



Wenberg St

Maple St

UNIT B

UNIT A

Cass St

FOR LEASE

**+/- 2,500 - 22,440 SF
Industrial
Warehouse Units
with Yard**

801 E CASS STREET

Joliet, IL 60432

PRESENTED BY:

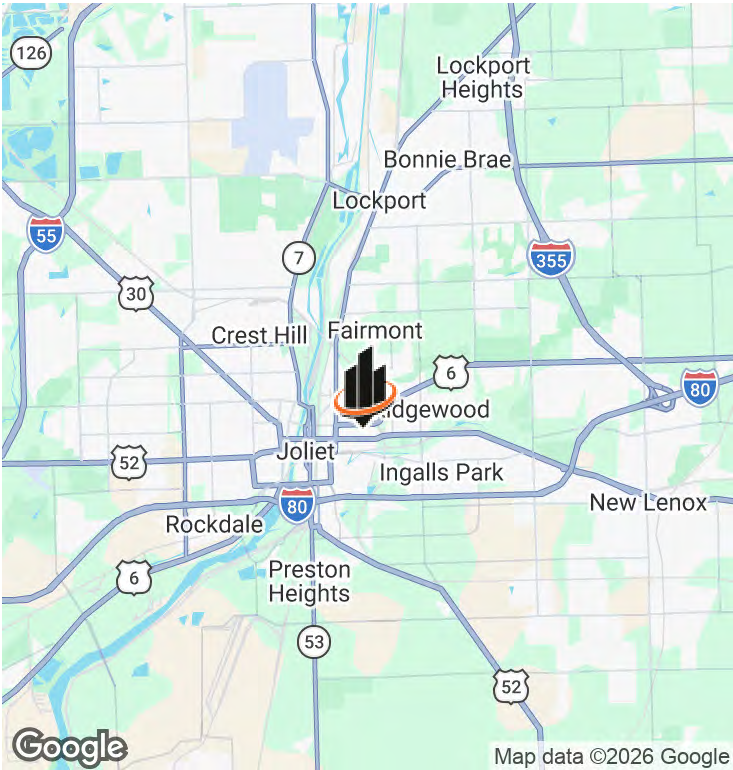
**KAREN KULCZYCKI,
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Unit A: \$9.00 PSF MG + utilities
	Unit B: \$8,750/Month + utilities
AVAILABLE SF	2,500 - 22,440 SF
YARD SIZE:	0.4 SC Fenced
LOT SIZE:	1.45 Acres
YEAR BUILT:	1960
RENOVATED:	2006
ZONING:	I-1 (Light Industrial District)
SUBMARKET:	SW/I-55 Corridor

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 801 E. Cass Street, a ±22,440 SF, two-building industrial property situated on approximately 1.45 acres in Joliet, Illinois.

The property offers flexible leasing opportunities ranging from ±2,500 SF to ±12,000 SF in Building A, as well as a full ±10,440 SF warehouse in Building B. Building A features a drive-in door, shared office space, 600-amp heavy power, and radiant heat. Building B includes two drive-in doors (24'x14' & 12'x14'), one 12'x14' loading dock, 22' clear ceiling height, 600-amp heavy power, radiant heat, and approximately 0.4 acres of outdoor storage.

PROPERTY HIGHLIGHTS

- ±10,440 SF or +/-12,000 SF Warehouse on 0.4 AC
- 2 DID 14'x14' | Loading Dock | 22' Ceiling Height
- Heavy Power (600 amp) | Radiant Heat
- ±2 miles to I-80 | Zoned I-1 (Light Industrial)

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	2,500 - 22,440 SF	LEASE RATE:	\$8,750 - \$9,000 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
801 E Cass - A	2,500 - 22,440 SF	Modified Gross	\$9.00 SF/yr	±2,500 to 12,000 SF Warehouse DID Shared Office Heavy Power (600 amp) Radiant Heat ±2 miles to I-80 Zoned I-1 (Light Industrial) No Truck Repair
801 E Cass - B	10,440 - 22,440 SF	Modified Gross	\$8,750 per month	±10,440 SF Warehouse on 0.4 AC 2 DID Loading Dock 22' Ceiling Height Heavy Power (600 amp) Radiant Heat ±2 miles to I-80 Zoned I-1 (Light Industrial) No Truck Repair

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ADDITIONAL PHOTOS



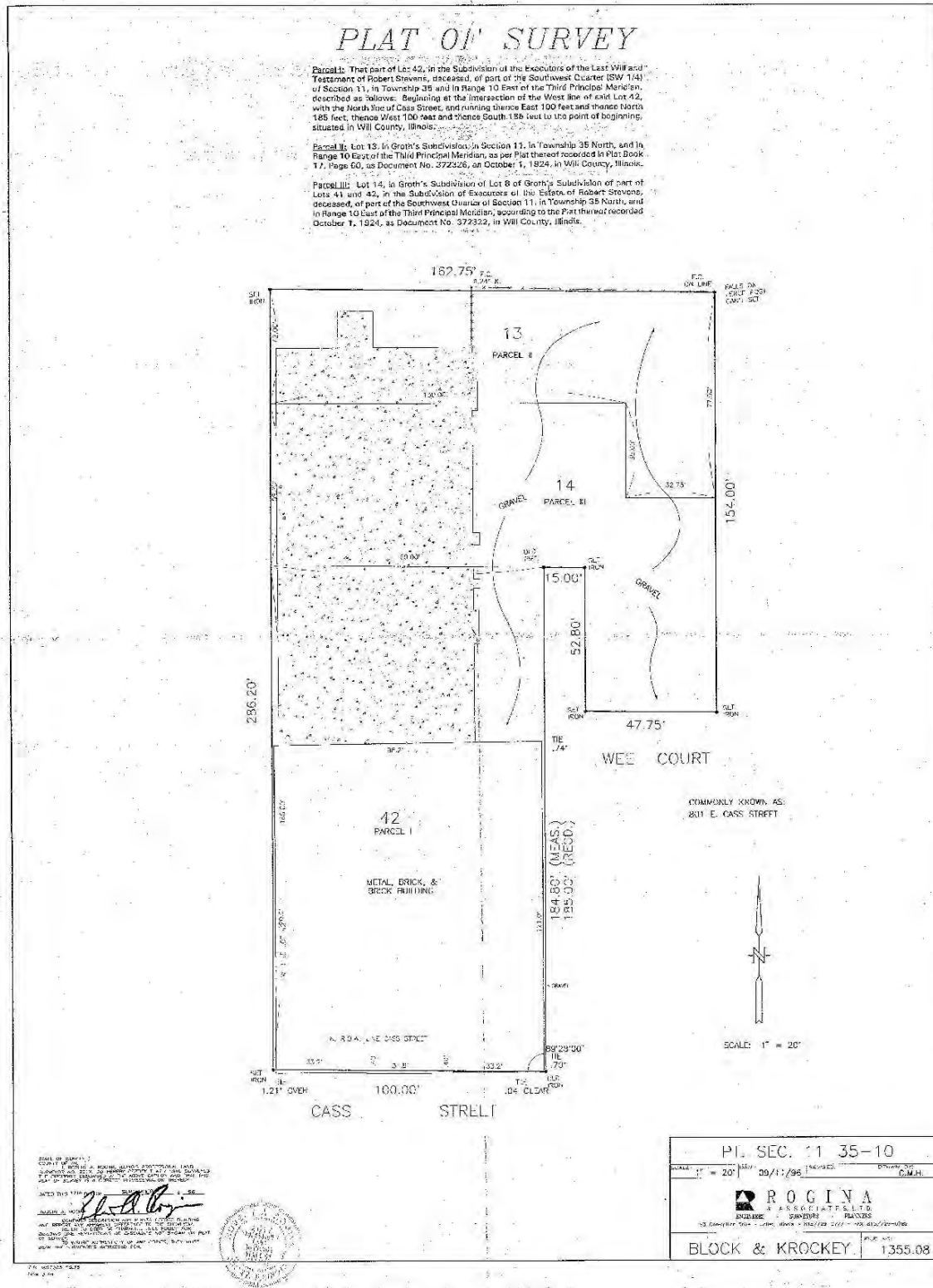
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PROPERTY SURVEY



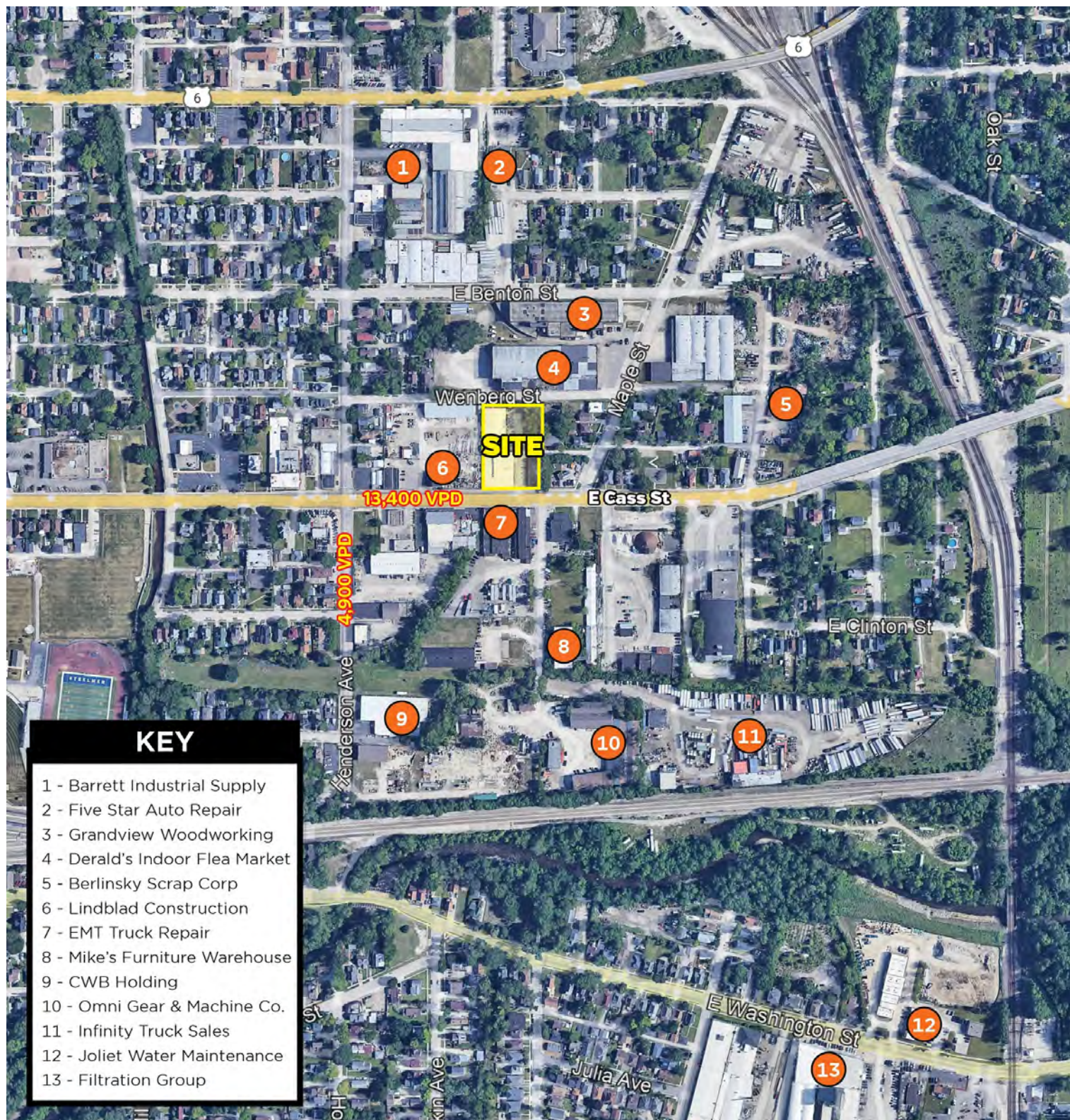
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INDUSTRIAL CORRIDOR MAP



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TRAFFIC COUNTS



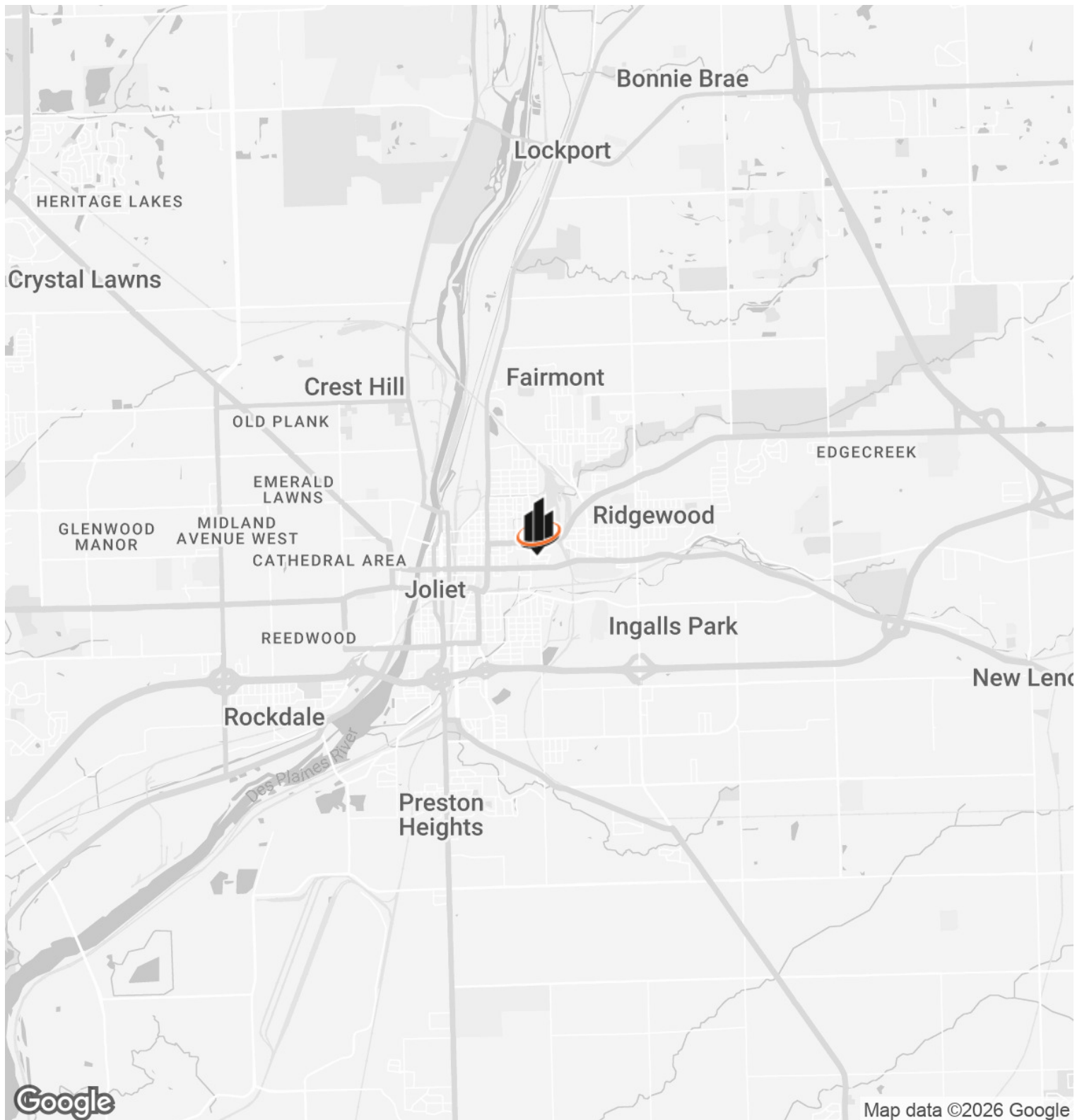
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LOCATION MAP



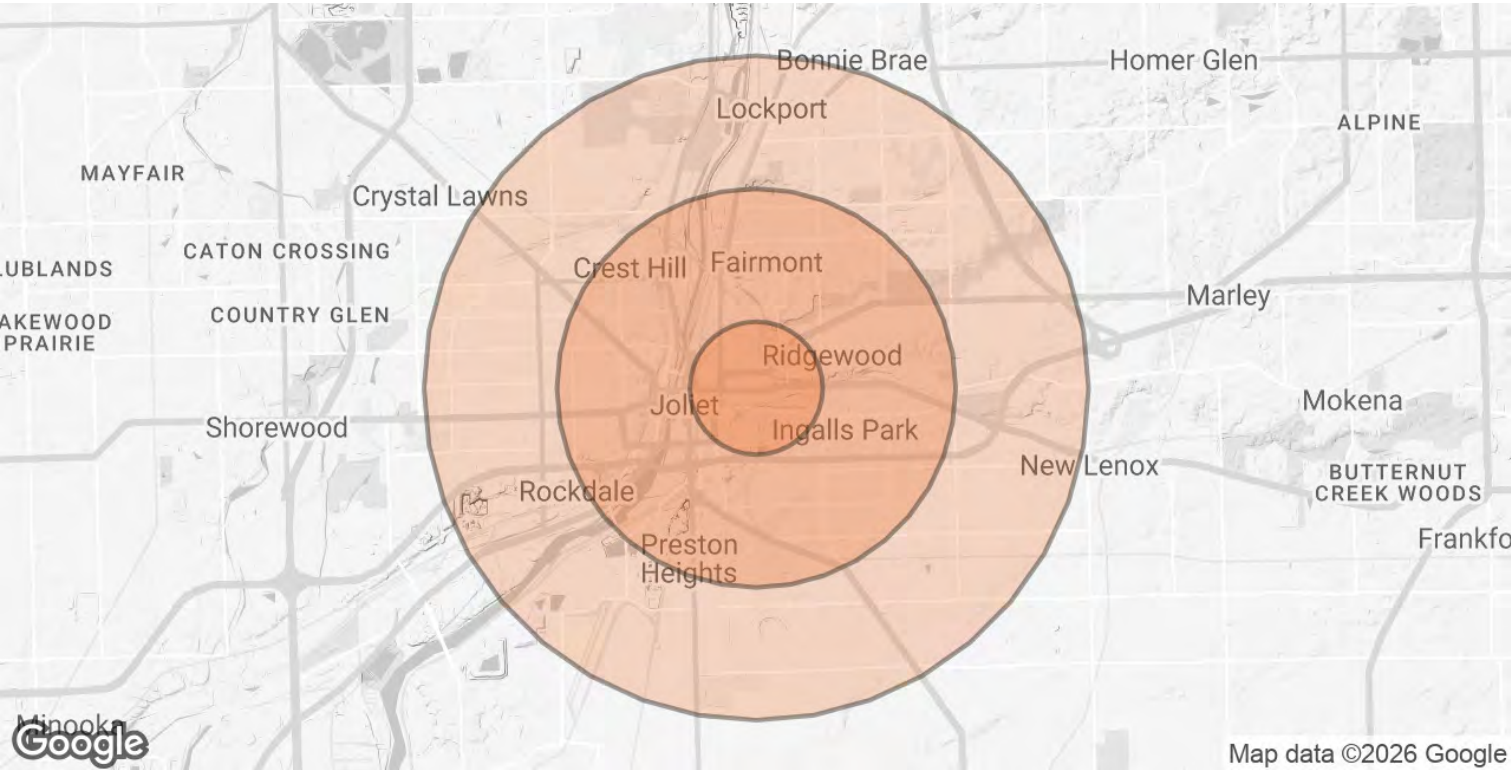
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,306	74,859	144,843
AVERAGE AGE	32.9	35.0	37.2
AVERAGE AGE (MALE)	34.1	34.2	36.1
AVERAGE AGE (FEMALE)	32.3	35.4	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,950	26,160	52,605
# OF PERSONS PER HH	3.4	2.9	2.8
AVERAGE HH INCOME	\$68,822	\$77,964	\$92,548
AVERAGE HOUSE VALUE	\$152,385	\$188,781	\$236,029

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