

UNIT A+B

807 FOURTH AVENUE • JOLIET, ILLINOIS • UNITS A + B • ENTIRE BUILDING FOR LEASE

FOR LEASE • GROSS • ENTIRE BUILDING

807 Fourth Avenue — Units A + B

JOLIET, ILLINOIS 60433 • WILL COUNTY • JOLIET INDUSTRIAL SUBMARKET

ASKING RENT **\$21,961/mo** \$7.25 / SF / Yr • Gross

±36,350 SF • Two Clear-Span Units • New 7" Reinforced Slab • Insulated & Heated (B) • New LED (A) • 4 Docks + 2 Drive-In • Up to 1,200A 3-Phase • 18' Ceilings

\$7.25

PER SF / YEAR • GROSS

\$21,961

PER MONTH

±36,350

SQUARE FEET

A + B

TWO UNITS • ONE ROOF

EXECUTIVE SUMMARY

The Whole-Building Opportunity

Ellsbury Group is pleased to present the **entire 807 Fourth Avenue building** — a **±36,350 SF** clear-span industrial facility for lease in Joliet, the heart of Will County's I-80 / I-55 logistics corridor and North America's largest inland intermodal market. The building is made up of two complementary clear-span units — **Unit A (±26,600 SF)** and **Unit B (±9,750 SF)** — that can be leased as one contiguous footprint at a **blended \$7.25/SF gross** rate.

Taken together, the building offers a brand-new **7" reinforced smooth concrete slab** throughout, **18' ceilings**, **four dock-high doors** with levelers, **two 14'×14' drive-in doors**, and up to **1,200-amp three-phase** power. Unit B adds **insulation, heat, one side of cold storage, and a 15 HP air compressor**; Unit A adds **all-new LED lighting**. The site is secured by 24/7 keypad automatic gates with nighttime security, with potential for up to **5 acres of outdoor storage and parking**.

- ◆ **Scale on one roof.** ±36,350 SF of clear-span space — a rare contiguous block in this market.
- ◆ **Best blended value.** \$7.25/SF **gross** for the whole building — operating costs included.
- ◆ **Flexible.** Lease the building together, or take Unit A or Unit B on its own (see options below).
- ◆ **Move-in ready.** New 7" slab throughout, new LED in A, heat & cold storage in B.

LEASE SUMMARY

Address	807 Fourth Ave
City	Joliet, IL 60433
Total Size	±36,350 SF
Configuration	Units A + B
Blended Rate	\$7.25 / SF / Yr
Monthly Rent	\$21,961 / mo
Lease Type	Gross
Lease Term	5 Years (Negotiable)
Available	Immediate
Zoning	I-1 (Light Ind.)
Yard / Parking	Up to ±5 Acres

ENTIRE BUILDING

\$21,961/mo
\$7.25 / SF / Yr · Gross

LEASING OPTIONS

OPTION	SIZE (SF)	RATE (\$/SF/YR)	MONTHLY	STRUCTURE
Units A + B — Entire Building <i>This offering memorandum · best blended rate</i>	±36,350	\$7.25	\$21,961 / mo	Gross
Unit A <i>Available separately</i>	±26,600	\$6.99	\$15,500 / mo	Gross
Unit B <i>Available separately</i>	±9,750	\$10.00	\$8,125 / mo	Gross

Units lease separately or together. Dedicated Unit A and Unit B offering memoranda are available on request.

TWO UNITS, ONE BUILDING

Unit A & Unit B at a Glance

The building divides into two clear-span units that lease **separately or together**. Combine them for ±36,350 SF at a blended **\$7.25/SF gross**, or take either unit on its own at the rates shown below.

UNIT A ±26,600 SF



\$15,500/mo
\$6.99 / SF / YR · GROSS

Size	±26,600 SF Clear-Span
Slab	New 7" Reinforced
Lighting	New LED
Ceilings	18'
Loading	2 Docks + 14'×14' Drive-In
Power	400A 3-Phase
Security	Nighttime

UNIT B ±9,750 SF



\$8,125/mo
\$10.00 / SF / YR · GROSS

Size	±9,750 SF Clear-Span
Slab	New 7" Reinforced
Climate	Insulated · Heated · Cold Storage
Ceilings	18'
Loading	2 Docks + 14'×14' Drive-In
Power	800A 3-Phase · 15 HP Compressor
Security	24/7 Keypad Gates · Nighttime

COMBINED — ENTIRE BUILDING

±36,350 SF · **Best blended rate** across both units

\$21,961/mo
\$7.25 / SF / Yr · Gross

Combined rate reflects a blended \$7.25/SF on the full ±36,350 SF. Unit areas are approximate and should be verified. Cold storage occupies one side of Unit B.

THE ASSET

Site & Improvements



807 Fourth Avenue — ±36,350 SF of clear-span warehouse across Units A & B, with new 7" slab throughout.

807 Fourth Avenue is a clear-span industrial building improved for modern use across two contiguous units. Both run beneath open ceilings with 18' clear height on a brand-new 7" reinforced smooth-troweled concrete slab. **Unit A (±26,600 SF)** adds all-new LED lighting, two dock-high positions with levelers, a 14'×14' drive-in door, and 400-amp three-phase power. **Unit B (±9,750 SF)** is insulated and heated with one side of cold storage, a 15 HP air compressor, two docks with levelers, a 14'×14' drive-in door, and 800-amp three-phase power. Combined, the building offers four docks, two drive-in doors, and up to 1,200-amp service. The site is secured by 24/7 keypad automatic gates with nighttime security and potential for up to ±5 acres of outdoor storage and parking, minutes from I-80 and I-55.



Unit A clear-span



Unit B cold storage



Dock loading

PROPERTY FACTS

Submarket	Joliet Area
County	Will, IL
Total Size	±36,350 SF
Units	A (26,600) + B (9,750)
Layout	Clear-Span
Ceiling Height	18'
Slab	New 7" Reinf.
Dock Doors	4 w/ Levelers
Drive-In	2 — 14'×14'
Power	Up to 1,200A 3-Ph
Climate (B)	Insulated / Heated
Cold Storage	One Side (Unit B)
Security	24/7 Gates · Night
Lease Type	Gross
Zoning	I-1
Yard Potential	±5 Acres

ZONING NOTE

Building zoned **I-1 (Light Industrial)**; surrounding land is **I-2**. Verify permitted uses with the City of Joliet for any specific operation.

WHY THIS BUILDING

Scale, Climate & Loading

±36,350 SF Clear-Span

Two column-free units leasable together for a rare contiguous block.

Insulated & Heated (Unit B)

Climate-controlled space with one side of cold storage for temp-sensitive use.

4 Docks w/ Levelers

Four dock-high doors total with installed levelers for efficient loading.

Up to 1,200-Amp 3-Phase

800A in Unit B and 400A in Unit A — heavy power for equipment and machinery.

18' Ceilings

Generous clear height across both units for stacking and racking.

±5 Acres Yard Potential

Room for up to five acres of outdoor storage / parking (IOS) — rare in-market.

New 7" Reinforced Slab

Brand-new smooth-troweled concrete floor throughout both units.

New LED Lighting (Unit A)

Bright, energy-efficient new LED fixtures across the larger unit.

Two 14'×14' Drive-In Doors

Grade-level drive-in access in each unit for trucks and oversized loads.

15 HP Air Compressor

Plumbed compressed-air system serving Unit B.

24/7 Keypad Gates

Secured automatic gated entry with on-site nighttime security.

Gross Lease

Operating costs included — a simple, predictable all-in cost for the tenant.



15 HP air compressor (Unit B)



Drive-in loading



New LED throughout Unit A

RENT COMPARABLES

Comparable Lease Listings — Joliet

Active industrial / warehouse lease listings across the Joliet market (captured 6/22/2026). The subject — the entire ±36,350 SF building at a blended \$7.25/SF gross — is shown against the closest matches by use and scale; asking rates range from \$6.50 to \$23.44 / SF / Yr.

ADDRESS	CITY / ZIP	YR	SIZE (SF)	ASKING \$/SF	USE / NOTES
807 Fourth Ave — Units A + B SUBJECT · GROSS · ENTIRE BLDG	Joliet 60433	1910/Reno	±36,350	\$7.25	Two clear-span units; new 7" slab, heat & cold storage (B), new LED (A), 4 docks + 2 drive-in
2700 McDonough Rd	Joliet 60436	1969	31,242–356,136	\$6.50	Former Caterpillar facility, heavy industrial
912 E Washington St	Joliet 60433	1930	180,000	\$6.95	Large older warehouse, east side
801 E Cass St	Joliet 60432	1960	10,440–22,440	\$9.00–\$10.06	Warehouse units with yard
4140-4166 Mound Rd	Joliet 60436	1990	15,000–60,000	\$9.95	Multi-unit warehouse
3400-3474 W Mound Rd	Joliet 60431	2004	9,410	\$9.25	Small-bay industrial
801 Brian Dr	Crest Hill 60403	2000	6,820	\$9.50	Freestanding industrial
16726 Cherry Creek Ct	Joliet 60433	2008	5,700	\$12.00	3 drive-in doors (14'x14')
1603 Rock Creek Blvd	Joliet 60431	2007	5,779–12,679	\$15.50	Flex / business park
1720 Workers Ct	Joliet 60433	2026	38,400	\$23.44	New Class A construction
MARKET ASKING RANGE	Joliet	—	—	\$6.50–\$23.44	Market avg = \$9.44 / SF

Where the subject sits. At a blended \$7.25 / SF for the full ±36,350 SF, the building prices alongside the **large vintage warehouses** (#2700 McDonough \$6.50, #912 E Washington \$6.95) — the right comps for this scale — and well below newer small-bay and flex product (\$9–\$15.50) and Class A construction (\$23.44). **Critically, the building is quoted gross** — operating costs included — while those comps are NNN (commonly +\$1–\$3/SF on top). With a new 7" slab throughout, heat and cold storage in Unit B, and new LED in Unit A, 807 Fourth is a standout value for contiguous scale in this market.

Source: LoopNet & Crexi public listings, captured 6/22/2026. Figures reflect active asking rents, not closed transactions, and are quoted NNN unless noted. CoStar / MRED closed-lease comps available on request to further support pricing. Verify size, condition, clear height, and dock/door counts per listing.

JOLIET, ILLINOIS

Heart of the Nation's Inland Port

807 Fourth Avenue sits in Joliet — the county seat of Will County and the core of **North America's largest inland intermodal market**. The Joliet / Elwood CenterPoint Intermodal Center is a 6,400-acre logistics park whose BNSF Logistics Park and Union Pacific Global IV terminals together handle more than 3.5 million containers (TEUs) a year. With immediate access to I-80, I-55, and I-355 and a location roughly 40 miles from downtown Chicago, the submarket draws sustained demand from distribution, manufacturing, fleet, and IOS users.

±150,000 JOLIET POPULATION	±696,000 WILL COUNTY POP.	±40 mi TO DOWNTOWN CHICAGO	I-80 / I-55 INTERSTATE ACCESS
6,400 ac CENTERPOINT INTERMODAL	3.5M+ TEUs / YEAR (5TH U.S.)	#1 INLAND PORT, N. AMERICA	~4.7-5.5% CHICAGO IND. VACANCY (Q4'25)

Intermodal & Rail

BNSF Logistics Park and UP Global IV anchor the largest inland container hub in North America.

Highway Access

Immediate reach to I-80, I-55, and I-355 connects the site to Chicago and the national network.

Deep Labor Pool

Joliet (±150K) and Will County (±696K) supply a large industrial workforce.



Aerial of the 807 Fourth Avenue industrial complex — Joliet, Will County, Illinois.

Sources: U.S. Census Bureau QuickFacts (2024); Will County CED; FHWA / CenterPoint Intermodal Center; CBRE / market reports (Q4 2025). Figures approximate, for general reference.

THE ASSET

Property Photos



Unit A – ±26,600 SF clear-span



Unit B – finished clear-span bay



Unit B – cold storage



Unit A – new LED lighting



Dock-high loading



15 HP air compressor (Unit B)

IMPORTANT NOTICE

Disclaimer & Contact

This Offering Memorandum has been prepared by Ellsbury Group for the marketing of 807 Fourth Avenue (Units A & B), Joliet, Illinois, for lease. It is intended solely to assist prospective tenants in evaluating the property and does not constitute a lease, offer, or commitment of any kind.

The information contained herein has been obtained from sources believed to be reliable — including owner-provided data, CoStar, and public listing sources — but has not been independently verified. All figures (building and unit areas, dimensions, rate, lease terms, utilities, power, zoning, and yard area) are approximate and should be independently verified by the prospective tenant. The building is marketed at ±36,350 SF total (Unit A ±26,600 SF, Unit B ±9,750 SF); verify usable area before relying on it. Zoning is understood to be I-1 with surrounding land I-2; confirm permitted uses with the City of Joliet.

The space is offered on a **gross-lease** basis and may be leased as the entire building or as individual units; rate, term, and final lease structure are negotiable and subject to change or withdrawal without notice. Ellsbury Group makes no representation or warranty as to the accuracy or completeness of this information. By accepting this document, the recipient agrees to hold its contents in confidence and to use it solely to evaluate this opportunity.

FOR MORE INFORMATION

Jeremy Slowinski

INDUSTRIAL MARKET DIRECTOR

Ellsbury Group — Real Estate Experts

Direct (708) 670-2032 · Email jslow@ellsburygroup.com



807 Fourth Avenue, Units A + B | Joliet, IL 60433 | Offering Memorandum | Prepared by Ellsbury Group | June 2026