVA
847-588-5648
alex.genova@transwestern.com

FRED FREEMAN
847-588-5643
fred.freeman@transwestern.com

LARRY SLOVY
847-588-5684
larry.slovy@transwestern.com

5600 N. River Road, Suite 150, Rosemont, IL 60018

P: 847-588-5700

F: 847-588-0034

transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantee, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.