

± 21,478 SF on 4.5 Acres

ENTRE
Commercial Realty LLC

For Sale or Lease

**1817 Moen Avenue
Rockdale, IL**

BUILDING SIZE: ±21,478 SF

LOT SIZE: 4.5 ACRES
(INCLUDES ADDT'L 1.35 ACRE LOT)

AGE: 1972

OFFICE: TO SUIT

TRUCK LOADING: 5 DRIVE-IN DOORS TOTAL
(3) 14'X18'
(1) 14'X12'
(1) 16'X16'

BAY SIZES: N/A - CLEAR SPAN

HEATING: GFA

CEILING: 16 - 20'

PARKING: AMPLE

ZONING: I-1

POWER: 600 AMPS, 240V, 3-PHASE

SPRINKLER: YES

RE TAXES: \$20,729 (2025)
INCLUDES EXTRA LAND

SALE PRICE: SUBJECT TO OFFER
LEASE RATE: SUBJECT TO OFFER



Presented By:

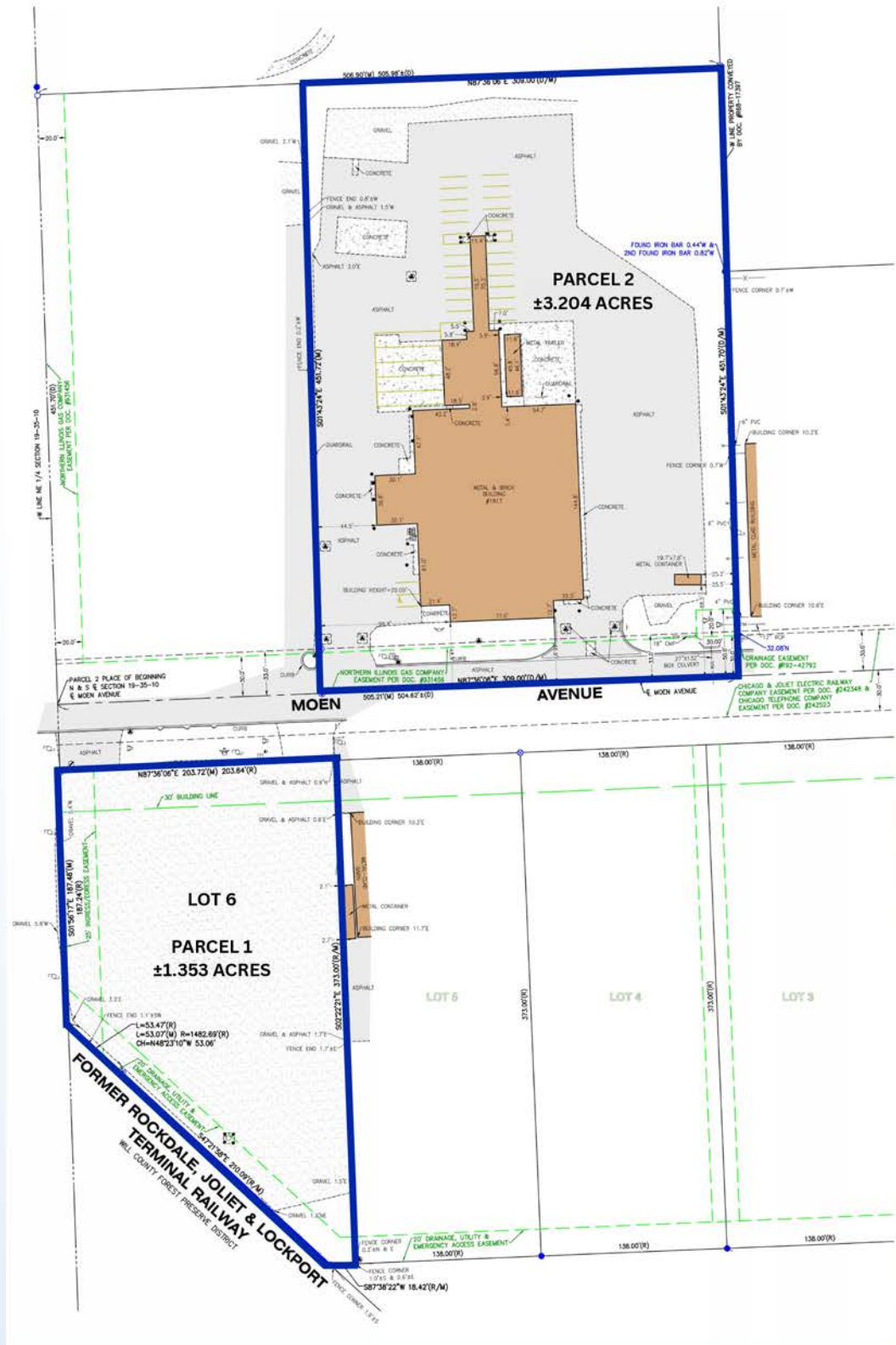
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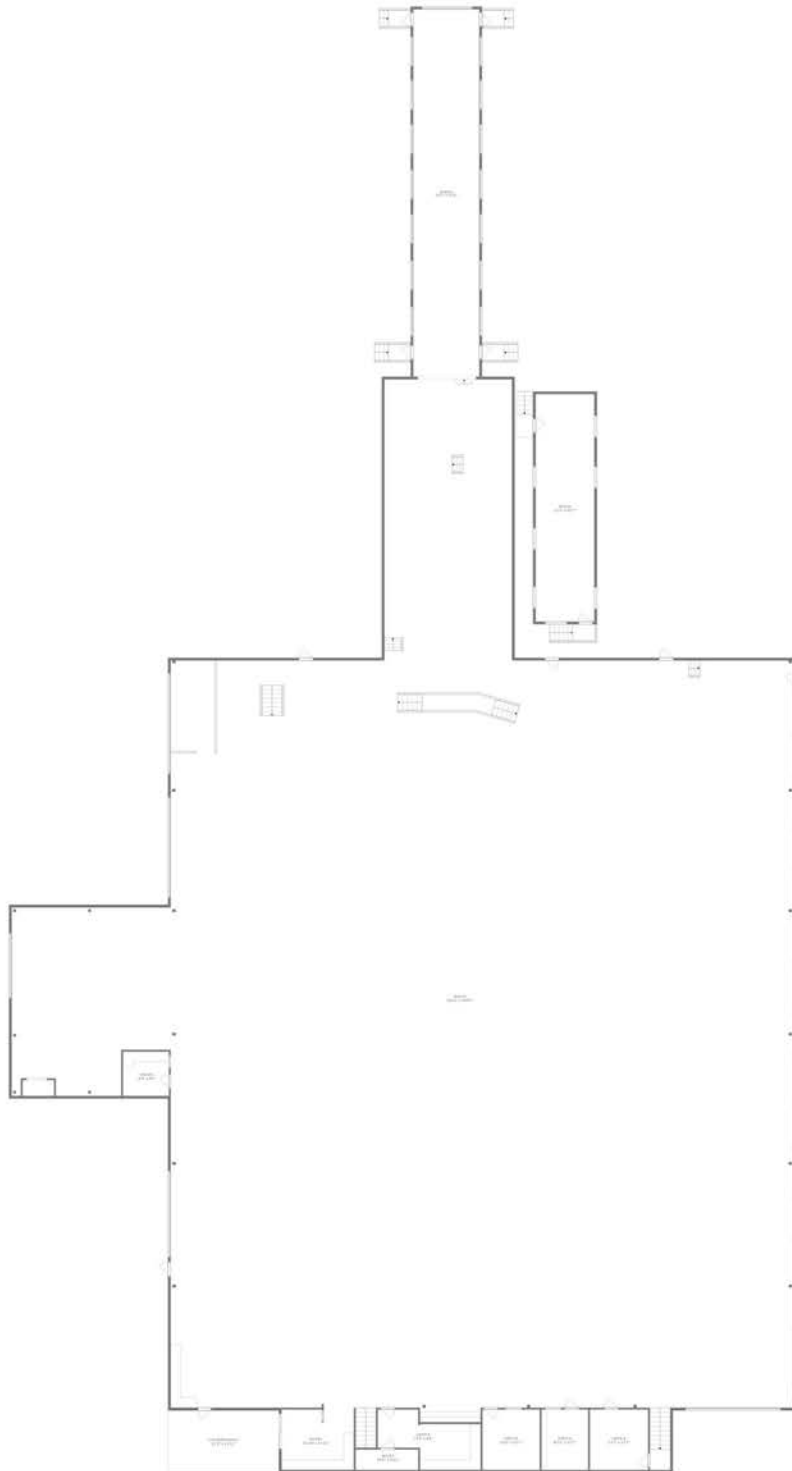
Property Photos

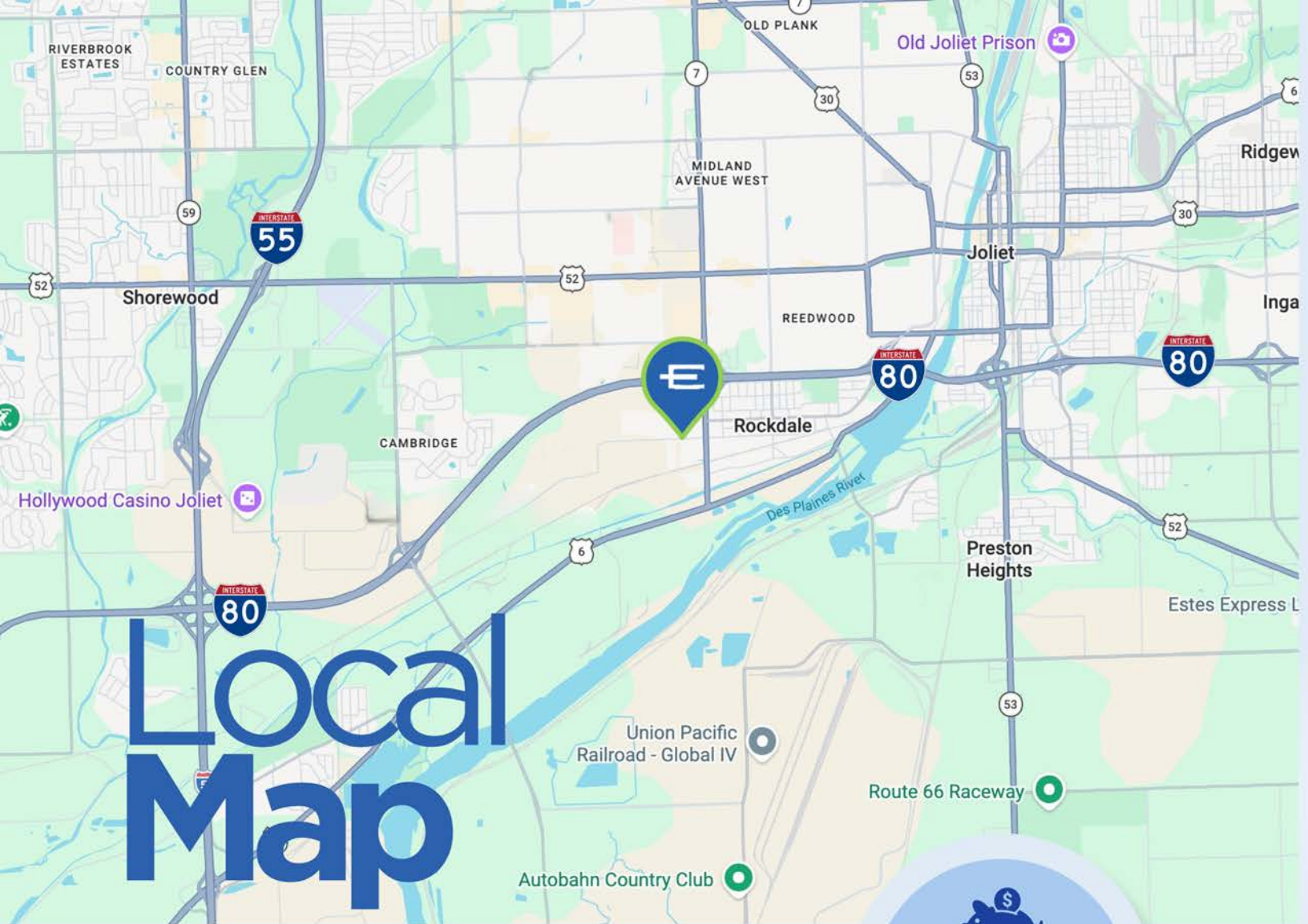


Plat of Survey



Floor Plan





Local Map

1817 Moen Avenue
Rockdale, IL



**Zoned for
Outdoor
Storage**



**Less than a
Mile to I-80
via Larkin
Ave.
Interchange**



**Will
County
Real Estate
Taxes**



**Minutes to
I-55**



Location



Will County

Located southwest of Chicago, Will County is a key hub for transportation, logistics, and industrial growth within the Chicagoland region. With access to major interstates, rail networks, and intermodal facilities, along with a growing workforce and modern infrastructure, the area offers strong opportunities for business expansion and long-term success.



Diverse Industry Mix

A strong economy includes logistics, manufacturing, distribution, healthcare, and professional services—driving stability and growth.



Educated Workforce

A skilled workforce supported by local colleges and training programs provides employers with talent ready for evolving industries.



Extensive Transportation

Access to major interstates, freight rail, and intermodal hubs ensures efficient regional and national connectivity.



Varied Housing Options

From established suburbs to growing communities, the area offers housing options for a wide range of lifestyles and budgets.



Excellent Quality of Life

Parks, trails, recreation, and strong schools contribute to a welcoming and livable environment.



Reliable Utilities

Modern infrastructure and dependable providers deliver consistent utility services with capacity for continued growth.



Medical and Healthcare Facilities

Hospitals, specialty clinics, and healthcare systems provide accessible, high-quality medical care.



Business Friendly Communities

Local municipalities support development through streamlined processes, incentives, and a collaborative business climate.



**Exclusively
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