



MARQUETTE PROPERTIES, INC.

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FOR SALE or LEASE: Investment Property

2415 McDonough St., Joliet, IL 60436

Size: 20,576 total s/f - including Industrial Warehouse, Showroom & Office.
Plus 6,120 s/f of fenced in mini storage in back that generates substantial income.

Location: Southwest Suburbs - Joliet, IL
I-80 to Larkin St. west on McDonough St. to property

Zoning: Industrial

Sale Price: \$1,650,000

LEASE PRICE: \$5.00 per s/f base rent plus CAM & Taxes (excludes mini storage)

Comments: Well maintained facility near I-80 and I-55. 4,200 s/f showroom in the front with an attached 8,500 s/f warehouse. Also 2,400 s/f of office space in the front of building. A loading dock separates the front building from a 4,400 s/f warehouse to the rear. Behind property is a 6,120 s/f mini storage which generates substantial income.



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