

804 GRANT AVENUE • JOLIET, ILLINOIS • UNIT C FOR LEASE

FOR LEASE • MODIFIED GROSS

804 Grant Avenue — Unit C

JOLIET, ILLINOIS 60433 • WILL COUNTY • JOLIET INDUSTRIAL SUBMARKET

ASKING RENT **\$8,950/mo** \$13.48 / SF / Yr • Modified Gross

±7,970 SF • Fully Remodeled 2026 • Brand-New Floors & Site Concrete • Floor Drains • 3 Doors — 2 Drive-Ins + Dock w/ Interior Leveler
• New Heaters • Freshly Insulated • M & W Bathrooms • 8,600 SF Secure Concrete Yard Included

\$13.48

PER SF / YEAR • MOD. GROSS

\$8,950

PER MONTH

±7,970

SQUARE FEET

AUG 10

AVAILABLE 2026

EXECUTIVE SUMMARY

The Opportunity

Ellsbury Group is pleased to present **804 Grant Avenue, Unit C** — a **fully remodeled ±7,970 SF** industrial warehouse unit in Joliet, the heart of Will County's I-80 / I-55 logistics corridor. The 2026 remodel is top-to-bottom: **brand-new concrete floors with floor drains, new concrete around the building, new heaters, fresh insulation throughout, and new men's and women's bathrooms** — truly move-in ready, on a simple **modified gross lease**.

Loading is unusually flexible for a unit this size: **two grade-level drive-ins** (12'x14' front and 12'x10' west) plus a **stationary dock served by an interior dock leveler** — dock-high and drive-in service in one unit. An **8,600 SF secure, illuminated, newly concreted outdoor storage area is included in the rent** along with parking — with additional yard space available. A 2" high-flow water line supports wash-down, food-grade, and other water-intensive operations.

- ◆ **Everything is new.** 2026 remodel: new floors, new site concrete, new heaters, fresh insulation, new M & W bathrooms.
- ◆ **Dock + drive-in loading.** Two drive-ins plus a stationary dock with interior leveler — dock- and grade-level service in one unit.
- ◆ **Yard & parking included.** 8,600 SF of secure concreted outdoor storage plus parking — in the rent, not an add-on.
- ◆ **Water-ready.** Floor drains and a 2" high-flow water supply — rare infrastructure at this size point.

LEASE SUMMARY

Address	804 Grant Ave, Unit C
City	Joliet, IL 60433
Unit Size	±7,970 SF
Asking Rate	\$13.48 / SF / Yr
Monthly Rent	\$8,950 / mo
Lease Type	Modified Gross
Available	August 10, 2026
Remodeled	2026
Zoning	I-1 (Light Ind.)
Yard / Parking	8,600 SF Incl.

ASKING RENT · UNIT C

\$8,950 / mo

\$13.48 / SF / Yr · Modified Gross

WHAT'S INCLUDED

COMPONENT	SIZE	RATE	NOTES
Unit C — Warehouse <i>This offering memorandum</i>	±7,970 SF	\$8,950 / mo · MG	Fully remodeled 2026; 2 drive-ins + dock; M & W bathrooms
Secure Outdoor Concrete Storage <i>Included in rent</i>	±8,600 SF	Included	Newly concreted, secure & illuminated, with parking
Additional Yard Space <i>Optional</i>	Flexible	Inquire	Expand outdoor storage / trailer parking as needed

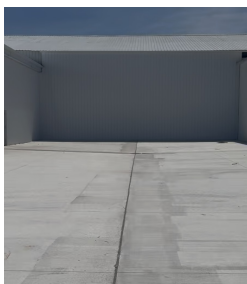
THE ASSET

Site & Improvements



Unit C interior — brand-new floors, fresh insulation, new heaters, and bright LED-lit workspace.

Unit C comes out of a complete 2026 remodel. Inside, the unit features brand-new concrete floors with floor drains, fresh insulation, new heaters, and new men's and women's bathrooms under 16'7" ceilings with three-phase power. Outside, new concrete surrounds the building, including the **8,600 SF secure outdoor storage area included in the lease**. Three exterior doors — two drive-ins (12'×14' front, 12'×10' west) and a stationary dock position with an interior dock leveler — give a unit of this size uncommon loading flexibility, and the 2" high-flow water line supplies all the water an operation needs. Minutes to I-80 via the Briggs or Richards interchanges and about 12 minutes to I-55.



Included 8,600 SF concreted secure yard



Drive-in & dock loading



New floors & heaters

PROPERTY FACTS

Submarket	Joliet Area
County	Will, IL
Unit Size	±7,970 SF
Building	±29,700 SF
Built / Remodeled	1980 / 2026
Ceiling Height	16'7"
Floors	New w/ Drains
Doors	3 Exterior
Drive-Ins	12'×14' & 12'×10'
Dock	1 w/ Int. Leveler
Power	3-Phase
Heat	New Heaters
Water	2" High-Flow
Bathrooms	Men's & Women's
Zoning	I-1

AVAILABILITY

Current tenant will be **fully out by August 10, 2026** — tour now, occupy mid-August.

WHY THIS UNIT

Remodeled Top to Bottom — 2026

Brand-New Floors w/ Floor Drains

New concrete floors poured with drains — wash-down ready for fleet, food, or process users.

New Concrete Around the Building

Freshly poured aprons and yard concrete — clean, durable truck and equipment surfaces.

Dock + Drive-In Loading

Two drive-ins (12'×14' front, 12'×10' west) plus a stationary dock — three exterior doors.

Interior Dock Leveler

Dock position equipped with an interior leveler for efficient trailer loading.

New Heaters

All-new heating units keep the space productive year-round.

Freshly Insulated

New insulation throughout — comfortable working temps and lower utility costs.

Men's & Women's Bathrooms

Two new restrooms — ready for a full crew from day one.

2" High-Flow Water Supply

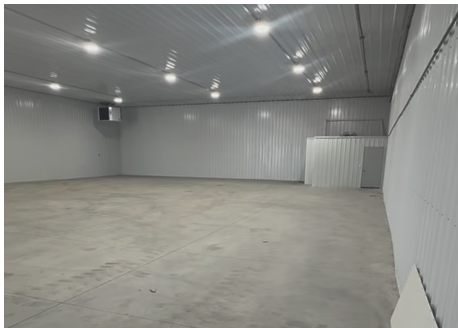
All the water an operation needs — supports wash bays and water-intensive uses.

8,600 SF Secure Yard — Included

Newly concreted, secure, illuminated outdoor storage plus parking — included in the rent.

Modified Gross Lease

Simple, predictable structure at \$8,950/month — additional yard available if you need more.



New floors, insulation & heaters



New Reznor heater & drive-in



New concrete throughout the site

RENT COMPARABLES

Comparable Lease Listings — Joliet

Active industrial / warehouse lease listings across the Joliet market (captured 6/22/2026). The subject is shown against the closest matches by use and scale; asking rates range from \$6.50 to \$23.44 / SF / Yr.

ADDRESS	CITY / ZIP	YR	SIZE (SF)	ASKING \$/SF	USE / NOTES
804 Grant Ave — Unit C <i>SUBJECT · MODIFIED GROSS</i>	Joliet 60433	1980/2026	±7,970	\$13.48	Full 2026 remodel; 2 drive-ins + dock, floor drains, 8,600 SF yard included
16726 Cherry Creek Ct	Joliet 60433	2008	5,700	\$12.00	3 drive-in doors (14'×14')
1220 Richards St	Joliet 60433	1961	1,700–10,200	\$12.00	Retail / industrial mix
801 Brian Dr	Crest Hill 60403	2000	6,820	\$9.50	Freestanding industrial
3400-3474 W Mound Rd	Joliet 60431	2004	9,410	\$9.25	Small-bay industrial
801 E Cass St	Joliet 60432	1960	10,440–22,440	\$9.00–\$10.06	Warehouse units with yard
81 W Jefferson St	Joliet 60432	—	3,146	\$13.32	Downtown flex space
1601 Rock Creek Blvd	Joliet 60431	—	6,900	\$15.48	Flex / business park
1603 Rock Creek Blvd	Joliet 60431	2007	5,779–12,679	\$15.50	Flex / business park
1720 Workers Ct	Joliet 60433	2026	38,400	\$23.44	New Class A construction
MARKET ASKING RANGE	Joliet	—	—	\$6.50–\$23.44	Market avg ≈ \$9.44 / SF

Where the subject sits. At \$13.48 / SF, Unit C slots in just above the unrenovated small-bay set (#16726 Cherry Creek \$12.00, #1220 Richards \$12.00), **at the bottom of the flex range** (\$13.32–\$15.50), and **well below new Class A construction** (\$23.44). **But the comps aren't remodeled — and they're quoted NNN.** Unit C is quoted **modified gross**, comes out of a complete 2026 renovation (new floors with drains, new concrete, heaters, insulation, bathrooms), and **includes an 8,600 SF secure concrete yard plus parking** that comps charge extra for. Add the taxes, insurance, and CAM a tenant pays on top of a NNN quote — commonly \$3.00–\$4.50 / SF on vintage Joliet product — and Unit C lands **at or below** those unrenovated small-bay asks on a net-effective basis, in brand-new condition, with the yard included.

Source: LoopNet & Crexi public listings, captured 6/22/2026. Figures reflect active asking rents, not closed transactions, and are quoted NNN unless noted. CoStar / MRED closed-lease comps available on request to further support pricing. Verify size, condition, clear height, and dock/door counts per listing.

JOLIET, ILLINOIS

Heart of the Nation's Inland Port

804 Grant Avenue sits in Joliet — the county seat of Will County and the core of **North America's largest inland intermodal market**. The Joliet / Elwood CenterPoint Intermodal Center is a 6,400-acre logistics park whose BNSF Logistics Park and Union Pacific Global IV terminals together handle more than 3.5 million containers (TEUs) a year. Unit C is minutes from I-80 via the **Briggs or Richards Street interchanges** and about **12 minutes from I-55**, roughly 40 miles from downtown Chicago — drawing sustained demand from distribution, contractor, fleet, and industrial-outdoor-storage users.

±150,000

JOLIET POPULATION

±696,000

WILL COUNTY POP.

±40 mi

TO DOWNTOWN CHICAGO

I-80 / I-55

INTERSTATE ACCESS

6,400 ac

CENTERPOINT INTERMODAL

3.5M+

TEUS / YEAR (5TH U.S.)

#1

INLAND PORT, N. AMERICA

~4.7–5.5%

CHICAGO IND. VACANCY (Q4'25)

Intermodal & Rail

BNSF Logistics Park and UP Global IV anchor the largest inland container hub in North America.

Highway Access

Minutes to I-80 (Briggs / Richards), ~12 minutes to I-55 — direct reach to Chicago and the national network.

Deep Labor Pool

Joliet (±150K) and Will County (±696K) supply a large industrial workforce.



Aerial of the 804 Grant Avenue industrial complex — Joliet, Will County, Illinois.

Sources: U.S. Census Bureau QuickFacts (2024); Will County CED; FHWA / CenterPoint Intermodal Center; CBRE / market reports (Q4 2025). Figures approximate, for general reference.

THE ASSET

Property Photos



Remodeled interior – new floors, insulation & lighting



Grade-level drive-in access



All-new Reznor heaters



Included 8,600 SF secure concreted storage yard



Front elevation – drive-in & stationary dock



Aerial – 804 Grant Ave complex & yard

IMPORTANT NOTICE

Disclaimer & Contact

This Offering Memorandum has been prepared by Ellsbury Group for the marketing of 804 Grant Avenue, Unit C, Joliet, Illinois, for lease. It is intended solely to assist prospective tenants in evaluating the property and does not constitute a lease, offer, or commitment of any kind.

The information contained herein has been obtained from sources believed to be reliable — including owner-provided data and public listing sources — but has not been independently verified. All figures (unit area, dimensions, rate, lease terms, utilities, power, zoning, and yard area) are approximate and should be independently verified by the prospective tenant. Unit area is marketed at $\pm 7,970$ SF; verify usable area before relying on it. Availability is anticipated August 10, 2026, subject to the current tenant's vacation of the premises. Zoning is understood to be I-1; confirm permitted uses with the City of Joliet for any specific operation.

The space is offered on a **modified-gross** basis; rate, term, included services, and final lease structure are negotiable and subject to change or withdrawal without notice. Ellsbury Group makes no representation or warranty as to the accuracy or completeness of this information. By accepting this document, the recipient agrees to hold its contents in confidence and to use it solely to evaluate this opportunity.

FOR MORE INFORMATION

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