

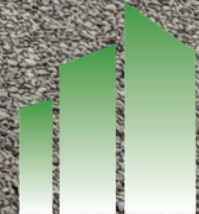
INDUSTRIAL PROPERTY FOR LEASE

300 W JOLIET ROAD | OTTAWA, IL



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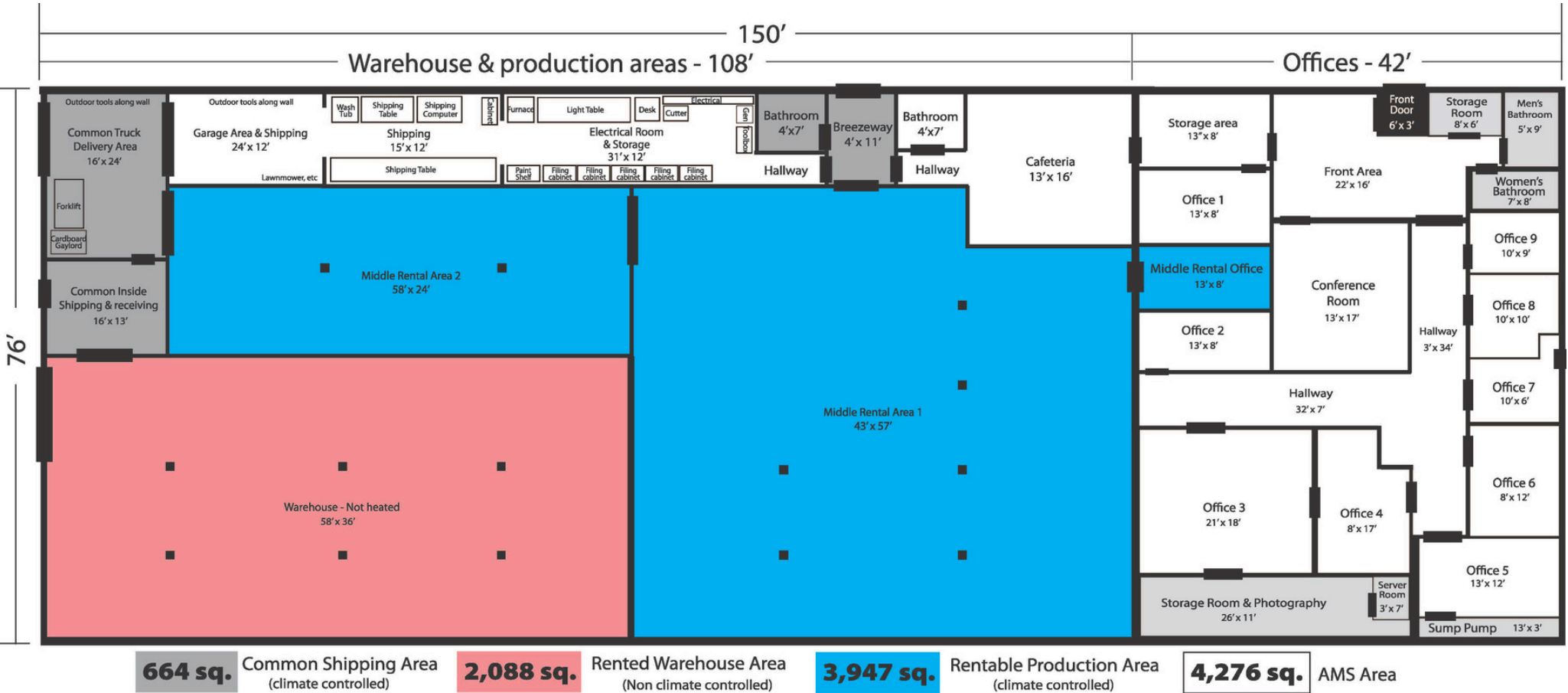
CATON
COMMERCIAL
REAL ESTATE GROUP

PROPERTY DETAILS



- 3,947 SF OF CLIMATE-CONTROLLED SPACE AVAILABLE FOR LEASE
- FULLY REMODELED IN 2017 INCLUDING NEW EXTERIOR
- NEW HVAC SYSTEM INSTALLED IN 2023
- ADDITIONAL NEW ACCESS DOOR INSTALLED
- CLEAR HEIGHT APPROXIMATELY 10'

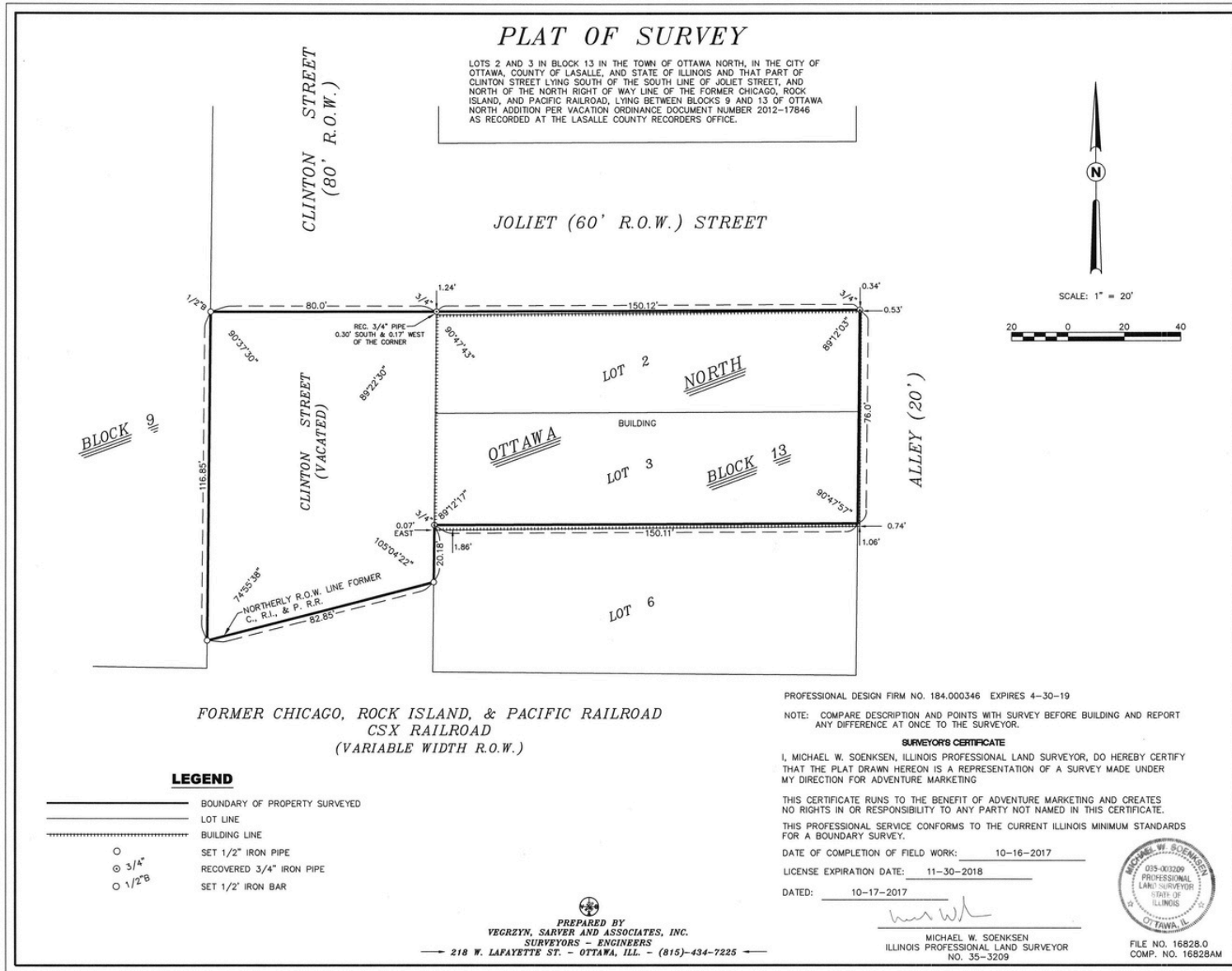
FLOOR PLAN



Blue Area For Lease



SITE PLAN



LOCATION OVERVIEW



Strategically located in Ottawa, Illinois with immediate access to IL Route 23 and minutes from Interstate 80 (I-80) and Interstate 39 (I-39), providing strong east/west and north/south connectivity. Positioned within an established industrial corridor with convenient truck access. Ottawa is served by BNSF Railway and CSX Transportation, with access to barge transportation via the Illinois Waterway. Approximately 65 miles from O'Hare International Airport.