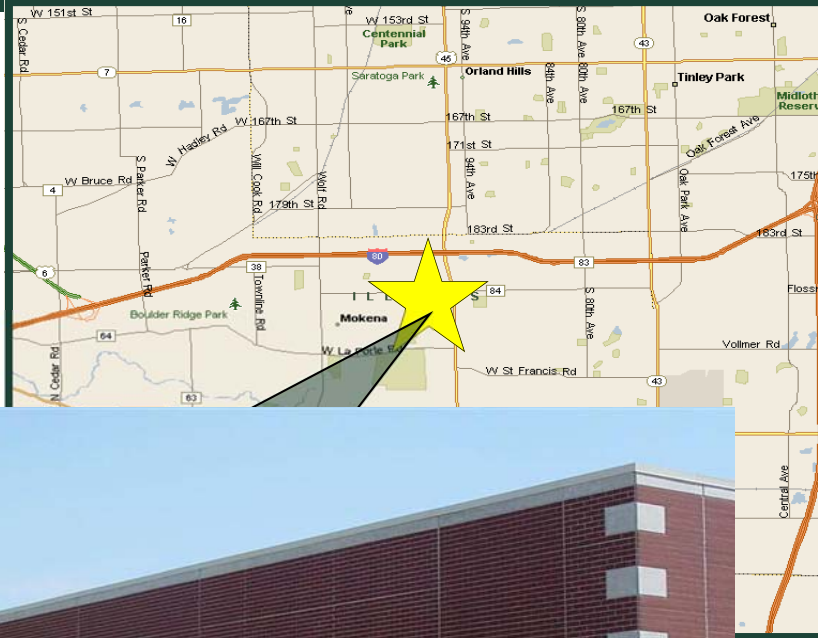


Mokena Crossings Mokena, Illinois

**3,198—8,580 SF
AVAILABLE FOR LEASE**



About Mokena Crossings

- Professionally Owned and Managed
- Minutes to I-80 at Rt. 45 / LaGrange Rd.
- Minutes to I-355 via I-80
- Minutes to I-57 via I-80
- Minutes to I-294 via I-80
- 30 minutes to Downtown Chicago
- Newer High Image Building
- Comcast Internet Available
- Retail Frontage on 191st St.
- ***Lease rates include real estate taxes and CAM***



**VALUE
INDUSTRIAL
PARTNERS, LLC**

Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

BRIAN P. GEDVILAS
Director of Leasing
bgedvilas@valueindustrialpartners.com
630-333-1900

BRIGID M. LISTON
Leasing/Marketing Associate
Bmliston@valueindustrialpartners.com
630-333-1900

Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status or withdrawal without notice.

9951 West 190th Street FULLY LEASED

<u>Suite</u>	<u>Unit Size</u>	<u>Office</u>	<u>Gross Rental Rate</u>
--------------	------------------	---------------	--------------------------

9960 West 191st Street

<u>Suite</u>	<u>Unit Size</u>	<u>Office</u>	<u>Gross Rental Rate</u>
H	3,198 SF	30%	\$3,175.00 per month

9981 West 190th Street

<u>Suite</u>	<u>Unit Size</u>	<u>Office</u>	<u>Gross Rental Rate</u>
C	8,580 SF	25%	\$10.25 PSF

Building Specifications

Building Sizes: 9951 W. 190th— 60,878 SF
 9981 W. 190th—57,936 SF
 9960 W. 191st—65,613 SF

Ceilings: 18' - 20'

Power: 200-400 Amps, 277/480 Volts

Loading: Truck Docks & Drive-In Doors

Sprinklers: Yes

Heat: Gas

Real Estate Taxes: Included with current stop

Operating Expenses: Included with current stop



**VALUE
INDUSTRIAL
PARTNERS, LLC**

Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
 TEL: 630-333-1900 www.valueindustrialpartners.com

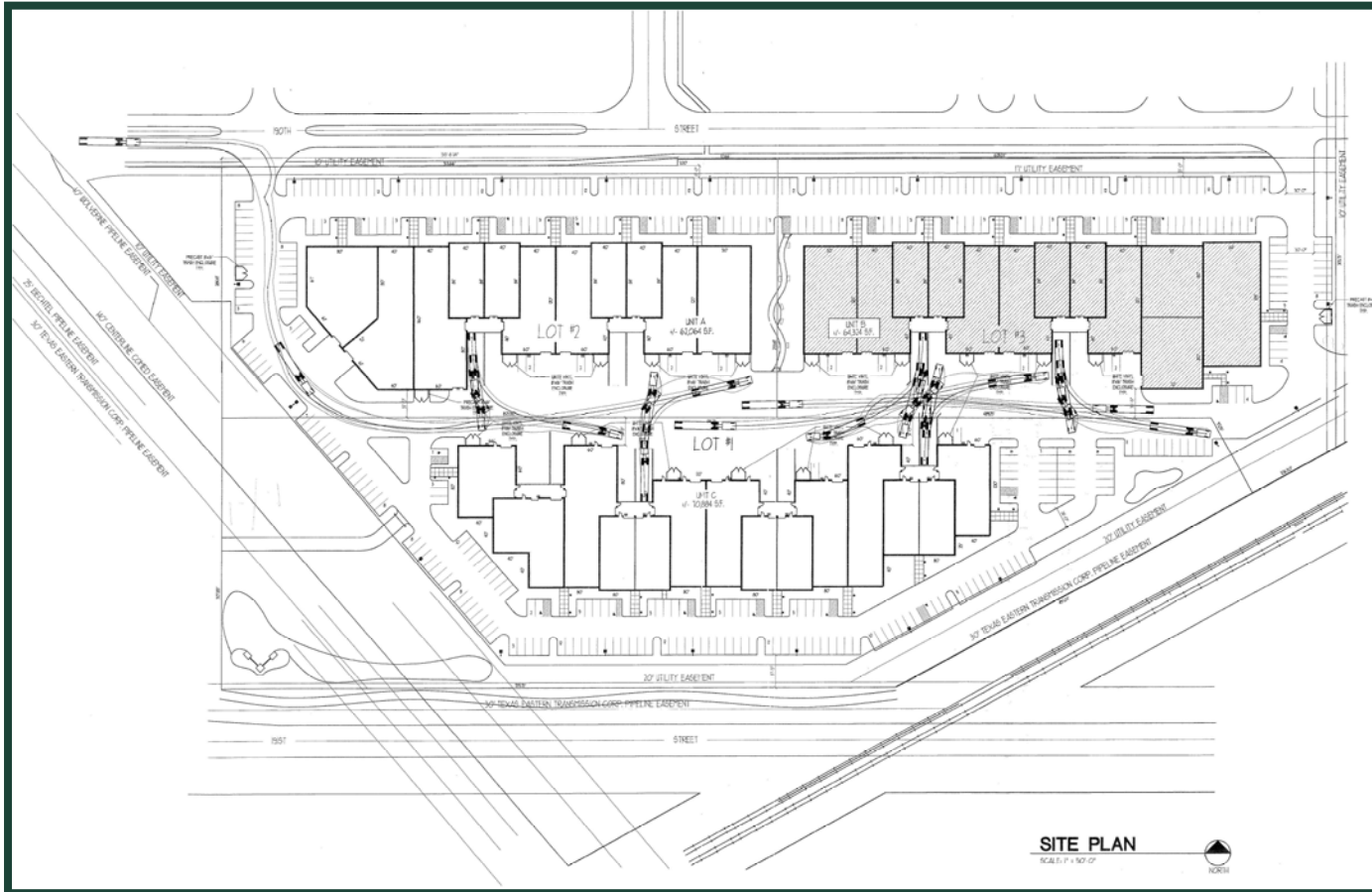
For Further Information, Please Contact:

BRIAN P. GEDVILAS
 Director of Leasing
 bgedvilas@valueindustrialpartners.com
630-333-1900

BRIGID M. LISTON
 Leasing/Marketing Associate
 Bmliston@valueindustrialpartners.com
630-333-1900

Mokena Crossings Mokena, Illinois

LAYOUT



Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

BRIAN P. GEDVILAS
Director of Leasing
bgedvilas@valueindustrialpartners.com
630-333-1900

BRIGID M. LISTON
Leasing/Marketing Associate
Bmliston@valueindustrialpartners.com
630-333-1900

Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status or withdrawal without notice.



Mokena Crossings Mokena, Illinois

AERIAL VIEW



**VALUE
INDUSTRIAL
PARTNERS, LLC**

Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

BRIAN P. GEDVILAS
Director of Leasing
bgedvilas@valueindustrialpartners.com
630-333-1900

BRIGID M. LISTON
Leasing/Marketing Associate
Bmliston@valueindustrialpartners.com
630-333-1900

Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status or withdrawal without notice.