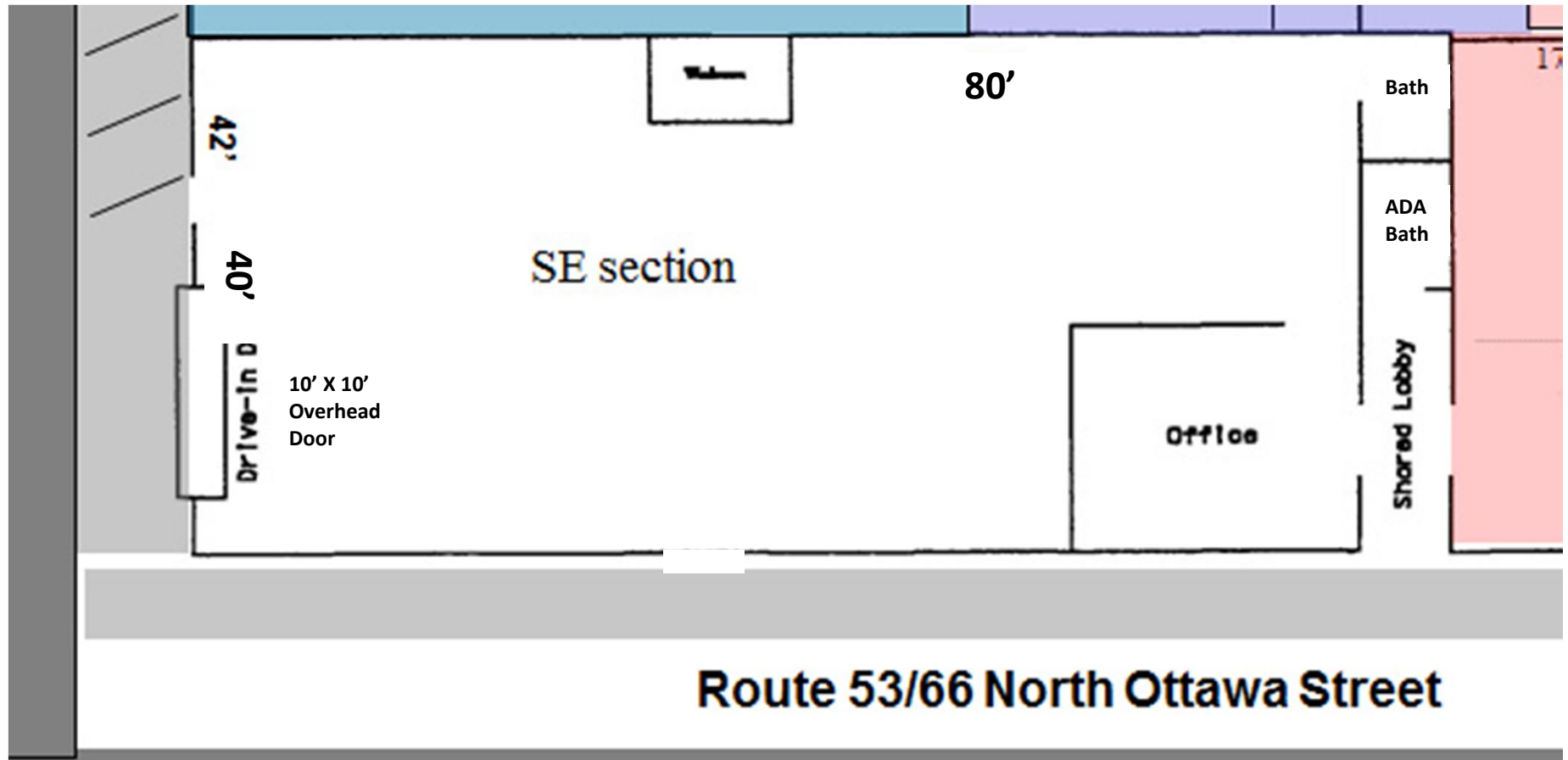




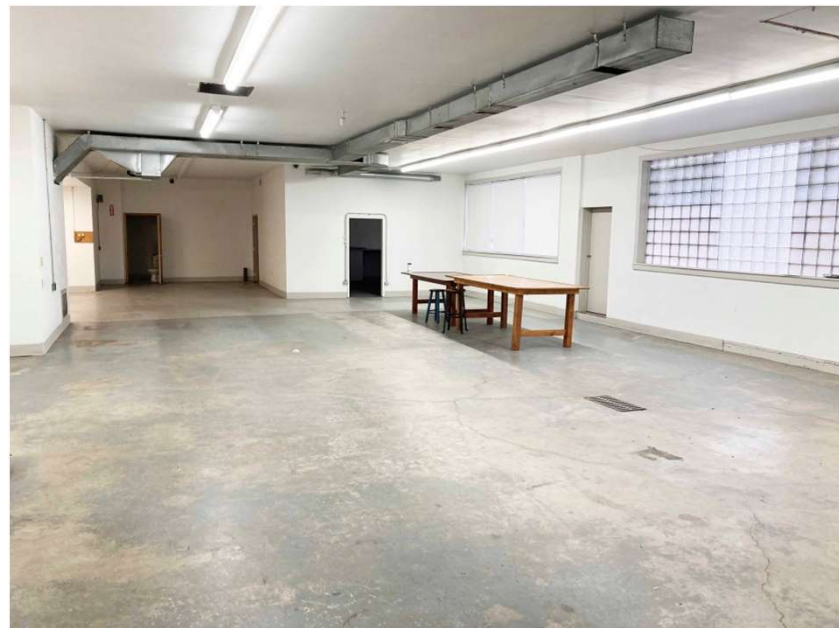
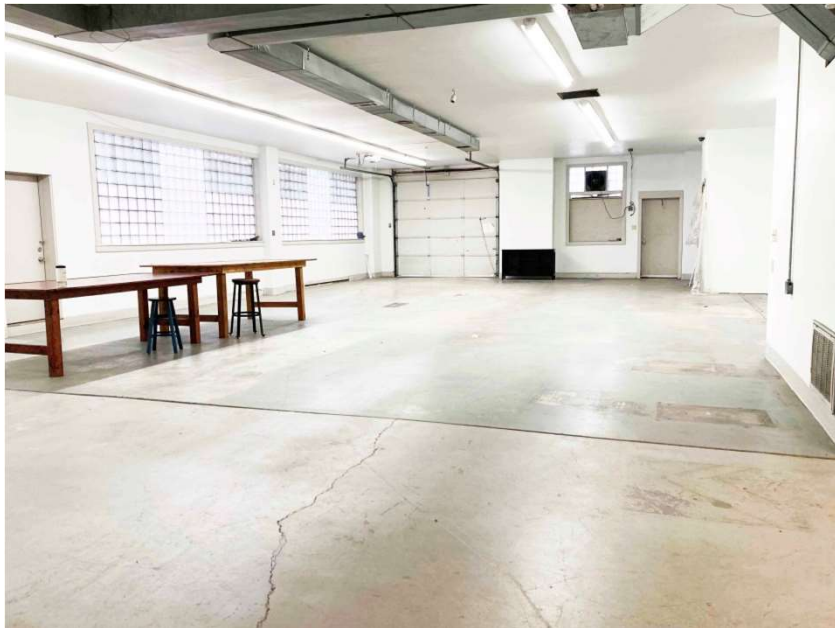
Improved Masonry Clear Span Building – 455 N. Ottawa St. (Rt. 53/66) South West View – Front of Building



South East Section – Zoning Industrial



South East Section Floor Plan (Not to scale)



455 N OTTAWA ST, JOLIET

Corner of Ottawa & Clay St

**12000SF with 4000SF Loft /office up
16000SF Total - Divisible**

Masonry building on route 53, historic Rt.66
in beautiful condition

Zoned Commercial / Industrial

Ideal for shop, warehouse,
distribution, research, etc.

Also **zoned for collision repair shop**
Optional Blowtherm spray booth available

High Visibility

- Commercial office/store front
- Only two blocks from the new JJC expansion and Harrah's casino
- Close to the Joliet race tracks
- A few minutes from I-80, RT30
- Large customer base: Joliet - Lockport - New Lenox
- Three phase & single phase power
- 400 AMP Service
- Three overhead doors
- 14' ceilings
- Customer waiting area
- Central A/C
- Well maintained
- Ample parking
- Clean-Modern-Secure

CALL 815-735-0421

