

# 490 MILLS ROAD JOLIET, IL

# FOR SALE



## UNIQUE OWNER/USER OPPORTUNITY

This two-parcel warehouse building is zoned I-1 for light industrial use. Situated on one acre of land with parking for 20 vehicles, 490 Mills also includes 1,500 SF of built-out office space and a backlot with a 4,400 SF truck barn featuring three oversized doors.

## PROPERTY FEATURES

- ▶ 20,500 SF with 4,400 SF vehicle barn
- ▶ 1,500 SF of interior office space
- ▶ 1 Acre parcel with parking for 20 vehicles
- ▶ 1 Dock door
- ▶ 2 Drive-in doors
- ▶ 800 volts and 480 amps power service
- ▶ 17'-25' bowed roof clear heights
- ▶ Asking \$1,700,000
- ▶ Real Estate Taxes \$25,669/year
- ▶ Less than 1 mile from I-80

The information contained herein was obtained from sources deemed reliable, however, it has not been independently verified and no warranties, express or implied, are made as to the accuracy thereof. Any interested parties should have the experts of their choice inspect the property and verify all information.

Exclusive Sales Agent:

**WHITE CLOVER**  
COMMERCIAL REAL ESTATE

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