

# 1385 JOLIET RD ROMEORVILLE, IL

## Maintenance Facility For Sale or Lease

MATT GARLAND  
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### Property Overview

Total Building:	27,500 SF ± 19,950 SF Warehouse ± 7,550 SF Office ↳ (First Floor + Second Floor combined)
Lot Size:	Approx. 4 Acres
Clear Height:	24'
Loading:	10 Bays Total 8 DIDs (14 x 16') 2 DIDs (16 x 16')
Total Parking:	50
Power:	1,200 Amps, 480V, 3-Phase
Lighting:	LED
Plumbing:	Triple Catch Fed by Trench Drains
Zoning:	M-2
Year Built:	2025 (New Construction)

### Pricing (Delivers 4th Quarter This Year)

Sale Price:	Subject to Offer
Lease Rate:	Subject to Offer



Immediate Access  
to I-55 & I-355



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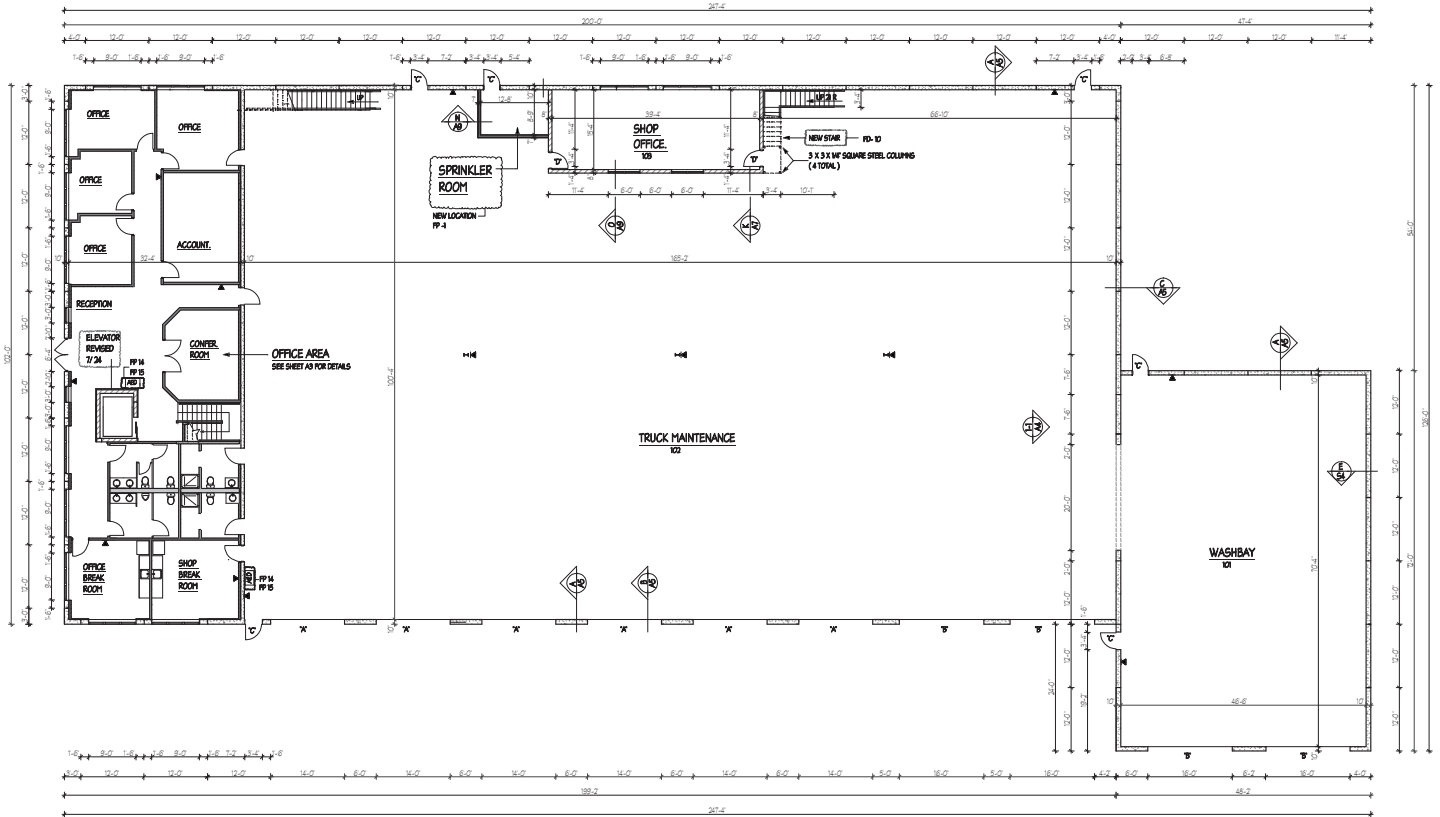
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### floor plan & exterior photo



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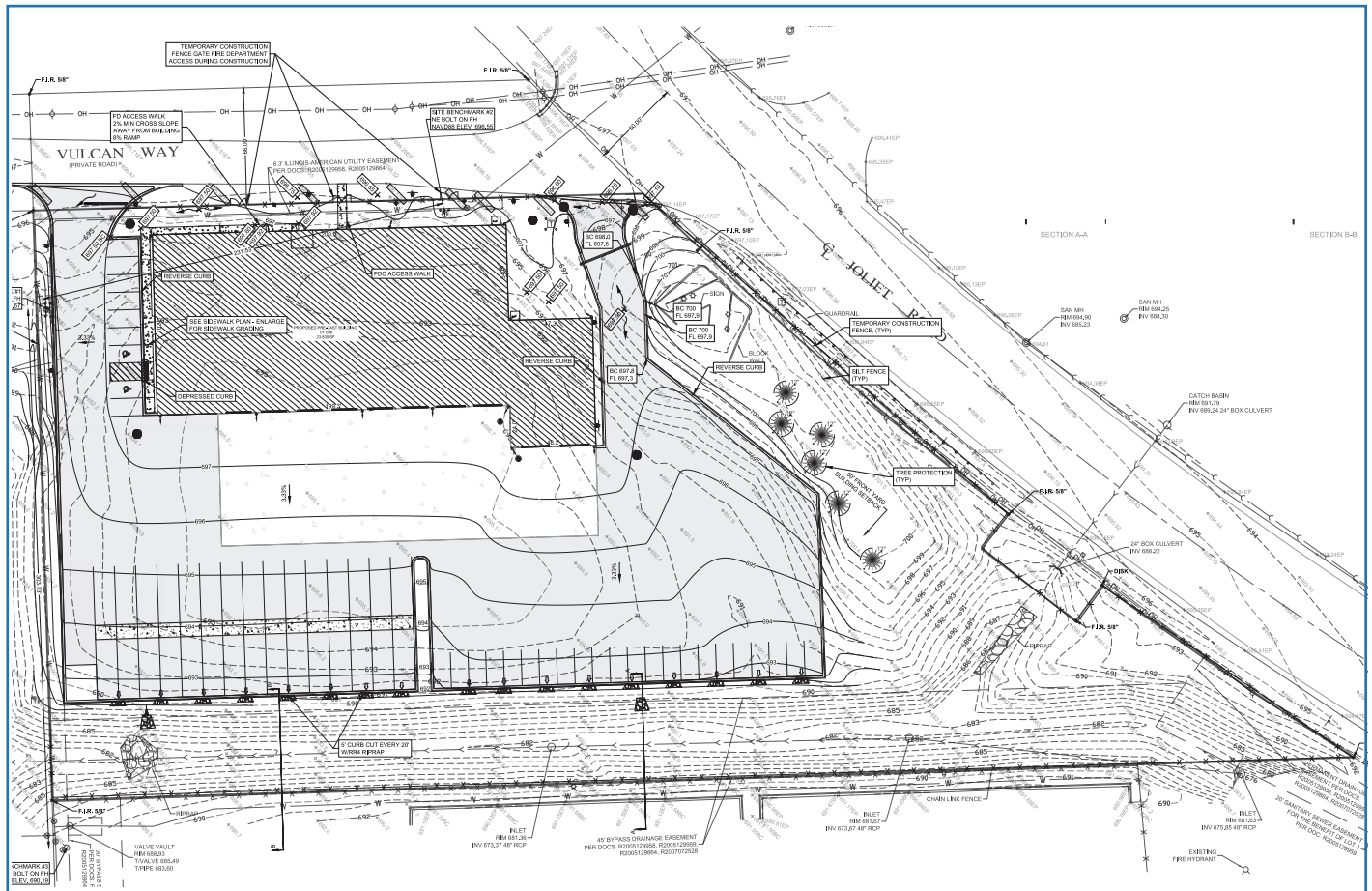
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### site plan



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interior photos

