

490 MILLS ROAD  
j o l i e t

# FOR SALE

## Unique Owner/User Opportunity

### Your gateway to profitable ventures:

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.

**\$1,700,000**

purchase price

**20,500 SF**

building size

**1**

truck dock

**2**

drive-in doors

exclusive sales agent

**BA** BRADFORD  
ALLEN

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## PROPERTY HIGHLIGHTS

**Total Building SF** 20,500 SF

*Included Office Space SF* 1,500 SF

**Land Size** 1 acre

*Included Barn SF* 4,400 SF

**Ceiling Height** Bowed roof with clear height 17' – 25'

**Drive-in Doors** 2

**Truck Doors** 1

**Power** 480 amps

**Year Built** -

**Year Renovated** Roof replaced 2020

**Sale Price** \$1,700,000

**Real Estate Taxes** \$ 25,669.36/year



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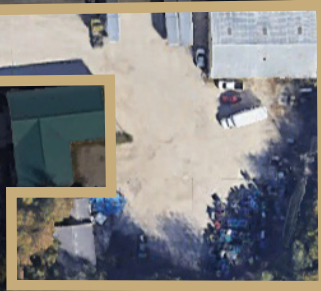
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