

Industrial Property For Lease

# 2614 BRANDON RD

Joliet, IL 60436



**SIZE:**

20,384 SF

**ZONING:**

C

**ADDRESS:**

2614 Brandon Rd Joliet, IL 60436

**SUMMARY:**

4,770 SF of Office and Warehouse space along with 25 Truck/Trailer parking spaces available for sublease through 3-31-2030.

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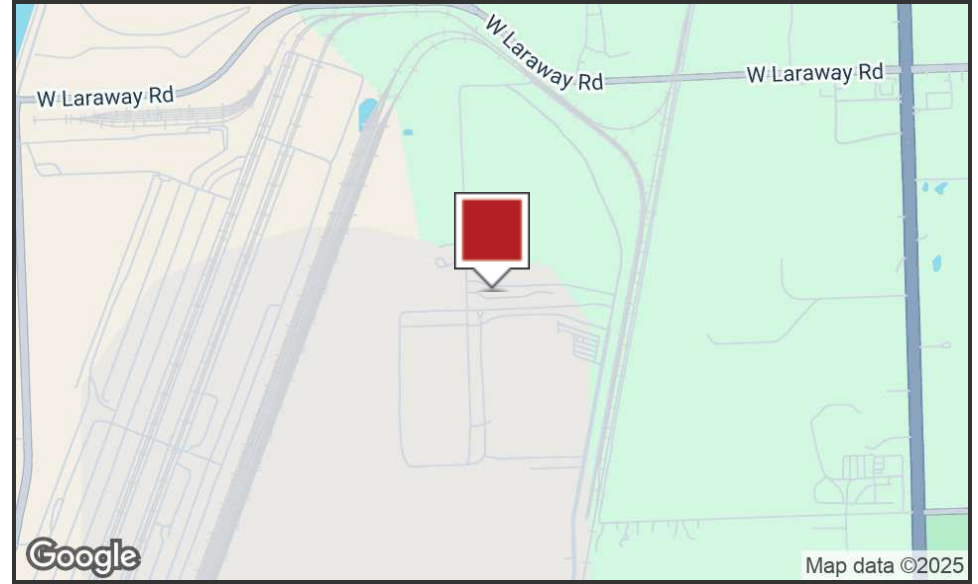
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**BRIAN MORKEN**

630.817.7815  
brianmorken@morkenassociates.com

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	Subject to offer
Building Size:	20,384 SF
Available SF:	2,000-4,770 SF
Lot Size:	211,823 SF
Year Built:	1991
Zoning:	C

## PROPERTY OVERVIEW

2,000 SF - 4,770 SF available for lease with 10-20 truck/trailer parking spaces. Additional parking spaces may be available upon request. Utilities are included in Gross rent along with 15 dedicated spaces for car parking. The Office space is approximately 2,000 SF and consists of 4 private offices, kitchen/breakroom, 3 bathrooms and open area for a conference room. The warehouse space is approximately 2,770 SF and has Triple Catch Basin, 2 Exterior Docks and has 16' clear height.

## PROPERTY HIGHLIGHTS

- Truck/trailer parking
- Warehousing & Distribution
- Truck scale included
- Automated entrance gate
- Triple Catch Basin
- LED lights in the yard

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# Location Map

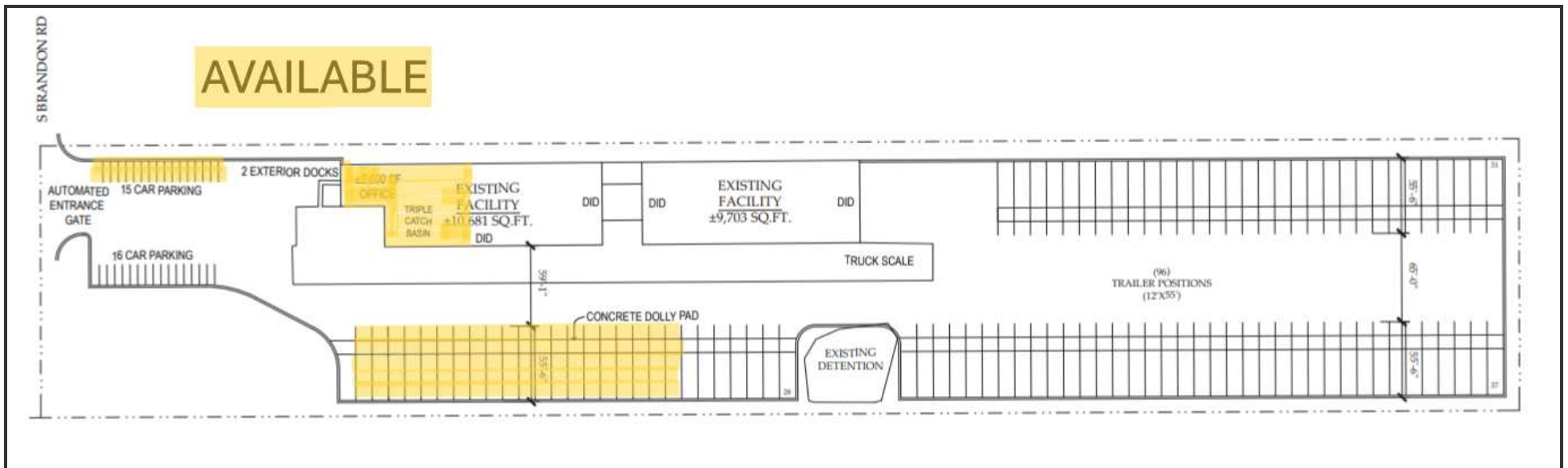
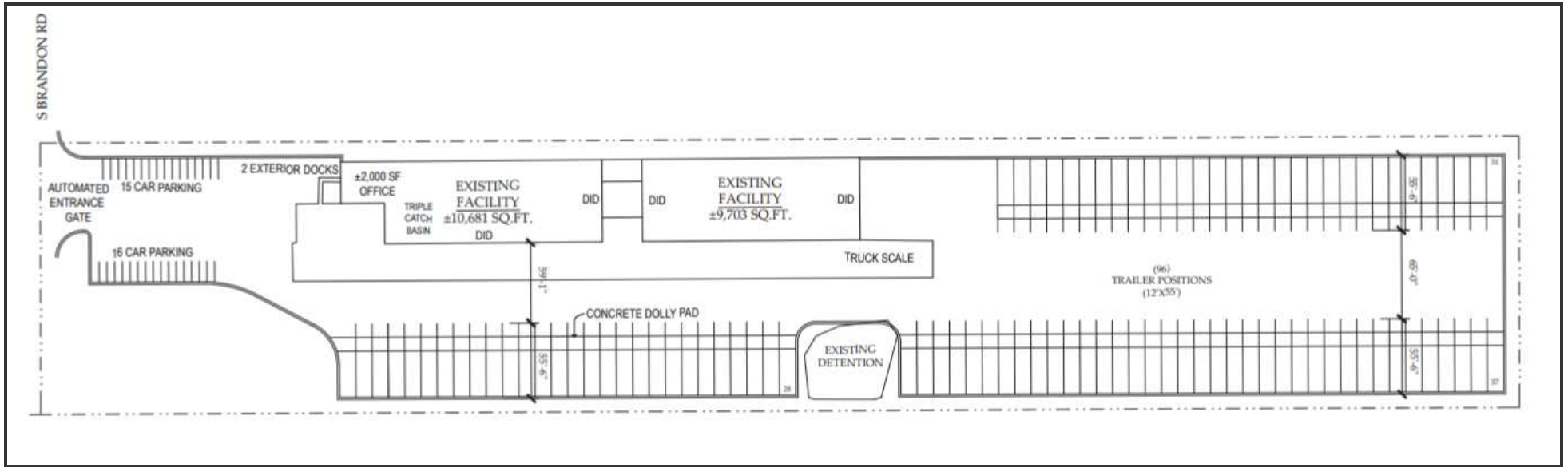


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# Additional Photos



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# Ariel Photo



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# Exterior Photos

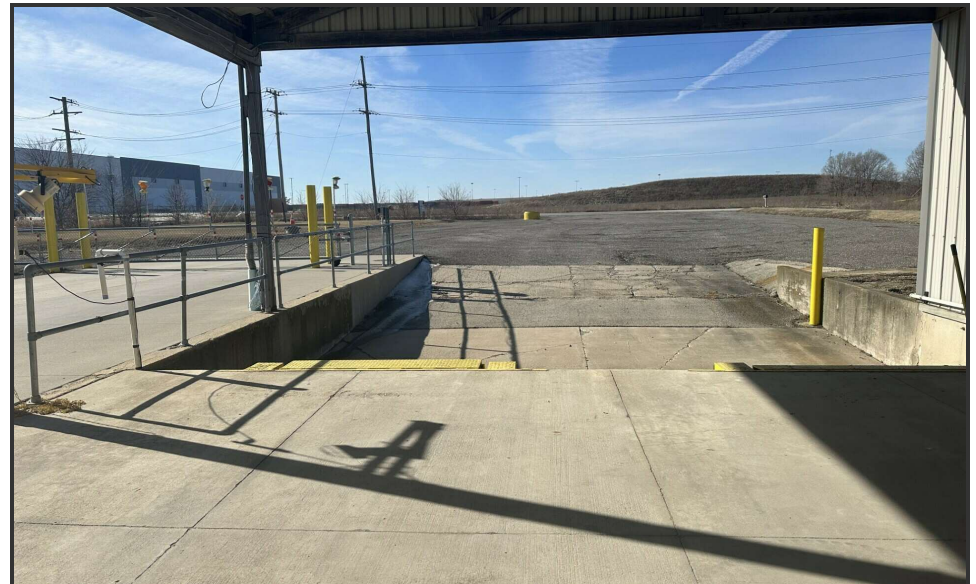


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# Exterior Photos Continued



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# Warehouse Photos



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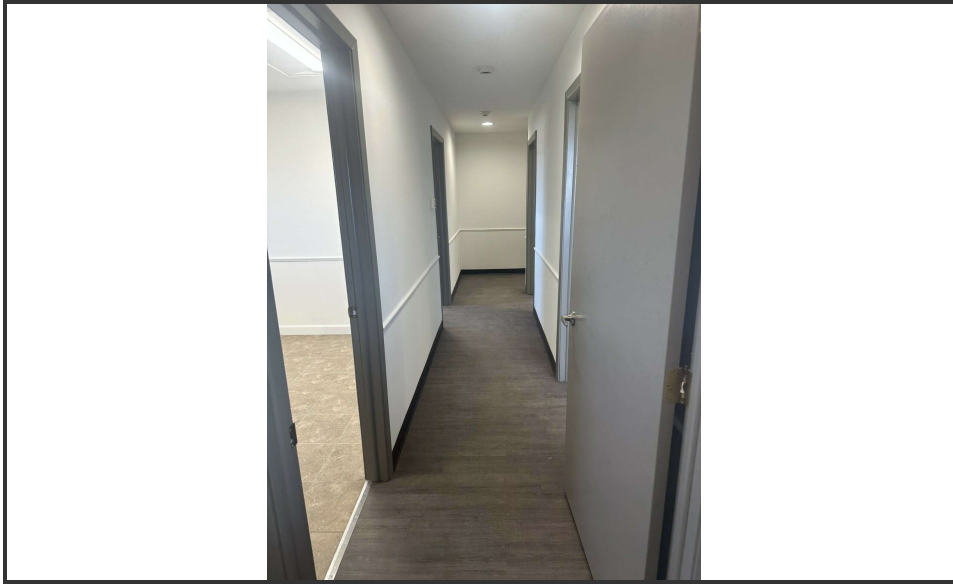
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# Office Photos



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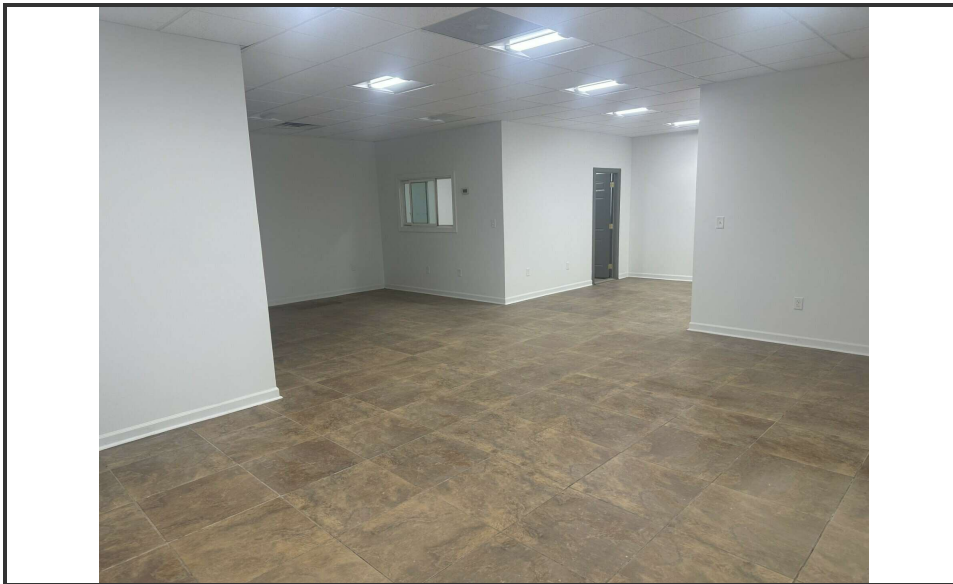
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# Office Photos Continued



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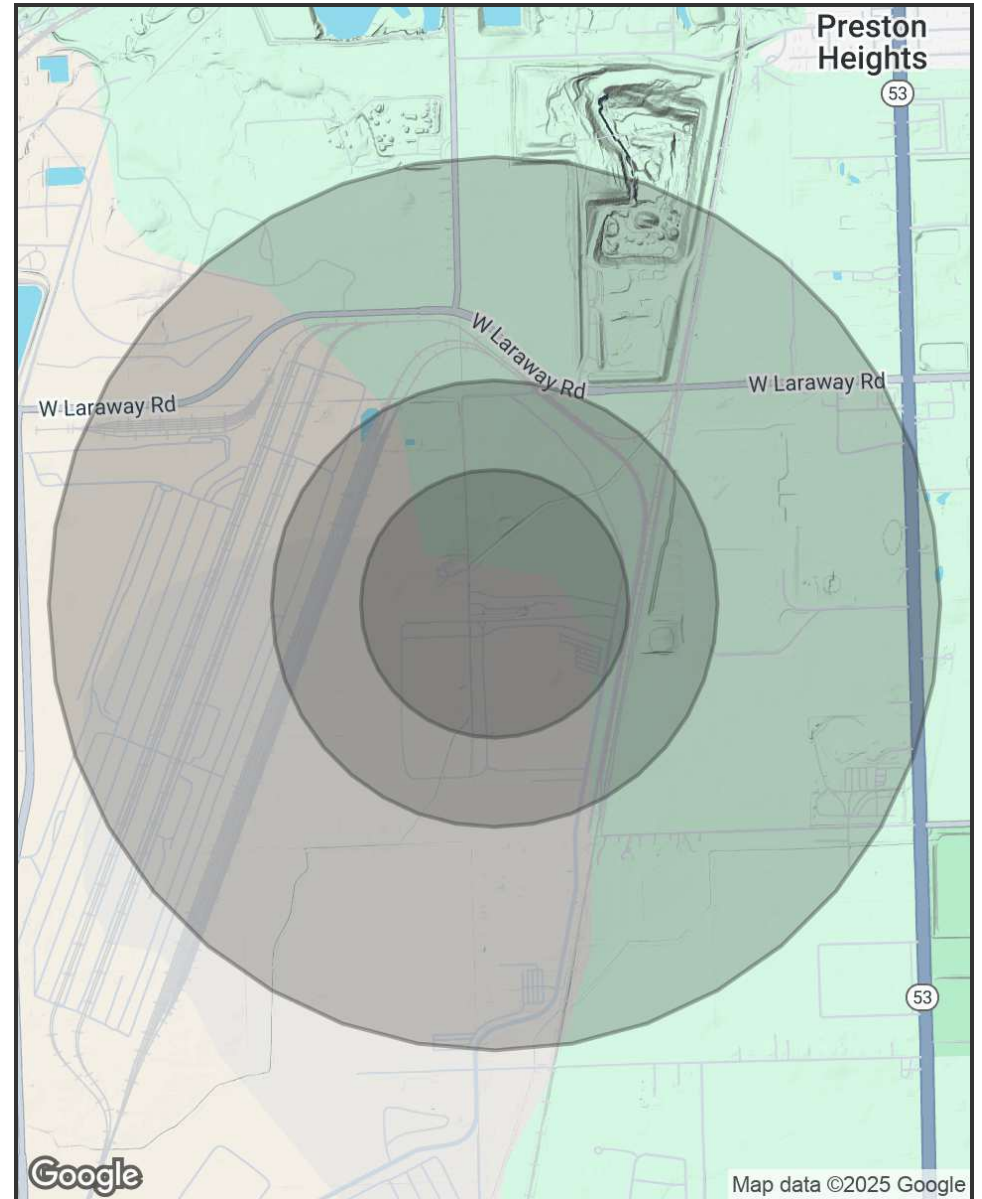
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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5	7	50
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	3	18
# of Persons per HH	2.5	2.3	2.8
Average HH Income	\$60,935	\$61,577	\$78,488
Average House Value	\$189,615	\$190,801	\$222,049

Demographics data derived from AlphaMap



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