



Michael John Fleming

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For Lease: 304 Mondamin St. - Minooka, IL



Lease Price: \$5.00 psf gross

- 16,000 sq. ft. industrial bldg on Mondamin St. in downtown Minooka
- Great Site for light manufacturing/warehouse uses.
- Well-built building in 2005 (well-insulated)
- One 14' drive-in doors & two 9' loading docks
- Common bathrooms shared with office space in front of building
- Can be divided or combined with office space in same building

Marquette Properties, Inc.

519 Franklin St., Ste. 102, Morris, IL 60450



Industrial
 Status: **NEW**
 Area: **447**
 Address: **304 W Mondamin St , Minooka, Illinois 60447**
 Directions: **Ridge Road to Mondamin St. east to property on south side of street**
 Sold by: _____ List. Mkt Time: **2**
 Closed: _____ Contract: _____
 Off Mkt: _____ Points: _____
 Township: **Aux Sable** Unincorporated: _____
 Coordinates: **N: S: E: W:** Subdivision: _____
 Year Built: **2005** PIN #: _____
 Zone Type: **Industrial** County: **Grundy**
 Act Zoning: **M-1** Multiple PINs: _____
 Subtype: **Distribution Warehouse** Min Rentable SF: **9200**
 Tot Bldg SF: _____ # Stories: **1** Max Rentable SF: **16000**
 Office SF: _____ Gross Rentable Area: _____ Lease Type: **Gross**
 Net Rentable Area: _____ Com Area Maint SF/Y: **0**
 Investment: _____ Est. Tax per SF/Y: **0**
 User: _____

Remarks: **Newly built 16,000 s/f warehouse located in downtown Minooka. 1 - 14' overheard door, 2 - 9' truck docks, fully insulated, common bathrooms with office component in front of building. Possibility of dividing into a smaller unit.**

Approximate Age: 1-6 Years	Bay Size:	Air Cond: None
Type Ownership:	# Trailer Docks: 2	Electricity: 201-600 Amps
Frontage/Access:	Construction:	Heat/Ventilation: Forced Air, Gas
Current Use:	Exterior:	Fire Protection: Sprinklers-Wet
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays: Electric, Heat
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: Southwest Suburban	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: 1	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators:	Total # Units:	Sale Terms:
Min Ceiling Height:'	Total # Tenants:	Possession:
Max Ceiling Height:'	Extra Storage Space:	
Clear Span:	Misc. Inside:	
	Floor Finish:	

Financial Information

Monthly Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:

Agent Remarks: **Please call either listing agent on the cell phone to set up a showing.**

Internet Listing: All	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2.5 (on Gross SP)	Other Compensation:	Call for Rent Roll Info:
Information: Show-Call Listing Office		Expiration Date:
Broker: Marquette Properties, Inc (79948)	Ph #: (815) 941-0207	Team:
List Agent: Peter Fleming (702641)	Ph #: (773) 882-6286	
Email: pflaming52@yahoo.com	Agent Alt Ph #:	Agent Addn'l Info: 815-347-5151
Co-lister: Michael Fleming	Ph #: (815) 941-0207	

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MLS #: 07815129

Prepared By: Peter Fleming | Marquette Properties, Inc | 05/24/2011 11:42 AM