

±33,165 SF
FOR SALE

LOW WILL
COUNTY
TAXES

HEAVY
POWER

DIVISIBLE



TRANSWESTERN

REAL ESTATE
SERVICES

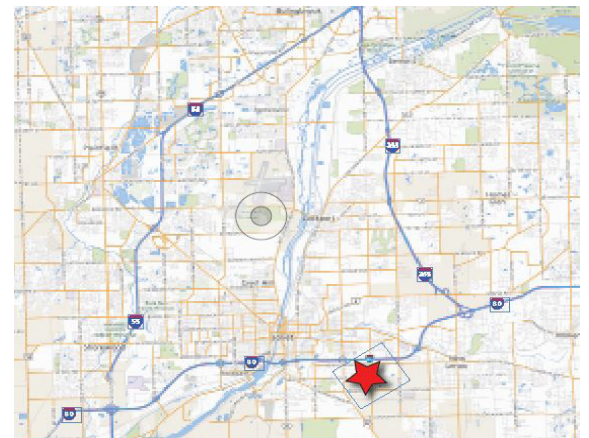
20607 BURL COURT

JOLIET, IL 60433



HIGHLIGHTS

- Very well maintained facility
- New/upgraded fluorescent lighting throughout
- Owner occupant or investment opportunity
- Epoxy coated floors and floor drains
- Minutes from Chicagoland Speedway & UP Global Intermodal
- 1-mile to I-80 interchange at Briggs Road
- Borders Cherry Hill Industrial Park



Contact Information:

TERRI ALEXANDER, SIOR

Senior Vice President

847.588.5641

terri.alexander@transwestern.com

ALEX GENOVA, CPA

Vice President

847.588.5648

alex.genova@transwestern.com

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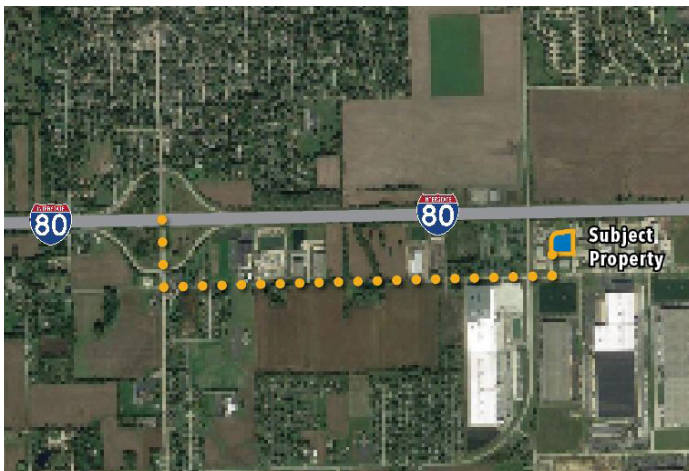
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SPECIFICATIONS

- Building Size: ±33,615 SF (Two Buildings)
 - Building A: ±13,576 SF
 - Building B: ±20,039 SF
- Land Area: ±1.93 AC
- Office Size: ±5,000 SF
(Additional ±3,000 SF Mezzanine)
- Ceiling Height: ±13' - 22'
- Loading: 2 Docks / 3 Drive-in Doors
- Construction: Steel
- Power: 2000A @ 480V
- Parking: ±40 Cars and truck/trailer parking
- Heating: Gas Forced Air
- Sale Price: \$1,375,000 (\$40.90 PSF)

Highway Access



Aerial



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