

# FOR SALE/LEASE

Commercial Office Building



## 3,350 SF

93 Caterpillar Drive, Joliet, IL 60435



**SUBURBAN**  
REAL ESTATE SERVICES

# PROPERTY OVERVIEW

93 Caterpillar is a **highly visible**, single-tenant commercial office building located at the **corner of Jefferson Street and Caterpillar Drive** in Joliet, with approximately **22,000 vehicles per day** traveling along Jefferson Street. The property offers excellent **exposure, multiple access points, ample parking, and building signage**, making it well suited for professionals seeking both convenience and visibility.

The site is approximately **2 miles from I-80 and I-55**, providing easy access for clients and staff. Positioned near **Louis Joliet Mall, Hollywood and Harrah's Casinos**, and a variety of popular dining options, the property benefits from a **strong surrounding commercial and residential base**, delivering outstanding **visibility and potential**.

**SIZE:** 3,350 sf

**YEAR BUILT:** 1971

**REDEVELOPED:** 2018

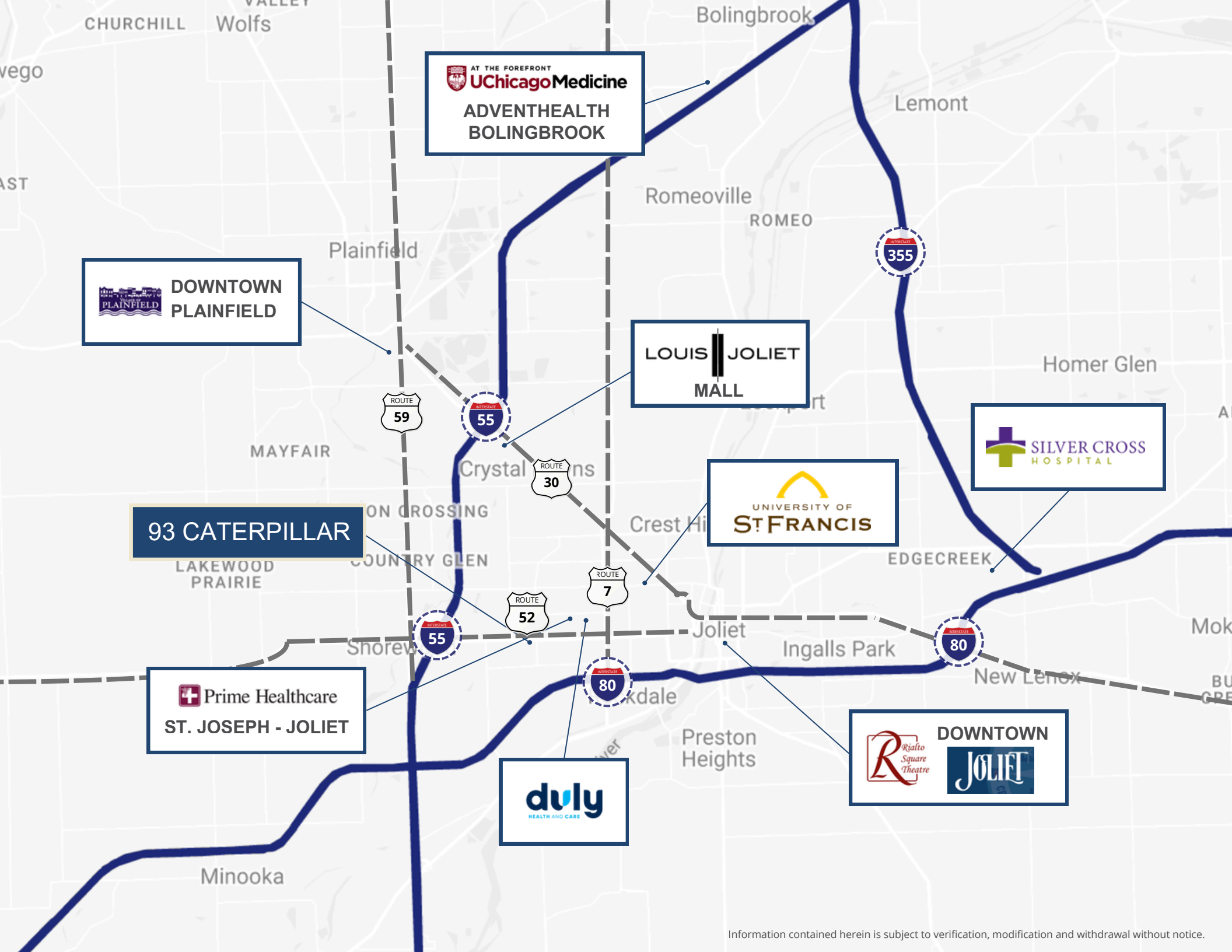
**FLOORS:** 1

**LOT SIZE:** .43 acres

**PARKING:** 30<sup>+/-</sup> surface spaces

Information contained herein is subject to verification, modification and withdrawal without notice.





AT THE FOREFRONT  
**UChicagoMedicine**  
ADVENTHEALTH  
BOLINGBROOK

 DOWNTOWN  
PLAINFIELD

LOUIS JOLIET  
MALL

 SILVER CROSS  
HOSPITAL

93 CATERPILLAR

 UNIVERSITY OF  
ST. FRANCIS

 Prime Healthcare  
ST. JOSEPH - JOLIET

 **dvly**  
HEALTH AND CARE

 Rialto  
Square  
Theatre  
DOWNTOWN  
JOLIET

# FLOOR PLAN

93 Caterpillar Drive, Joliet, IL 60435



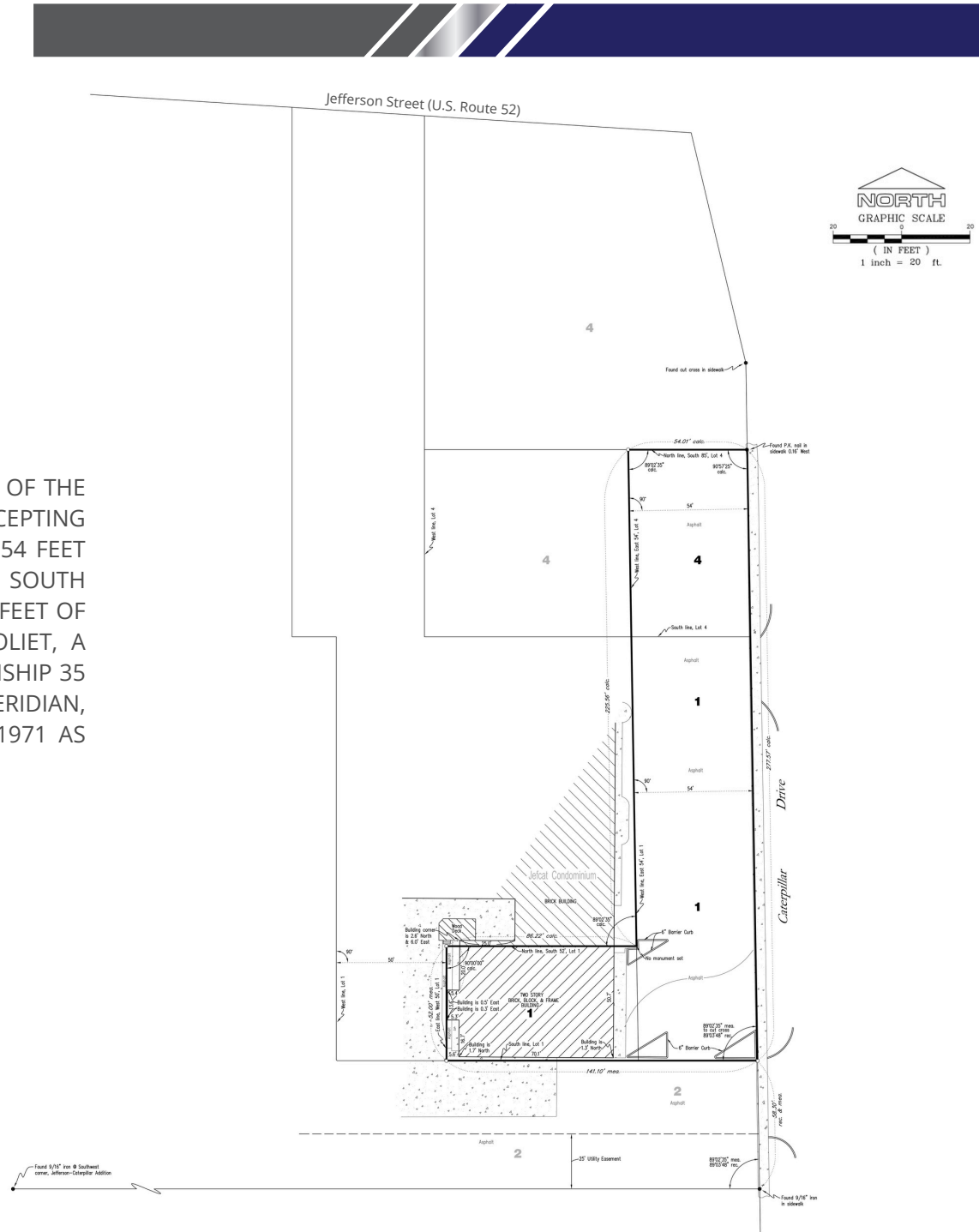
3,350 sf

Easily divisible to 2-units

# PLAT OF SURVEY

93 Caterpillar Drive, Joliet, IL 60435

THE EAST 54 FEET OF THAT PART OF LOT 1, LYING SOUTH OF THE SOUTH LINE OF LOT 4; THE SOUTH 52 FEET (EXCEPTING THEREFROM THE WEST 50 FEET THEREOF AND THE EAST 54 FEET THEREOF) OF THAT PART OF LOT 1, LYING SOUTH OF THE SOUTH LINE OF LOT 4, AND THE EAST 54 FEET OF THE SOUTH 85 FEET OF LOT 4, ALL IN JEFFERSON-CATERPILLAR ADDITION TO JOLIET, A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1971 AS DOCUMENT R71-14881, IN WILL COUNTY, ILLINOIS.



# OFFERING SUMMARY

93 Caterpillar Drive, Joliet, IL 60435

**SALE PRICE:** \$499,000.00  
\$148.95 /sf

**LEASE RATE:** \$19.00 /sf\*  
Modified Gross

**REAL ESTATE TAXES:** \$10,853.20 Annual  
2024 Paid 2025 \$3.24 /sf  
Parcel: 05-06-13-201-012-0000

**OPERATING EXPENSES:** \$7,537.50 Annual  
2025 Budget Estimate \$2.25 /sf

\*Tenant responsible for electric, gas, water & sewer, and in-suite janitorial.

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