

Industrial Space for Lease



21640 S Schoolhouse Rd

New Lenox, IL 60451

LEASE RATE: Subject to offer

**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



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Available for Lease – 1,800 SF Warehouse

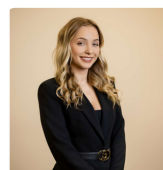
- **Size:** ±1,800 SF
- **Drive-In Doors:** 1
- **Bathrooms:** 1
- **Ideal Uses:** Small businesses, storage, or light industrial operations



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Why This Space Stands Out

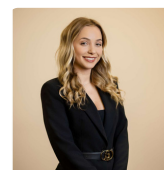
- **Rare Availability:** Extremely limited market supply in this size category.
- **Cost-Efficient:** Perfect for businesses seeking functional space without the premium costs of oversized warehouses or flex facilities.
- **Functional Layout:** Easy access with one drive-in door, private restroom, and efficient floor plan suitable for multiple uses.



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Market Advantage

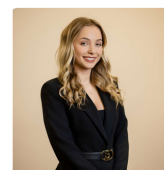
- Chicago's industrial market continues to show strength:
 - Net Absorption: 3.7 MSF in Q1 2025
 - Rent Growth: ~4.2% year-over-year
 - Limited New Supply: Low construction activity in mid-size offerings provides long-term leasing security.
-
- This warehouse offers an ideal entry point for businesses looking for space that is functional, affordable, and strategically positioned within Chicagoland's competitive industrial market.



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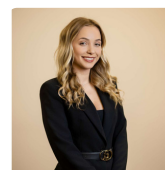
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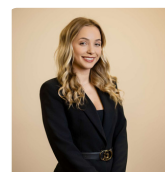
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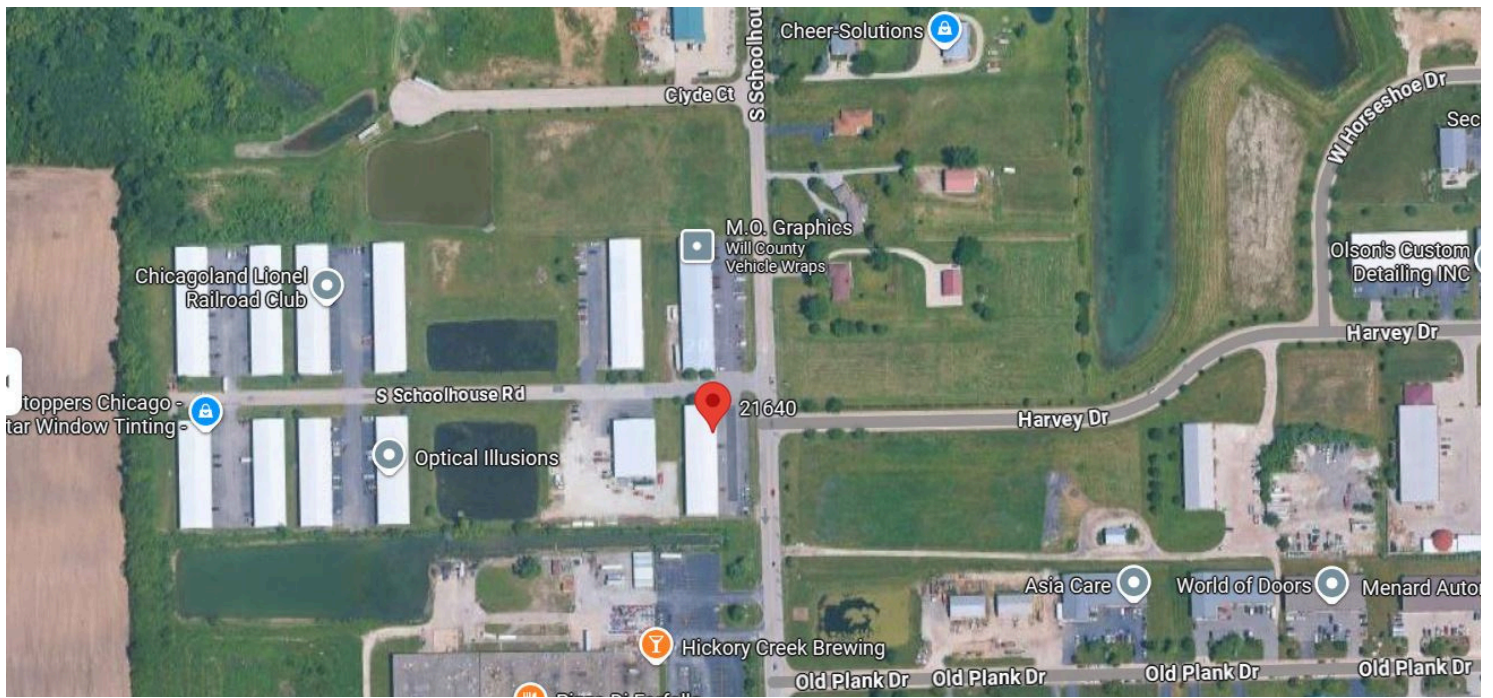
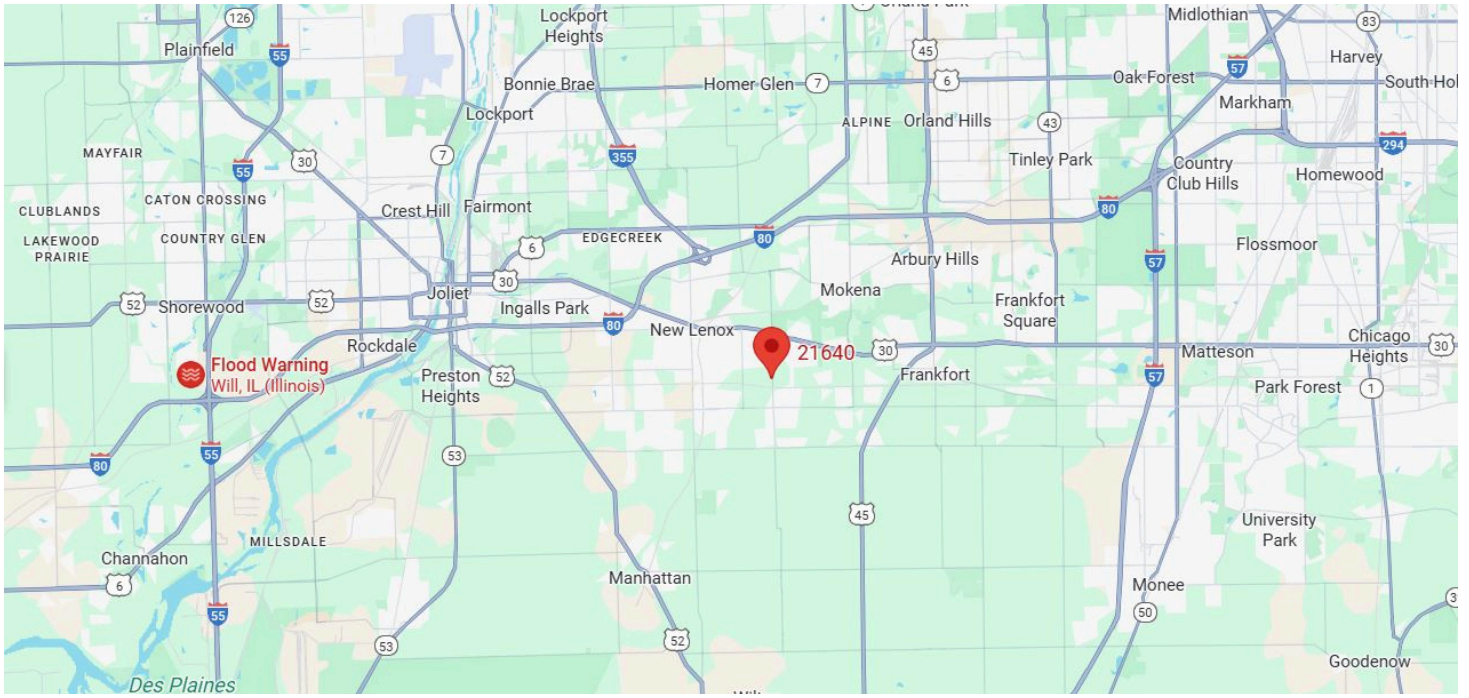
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