

presented by  
May 14, 2026

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19912 Wolf Rd, Mokena, IL 60448

# Light Industrial/Office Building

Property For Sale Sale Proposal



19350 S. Harlem Ave., #200 | Frankfort, IL 60423 | 815.955.7038 | [networkregroup.com](http://networkregroup.com)

# Executive Summary

Light Industrial/Office Building 19912 Wolf Rd, Mokena, IL 60448



## OFFERING SUMMARY

Sale Price:	\$685,000 (\$120/sf)
Lot Size:	0.59 Acres
Year Built:	1973
Total 2 Buildings:	5,673 SF
Front Bldg & Back Bldg:	3,380 & 2,293 SF
Zoning: Breakdown:	C-1

## PROPERTY HIGHLIGHTS

- Easy Highway & Expressway Access!
- Low Will County RE Taxes...Current 2025 Taxes at \$6,824 (\$1.20/sf)!
- Fenced in Parking Lot!
- 2 - DID's in Front Building (12'6"x10' & 11'9"x12')!
- 2 - DID's in Back Building (11'6"x10' & 10'6"x9')!
- Front Building has an additional Mezzanine/Loft space of 1,190 sf not included in Total Square Footage!

## ADDITIONAL HIGHLIGHTS & INCENTIVES

- \*\* Value Add with lots of upside!!
- \*\* Potential for multi-tenant Income Rental!!
- \*\* Facade Grant \$\$ Available through Village!!
- \*\* Sign Grant \$\$ Available through Village!!
- \*\* Potential Economic Incentive Available through Village!!
- \*\* Within TIF District for Potentially More Incentives!!

# Property Description

Light Industrial/Office Building 19912 Wolf Rd, Mokena, IL 60448



## PROPERTY DESCRIPTION

Great Opportunity on 19912 Wolf Rd, Mokena, IL 60448!! Currently a single-owner, but has the ability to be multi-tenant/multi-user, with it being two separate buildings and a fenced in parking lot. Located conveniently close to the expressway, making it an ideal location for many Businesses. Front Building Warehouse has 14' clear ceiling height and the Back Building has 16' clear ceiling height. The entire Front Building is heated and can be air conditioned and the Back Building is heated. Located in Will County, offering lower taxes and great accessibility.

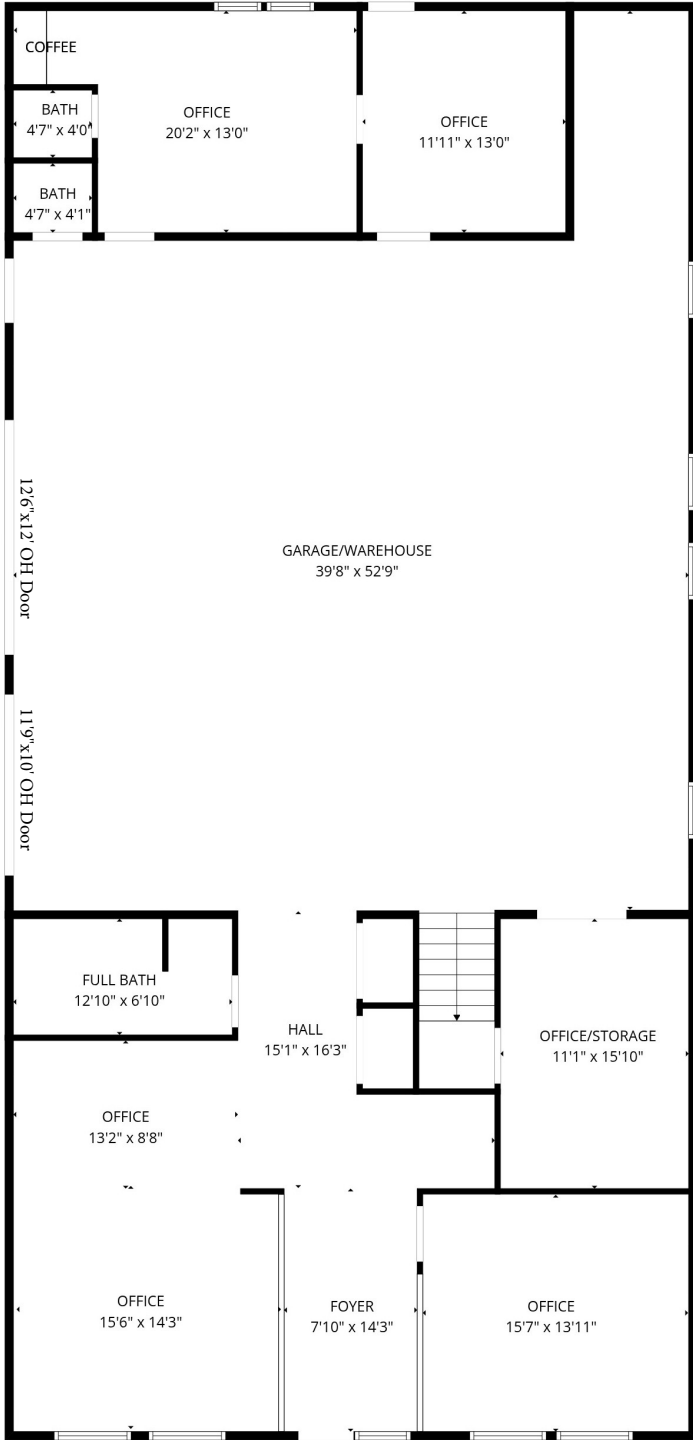
## LOCATION DESCRIPTION

Located at the intersection of Wolf Rd and LaPorte Rd, less than 10 minutes to the I-80 & Rt. 45 interchange.

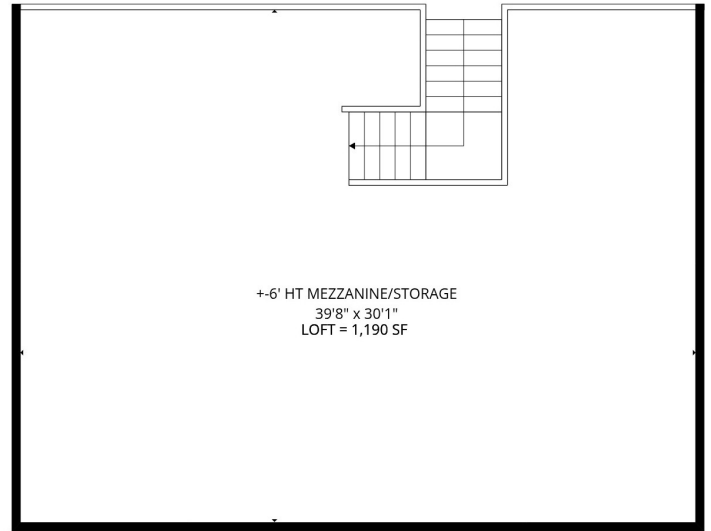


# Front Building Plans

Light Industrial/Office Building 19912 Wolf Rd, Mokena, IL 60448



1st floor  
ALL DIMENSIONS APPROXIMATE, FIELD VERIFY  
FRONT BUILDING = 3,380 SF (+ 1,190 SF LOFT)



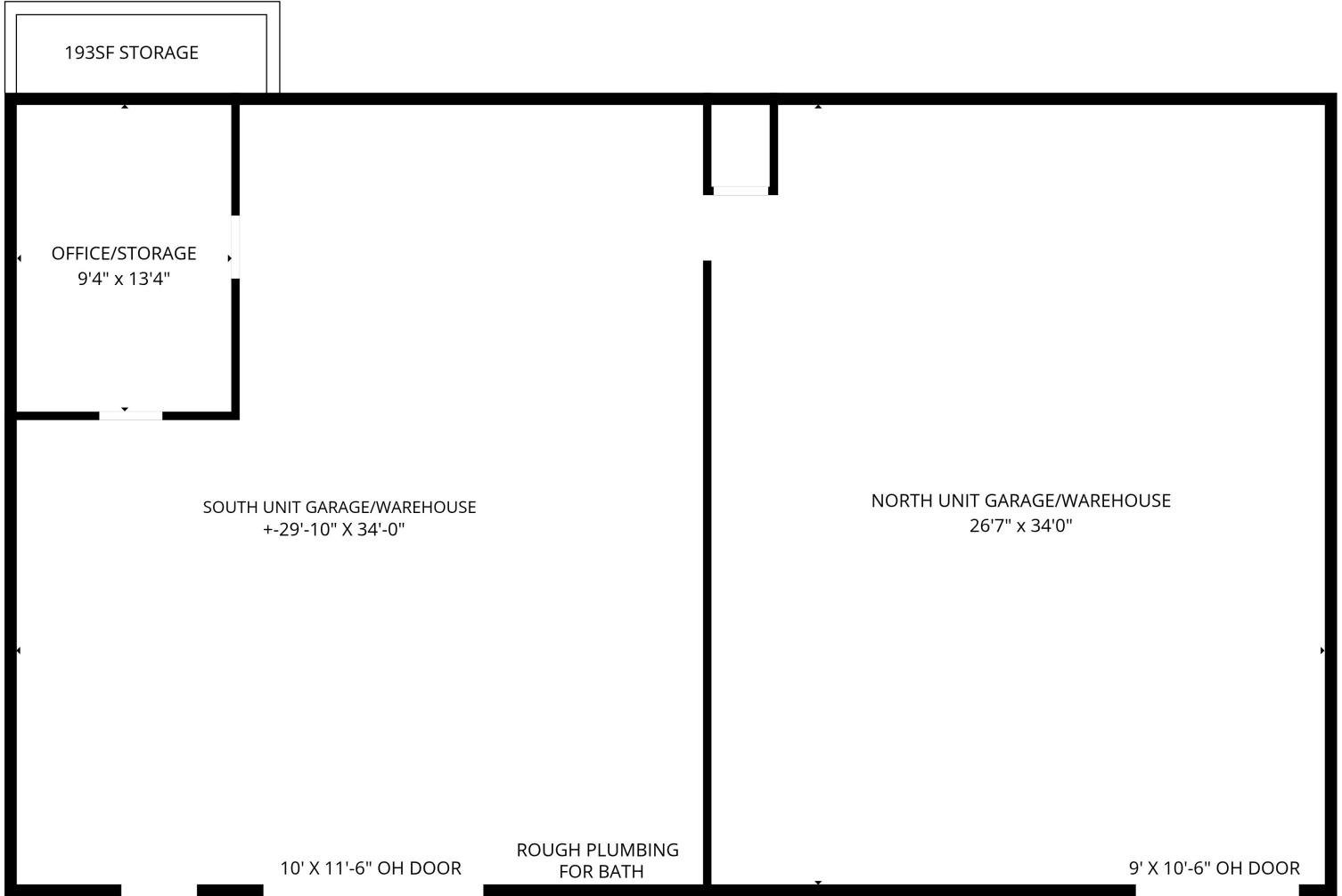
2nd floor

Industrial Property For Sale Sale Proposal



# Back Building Plan

Light Industrial/Office Building 19912 Wolf Rd, Mokena, IL 60448



ALL DIMENSIONS ARE APPROXIMATE, FIELD VERIFY  
BACK BUILDING = 2,293 SF



# Advisor Bio 1

Light Industrial/Office Building 19912 Wolf Rd, Mokena, IL 60448



## **JOSH LEHANE**

**Commercial Broker**

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### **PROFESSIONAL BACKGROUND**

Josh has been a Real Estate Broker since 2006 and is also a Licensed Architect. He specializes in Office, Retail, Land, Investments, as well as Industrial properties in Will County and surrounding Areas.

His main goal is to help clients sell or buy/lease their new space or building as quickly & smoothly as possible, while offering his expertise for them to make informed decisions along the way. Having been involved with Commercial real estate since 2006, Josh is an industry leader with a wealth of information about the local market and has earned the trust of clients over many years. Josh is always upfront with everything ensuring clients are never caught off guard, and building relationships based on trust and knowledge. Josh believes trust is key in building short & long term relationships!!

### **EDUCATION**

2002 - University of Illinois at Chicago, BA in Architecture, w/focus in Architectural Studies

2006 - IL Licensed Broker

2015 - IL Licensed Architect

### **MEMBERSHIPS**

License Broker

Licensed Architect

#### **Network Commercial Real Estate**

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