



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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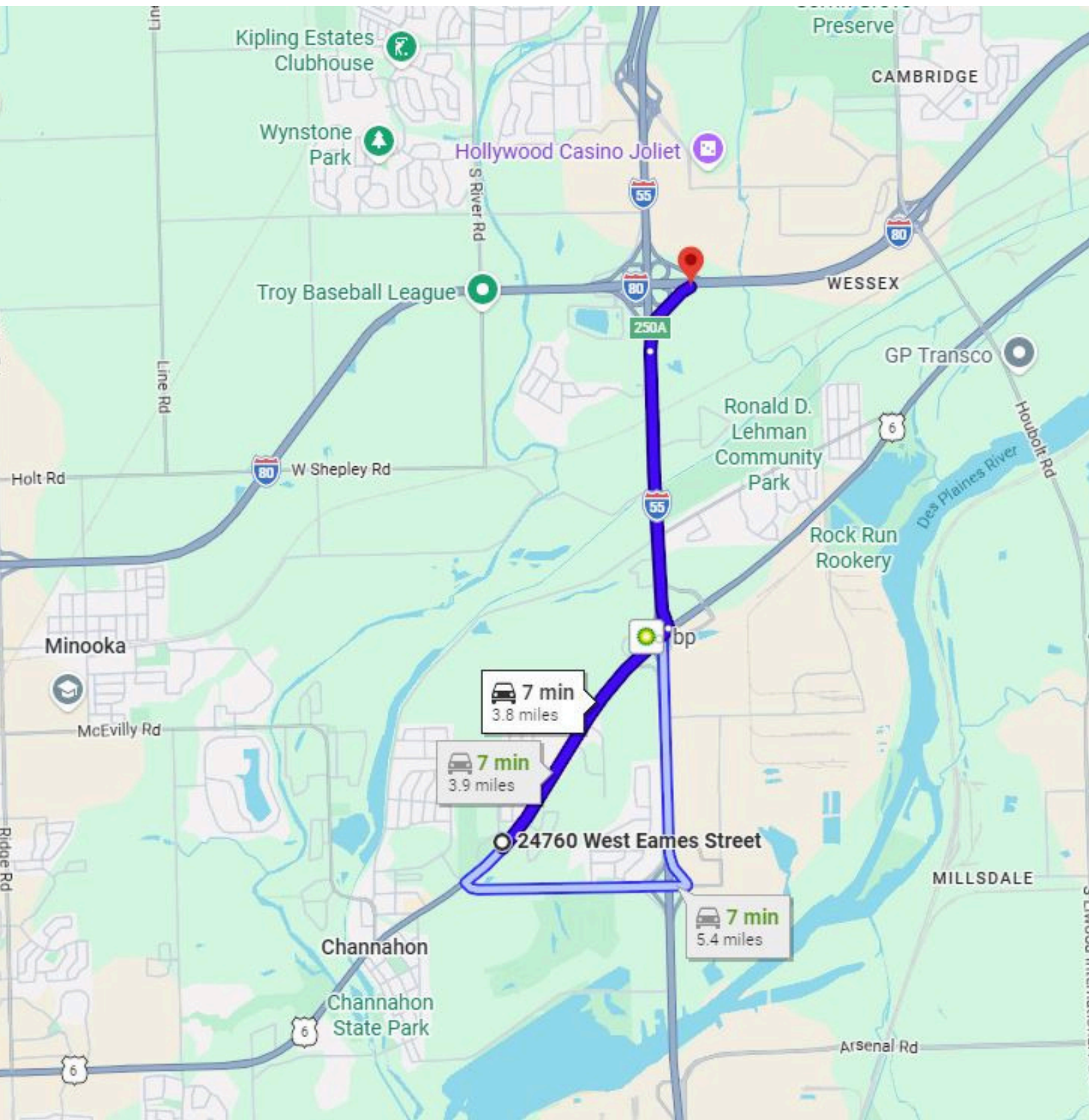
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Kipling Estates Clubhouse

Wynstone Park

Hollywood Casino Joliet

Preserve

CAMBRIDGE

Troy Baseball League

WESSEX

GP Transco

Ronald D. Lehman Community Park

Rock Run Rookery

Minooka

McEvilly Rd

7 min
3.8 miles

7 min
3.9 miles

24760 West Eames Street

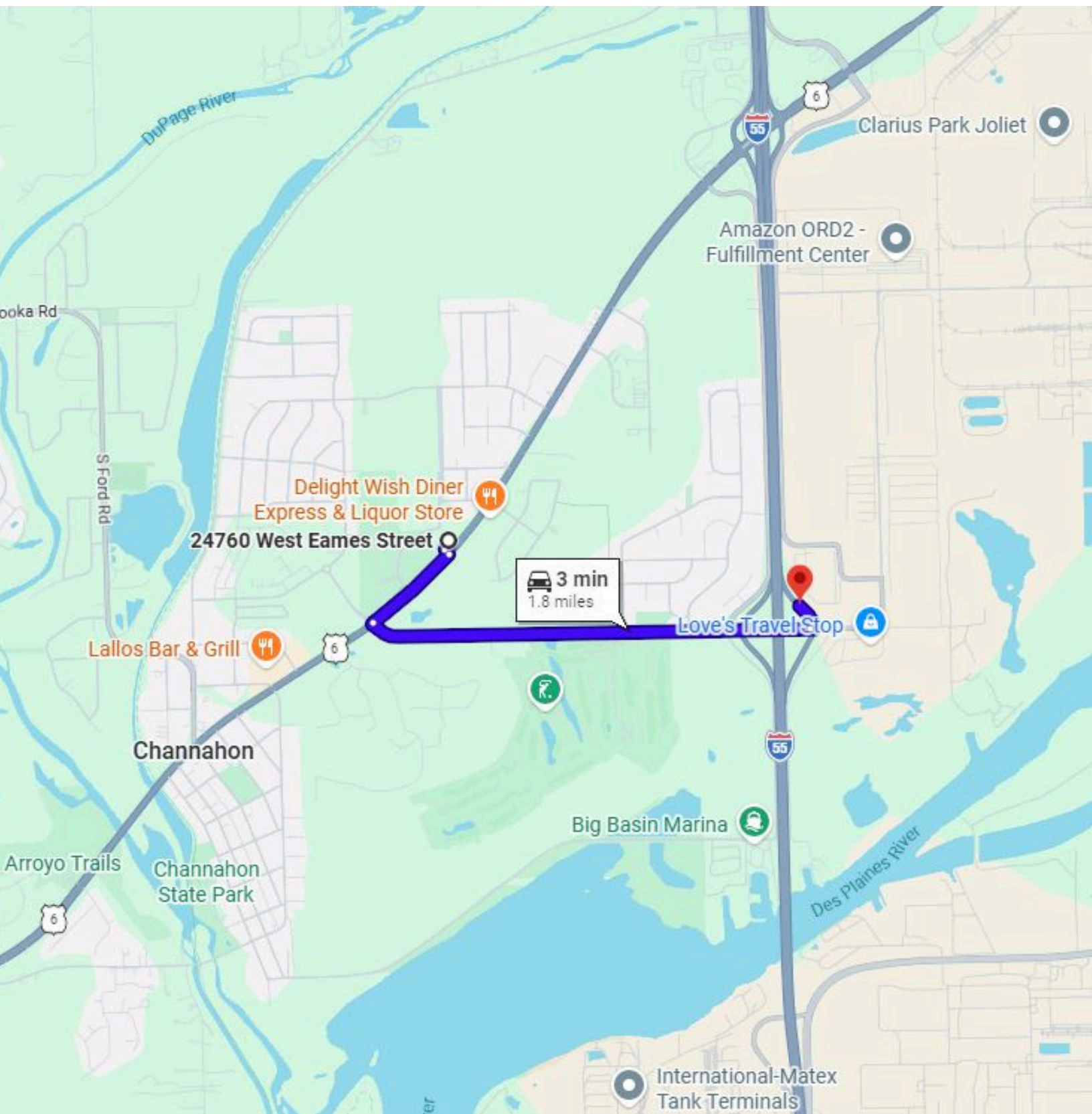
7 min
5.4 miles

Channahon

Channahon State Park

MILLSDALE

Arsenal Rd



Delight Wish Diner
Express & Liquor Store
24760 West Eames Street

3 min
1.8 miles

Love's Travel Stop

Clarius Park Joliet

Amazon ORD2 -
Fulfillment Center

Lallos Bar & Grill

Channahon

Big Basin Marina

Channahon
State Park

International-Matex
Tank Terminals

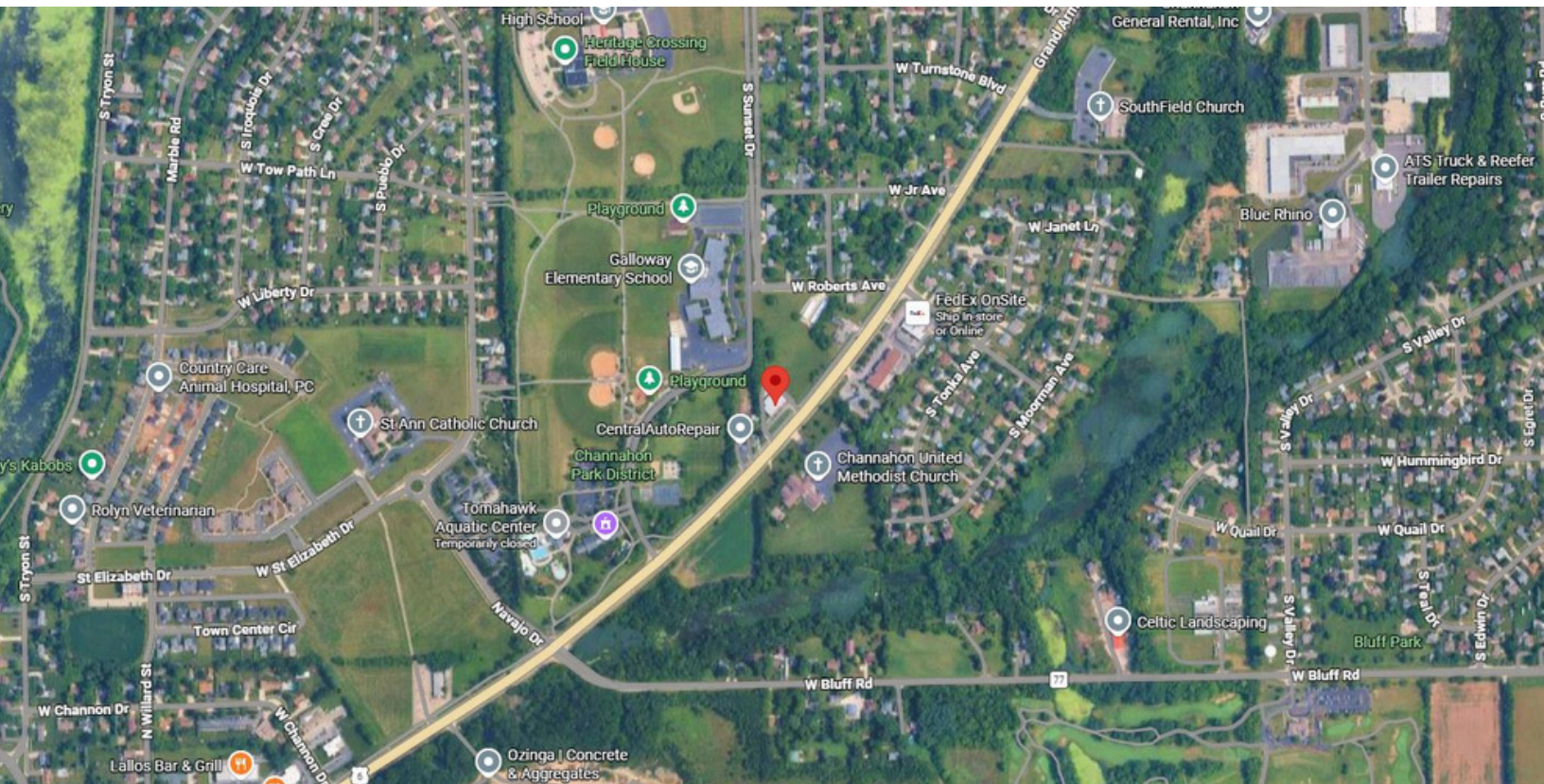
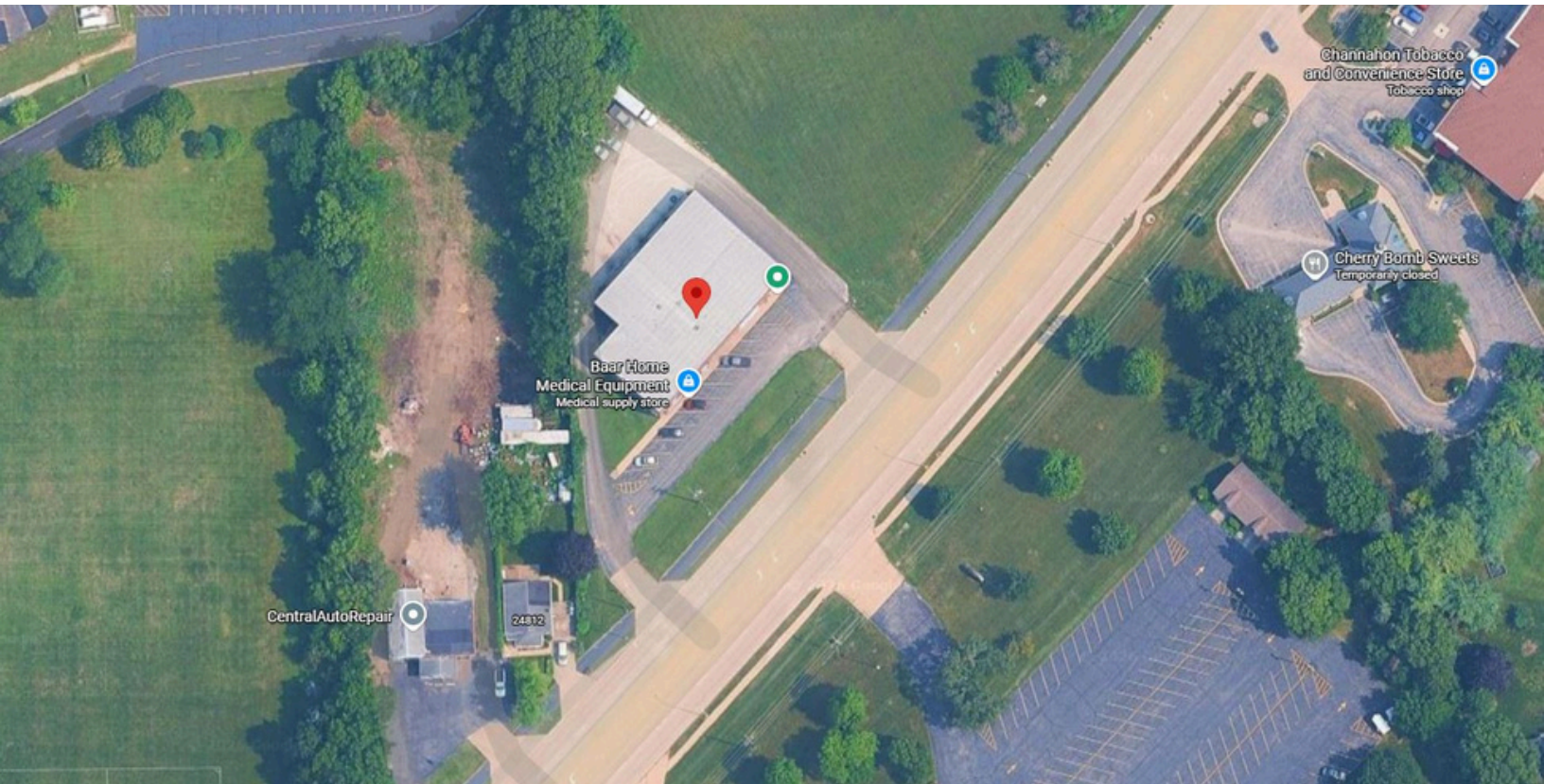
DuPage River

Des Plaines River

S Ford Rd

ooka Rd

Arroyo Trails



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