

1718 Irish Indian Trail

±7,680 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

Joliet, IL 60436
[Property Website](#)

Clear Span
Warehouse

Trench Drain with
Triple Catch Basin

Heated Floors in
Warehouse

Outdoor Storage/
Additional Parking



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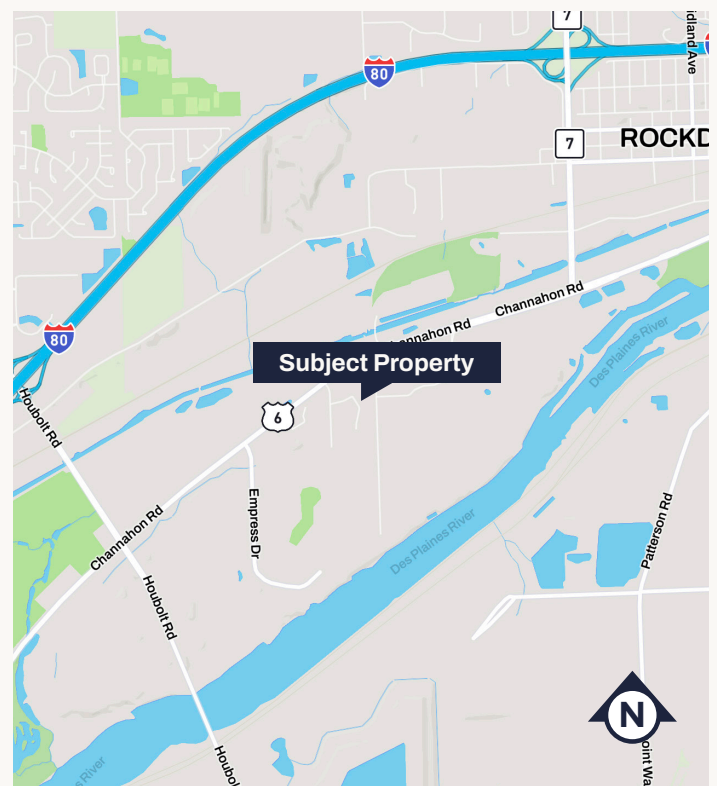
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Property Highlights

- ±7,680 SF industrial building available for lease
- Clear span warehouse
- Trench drain with triple catch basin
- Heated floors in warehouse
- Rear yard for outdoor storage/additional parking
- Lighting on motion sensors

BUILDING SIZE	±7,680 SF
LAND AREA	±1.0 AC
OFFICE SIZE	±2,400 SF
CLEAR HEIGHT	15'2"
LOADING	1 Dock / 2 DID (12' x 14')
POWER	400A 240V 3P
PARKING	5 Striped Spots in Front
ZONING	I-2
YEAR BUILT	1998
CONSTRUCTION	Insulated Steel
YEAR BUILT	2000
CAM	\$1.50 PSF (Est.)
RET	\$2.29 PSF (2025)
LEASE RATE	\$14,800/Month Net



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