

# Industrial Unit for Lease



**40 Midland Ave**  
**Rockdale, IL 60436**

**LEASE RATE:** Subject to Offer

RE/MAX MILLENNIUM  
COMMERCIAL GROUP  
1445 S. Bell, 60491  
Homer Glen, IL 60491



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# OVERVIEW

- Warehouse:  $\pm 6,000$  SF
- 2 Drive-In Doors
- Office Area
- Bathroom
- Functional layout ideal for general contractors, auto repair, landscaping companies, plumbers, electricians, and similar users
- Outdoor Storage:  $\pm 0.63$  acres
- 3 min to I-80



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## Location and Market Highlights

- Located in Rockdale, a strong small bay industrial market benefiting from spillover demand from Joliet and the I-80 corridor
- Convenient access to major highways supporting local and regional service businesses
- High demand for small-bay industrial space in the area due to limited supply and strong tenant activity



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## Market Trend Insight

Industrial and trucking related facilities remain in high demand across the South Chicagoland corridor, driven by the ongoing shortage of industrial outdoor storage (IOS) and truck parking options.

- With vacancy rates below 4% and lease rates steadily increasing, functional truck service properties like this are becoming increasingly scarce making this a rare leasing opportunity in a prime logistics location.
- Ideal for trucking, logistics, or equipment service operations
- Fully fenced, functional yard with triple catch basin drainage system
- Move-in ready and built for high-capacity fleet users



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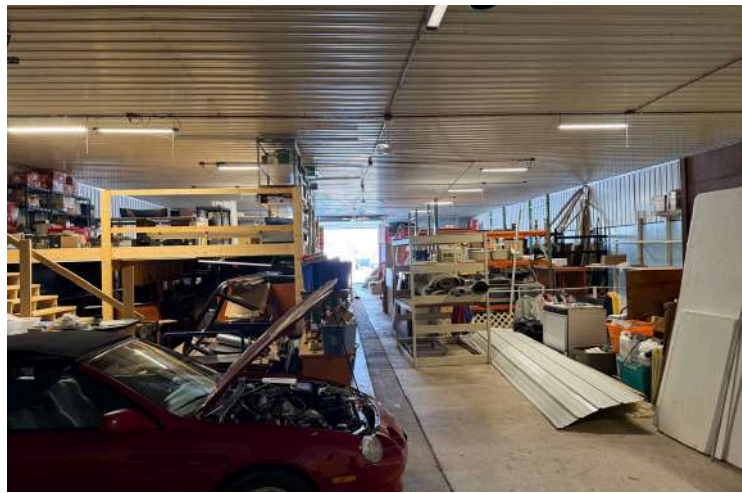
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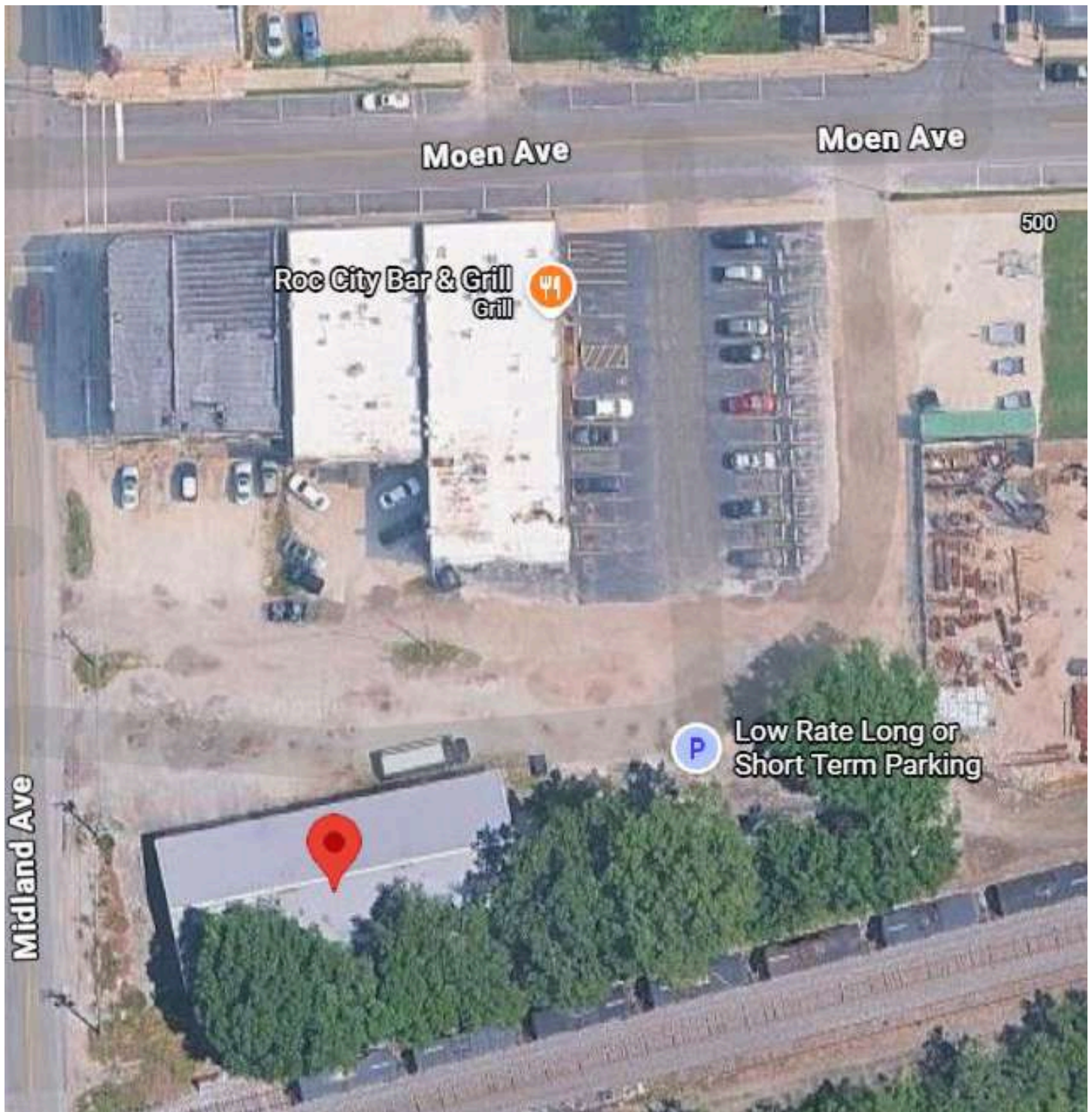


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