



MARQUETTE PROPERTIES, INC.

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FOR LEASE

2 Unit Commercial Building – Joliet, IL

Size: 1,675 s/f each unit (3,350 s/f total)

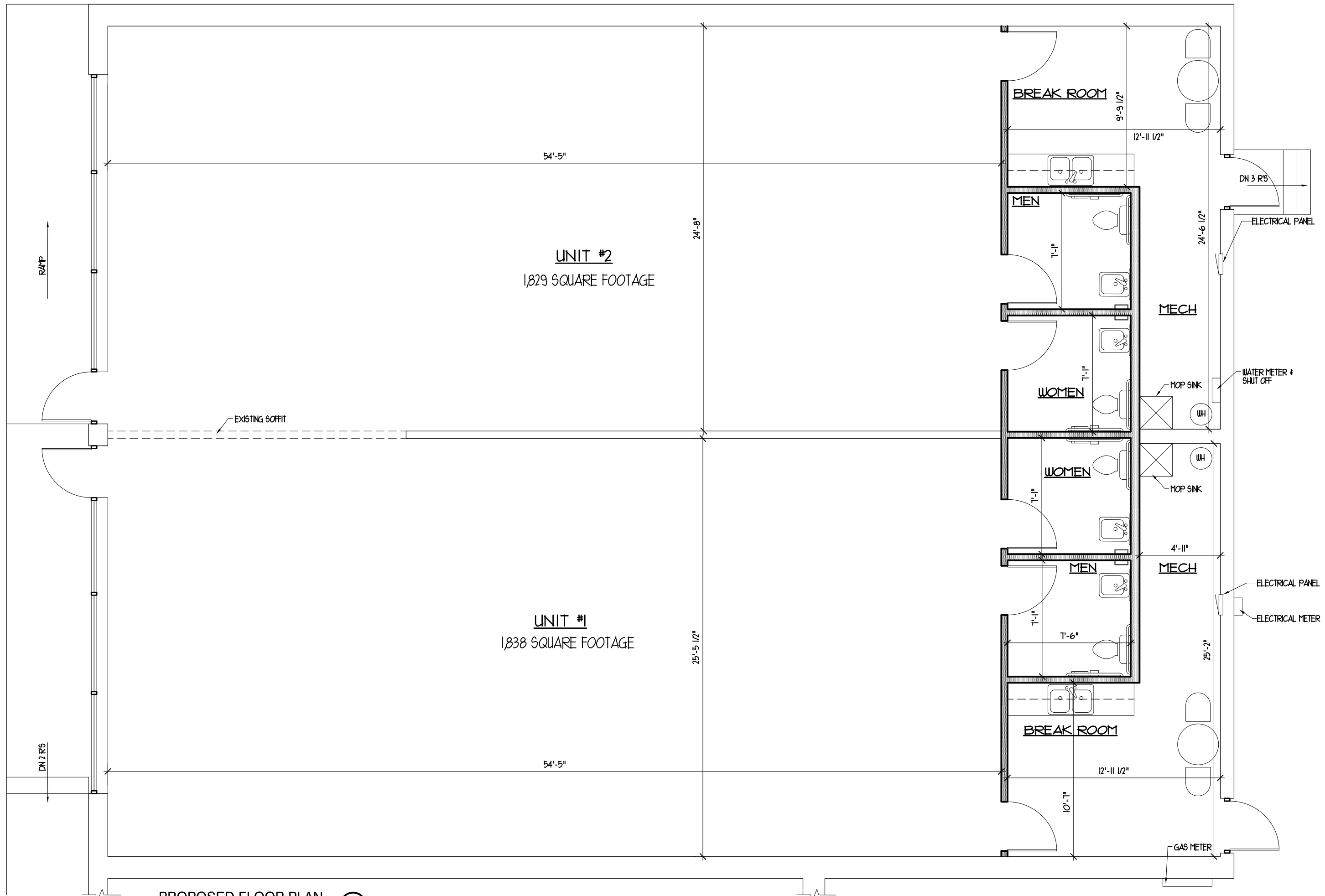
Location: 93 Caterpillar Dr. Joliet, IL. (Along the Jefferson St. Corridor)

Rent: \$2,500 / month per 1,675 s/f unit

Comments: Brand new remodel on inside with new bathrooms & break room! Great location next to Menards, Starbucks, & other national retailers! Currently 2 units but could be converted back to a 1 unit. New signage facade to be installed. Will provide a vanilla box build-out. Tenant pays snow/lawn maintenance, landlord pays taxes, common insurance & parking lot maintenance.



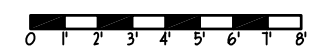
519 Franklin St. Suite 102
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www.MARQUETTEPROPERTIES.com



UNIT #2
1,829 SQUARE FOOTAGE

UNIT #1
1,838 SQUARE FOOTAGE

PROPOSED FLOOR PLAN



RAMP

DN 2 R/S

EXISTING SOFFIT

BREAK ROOM

MEN

WOMEN

WOMEN

MEN

BREAK ROOM

MECH

MECH

DN 3 R/S
ELECTRICAL PANEL

WATER METER & SHUT OFF

ELECTRICAL PANEL
ELECTRICAL METER

GAS METER

54'-5"

24'-8"

25'-5 1/2"

54'-5"

9'-9 1/2"

12'-11 1/2"

24'-6 1/2"

7'-1"

7'-1"

7'-1"

7'-1"

7'-6"

10'-1"

12'-11 1/2"

25'-2"

4'-11"