



I-80 INDUSTRIAL WAREHOUSE WITH YARD FOR SALE CONFIDENTIAL- DO NOT DISTURB TENANTS

2525 NEW LENOX RD
JOLIET, IL 60433

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Corsetti
Structural
Steel

New Lenox Rd



PROPERTY INFORMATION

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1 PROPERTY INFORMATION

2525 New Lenox Rd
Joliet, IL 60433

Property Summary



OFFERING SUMMARY

Sale Price:	Undisclosed
Building Size:	15,000 SF
Lot Size:	3.11 Acres
Cap Rate:	8.27%
NOI:	\$132,259
Year Built:	1980
Zoning:	Industrial
Submarket:	Joliet
APN:	15-08-18-300-013-0000

PROPERTY OVERVIEW

SVN is pleased to present 2525 New Lenox Road, a 100% occupied Industrial Warehouse with Yard in Joliet, Illinois. This location has two current tenants and billboard income opportunity. Visibility along Interstate I-80 with over 67,900 vehicles per day. Unincorporated Will County in Industrial Corridor.

PROPERTY HIGHLIGHTS

- Two Tenant Industrial Investment
- +/- 15,000 SF on 3.11 AC
- Fenced Yard
- Billboard Signage I-80
- Industrial Corridor
- Unincorporated Will County
- Please Do Not Disturb Tenants

Additional Photos



Location Overview Joliet



LOCATION OVERVIEW

Joliet was incorporated as a city in 1852. The origin of the name is derived from the French Canadian explorer Louis Joliet, who in 1673, along with Father Jacques Marquette, paddled up the Des Plaines River and camped on a huge mound on the edge of town, overlooking Joliet.

With a diverse population of 148,000, Joliet offers a family friendly atmosphere and a thriving business community. Joliet features entertainment including the Hollywood and Harrah's Casinos, Bookie Magee's Hiway & OTB, Route 66 Raceway, Chicagoland Speedway, I&M Canal bike trail. The centerpiece of cultural activity is the Rialto Square Theatre, a spectacular performing arts center featuring world class entertainment. Union Station is a historic train station that connects Joliet to neighboring cities all the way to Chicago. Bicentennial Park is a riverfront entertainment venue featuring indoor and outdoor theatres.

Built on a strong work ethic, family values, and community pride, Joliet is currently the fastest-growing city in the Midwest and the 12th-fastest-growing city in the United States among cities with more than 100,000 people.

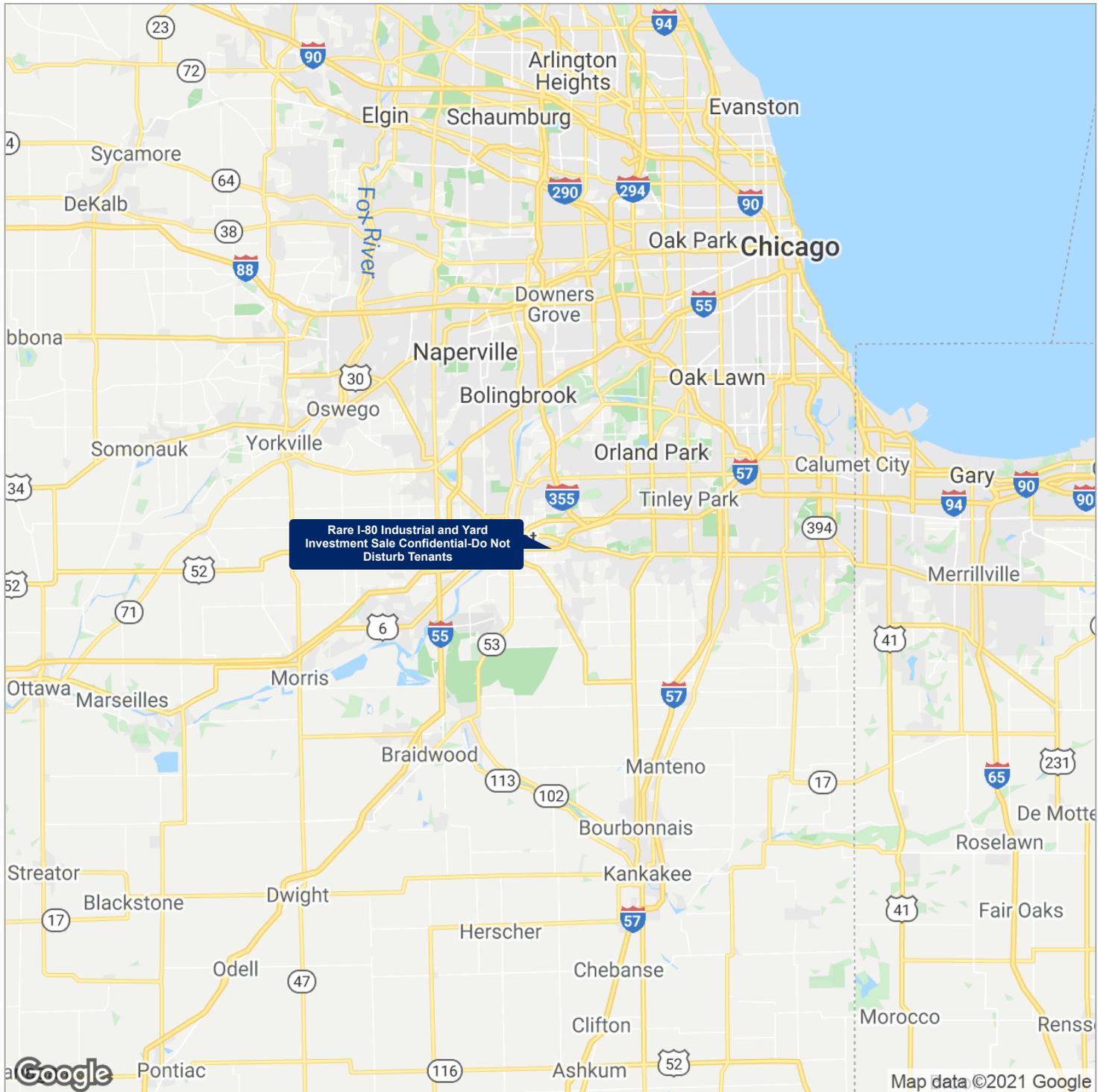
Situated approximately 40 miles southwest of Chicago, Joliet has long been a significant transportation hub. It lies on both sides of the Des Plaines River, a major waterway in Northern Illinois, and was one of the principal ports on the Illinois and Michigan Canal. In the 1960's, Interstate 55 and Interstate 80 made their way through Joliet, linking up near Channahon just west of the city limits. The phrase "Crossroads of Mid-America", found on the Joliet seal, is a reference to the intersection of I-80 and

2 LOCATION INFORMATION

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Regional Map



Arial Photo



Industrial Corridor



ADVENT
Auto Body, Inc.
2525 NEW LENOX RD. 815-727-9801

3 FINANCIAL ANALYSIS

2525 New Lenox Rd
Joliet, IL 60433

Income & Expenses

INCOME SUMMARY	I-80 INDUSTRIAL WITH YARD INVESTMENT SALE
Advent Auto Body (1 year lease)	\$96,000
All Money, Inc. (2 year lease with options)	\$34,800
Billboard Signage along I-80 (est)	\$20,000
Total Income	\$150,800

EXPENSE SUMMARY	I-80 INDUSTRIAL WITH YARD INVESTMENT SALE
Taxes (2019)	\$16,018
Insurance	\$2,522
Gross Expenses	\$18,540
Net Operating Income	\$132,259

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