



INDUSTRIAL WAREHOUSE FOR LEASE



24760 W Eames St | Channahon, IL 60410

AVAILABLE: 3,400 SF

LEASE RATE: Subject To Offer

**REMAX MILLENNIUM
COMMERCIAL GROUP**

14148 S Bell Rd Unit B-9, Homer
Glen, IL 60491



Vito Sruoga

Managing Broker
773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte

gbaudyte@gmail.com

OVERVIEW

- Warehouse: 2,300 SF
- Office: 500 SF
- 2nd Floor Storage: 600 SF
- 2 Bathrooms (Office + Warehouse)
- 1 Drive-In Door (14')
- 18' Clear Height
- Functional layout for operations + storage

Ideal For:

- Contractors
- Light industrial users
- Storage & distribution
- Service-based businesses



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Location and Market Advantage

- Located in Channahon's growing industrial corridor, this property benefits from strong regional access to I-55, I-80, and I-355, as well as proximity to the Joliet Intermodal Center (BNSF & Union Pacific).
- The Channahon industrial lease market continues to see high demand and limited supply, especially for spaces under 5,000 SF. With ongoing logistics growth and minimal new small-bay development, well-located units like this are leasing quickly and maintaining steady rent growth.



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Important Note

- Semi truck repair and trailer parking are NOT allowed

Ideal Uses:

- Light industrial
- Distribution / storage
- Contractors / service businesses
- Manufacturing



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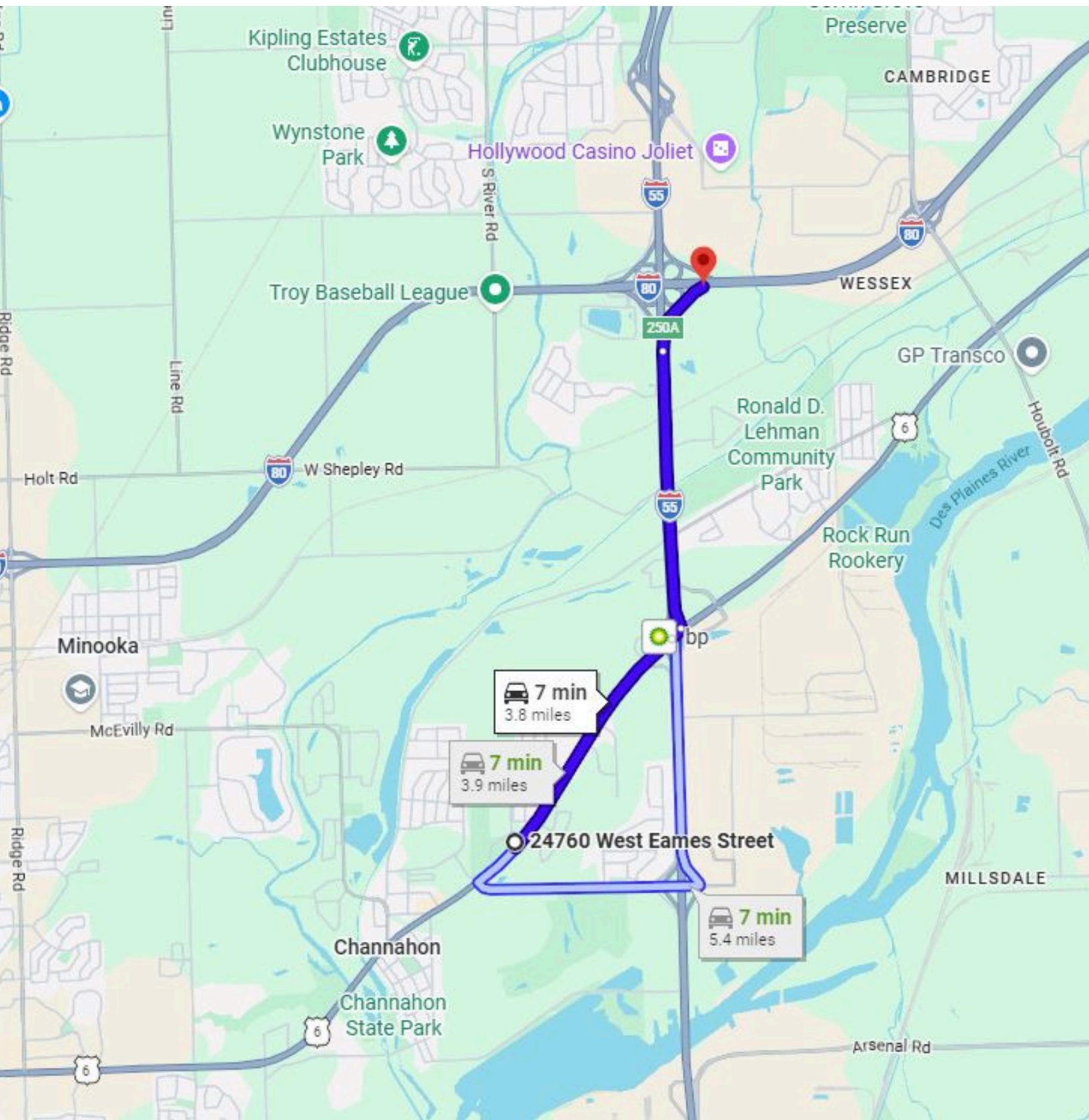
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Kipling Estates Clubhouse

Wynstone Park

Hollywood Casino Joliet

Preserve

CAMBRIDGE

Troy Baseball League

55

80

WESSEX

GP Transco

Ronald D. Lehman Community Park

6

Rock Run Rookery

Des Plaines River

Holt Rd

W Shepley Rd

80

55

Minooka

McEvelly Rd

7 min
3.8 miles

7 min
3.9 miles

24760 West Eames Street

7 min
5.4 miles

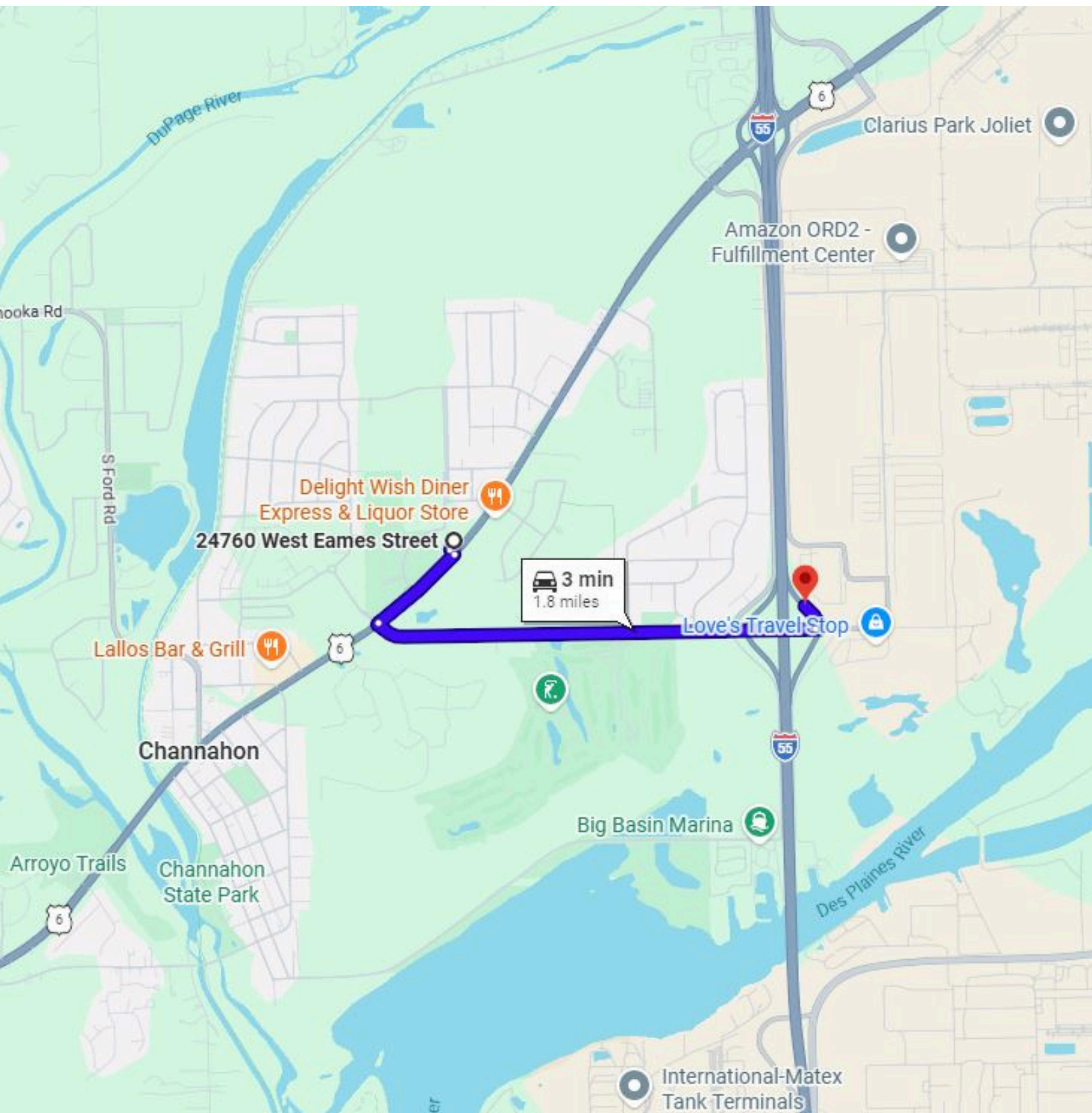
Channahon

Channahon State Park

6

MILLSDALE

Arsenal Rd



DuPage River

Clarius Park Joliet

Amazon ORD2 - Fulfillment Center

Delight Wish Diner Express & Liquor Store
24760 West Eames Street

3 min
1.8 miles

Love's Travel Stop

Lалos Bar & Grill

Channahon

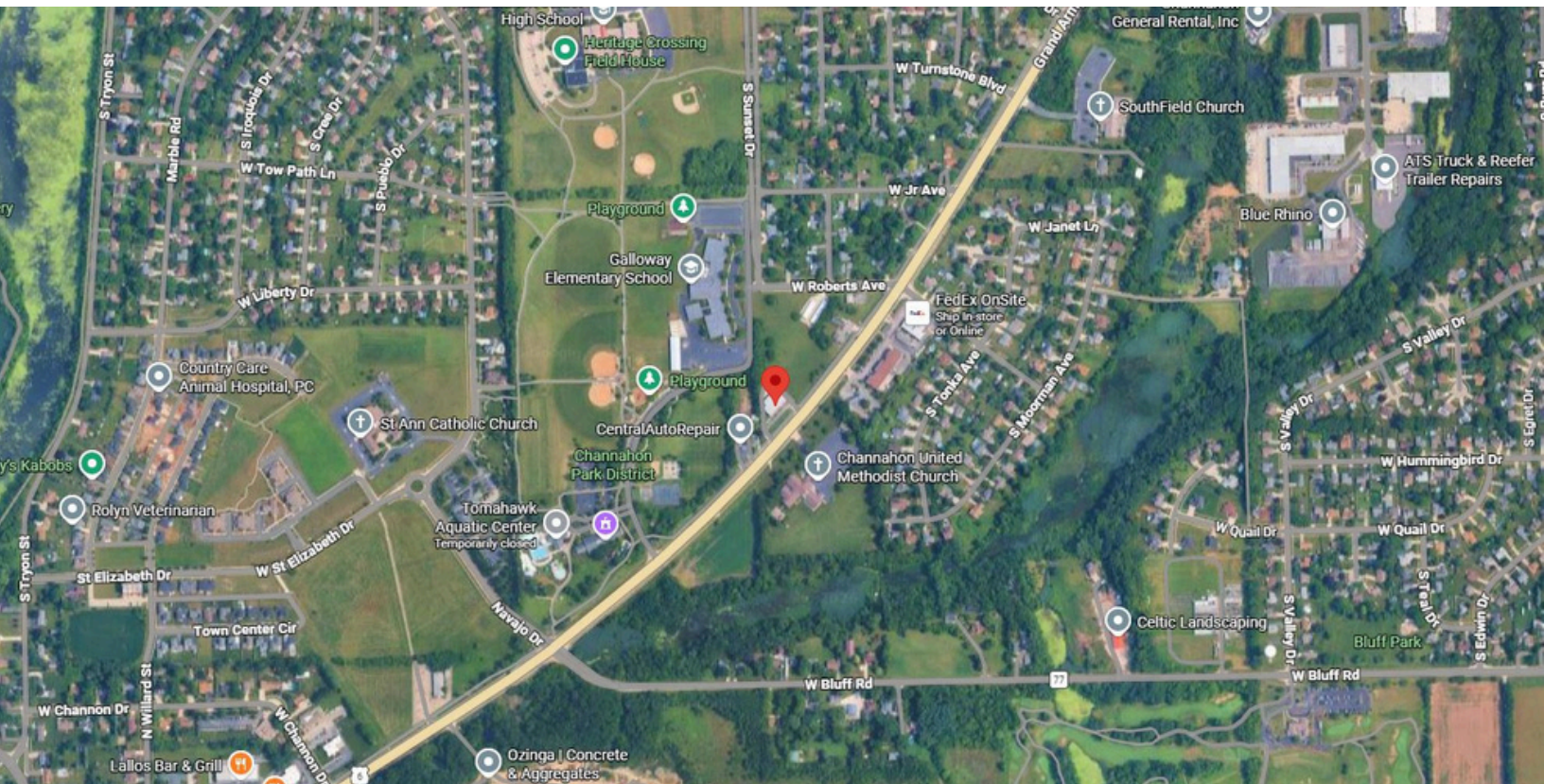
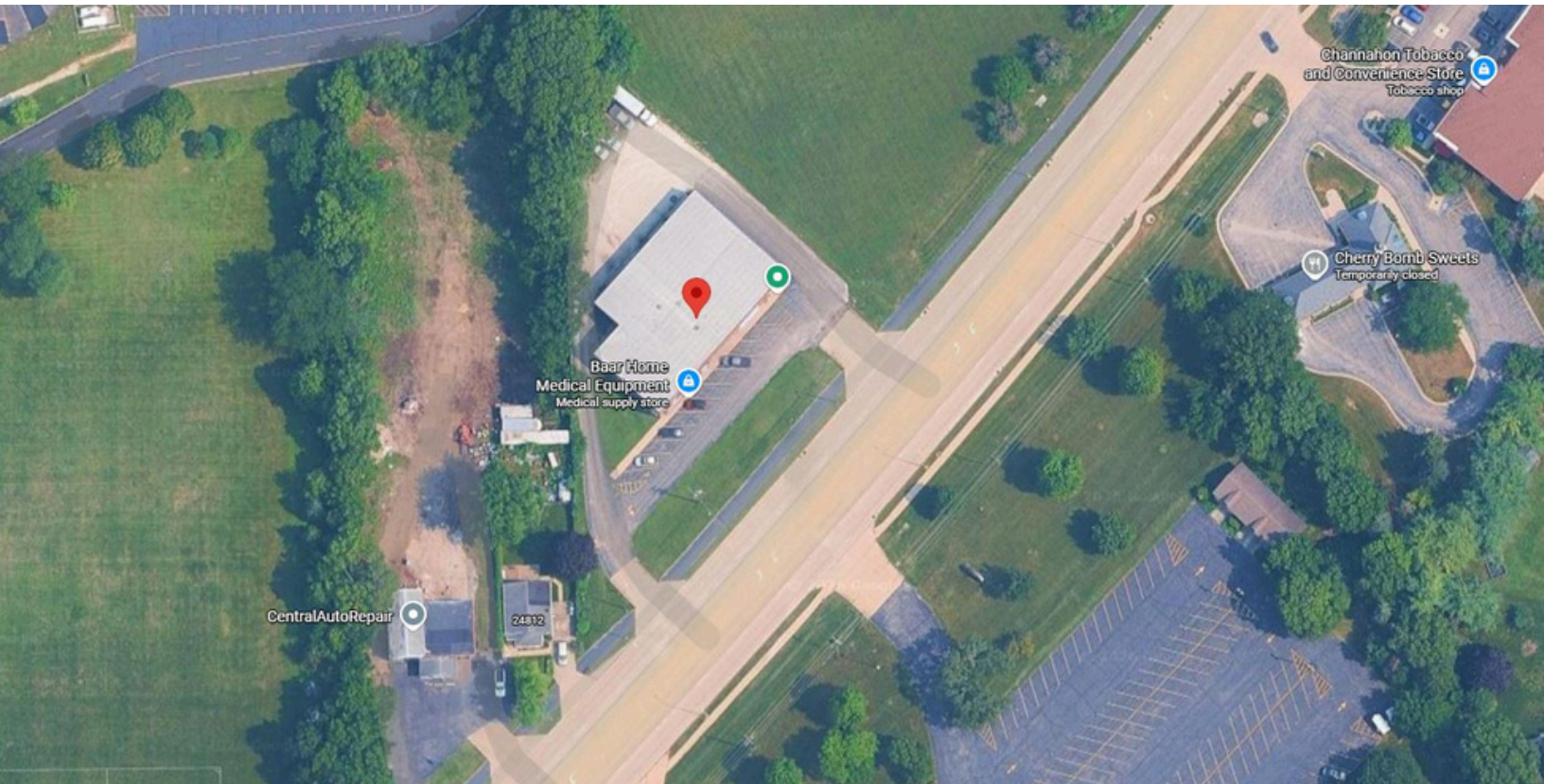
Big Basin Marina

Arroyo Trails

Channahon State Park

Des Plaines River

International-Matex Tank Terminals



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.