

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:

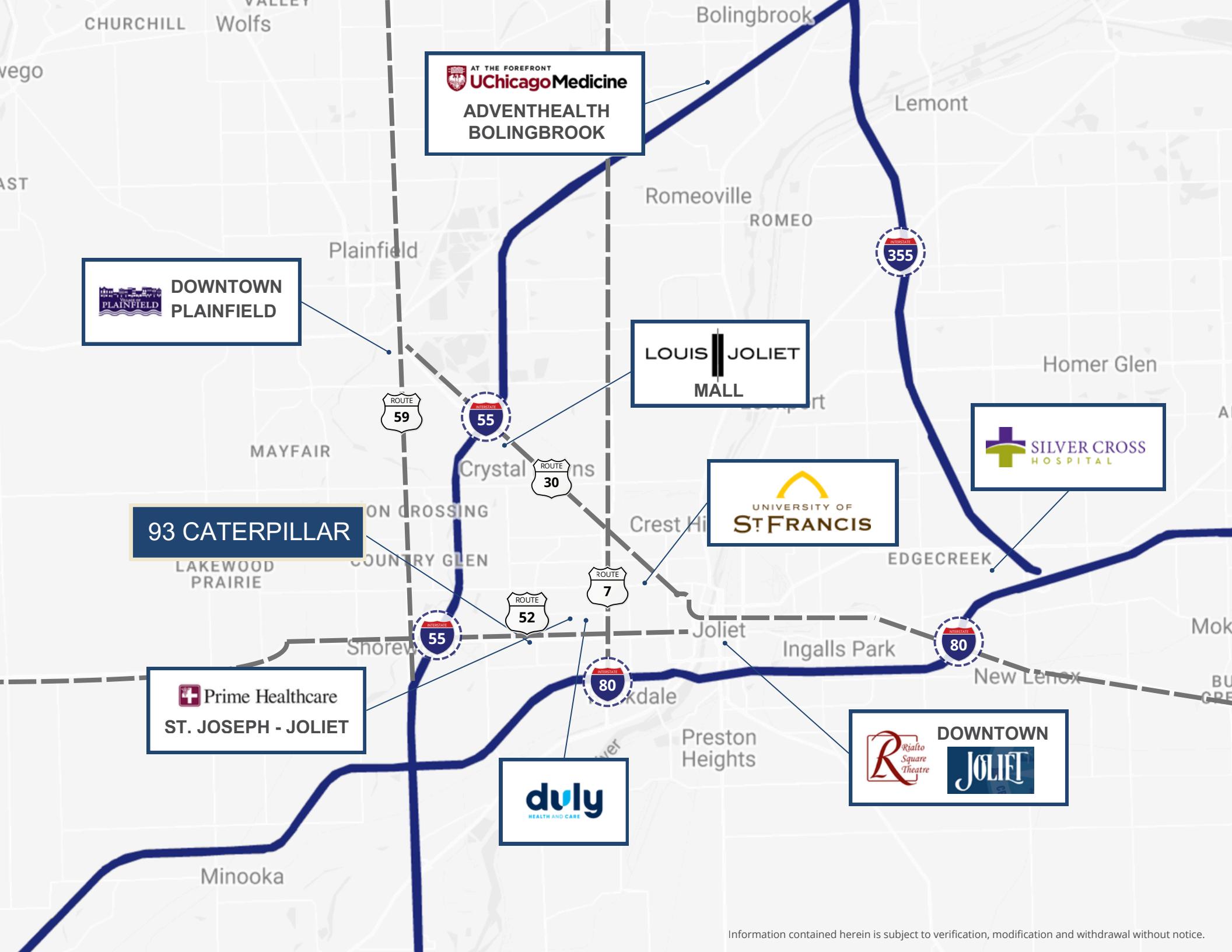
.43 acres

PARKING:

30⁺⁻ surface spaces

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





FLOOR PLAN

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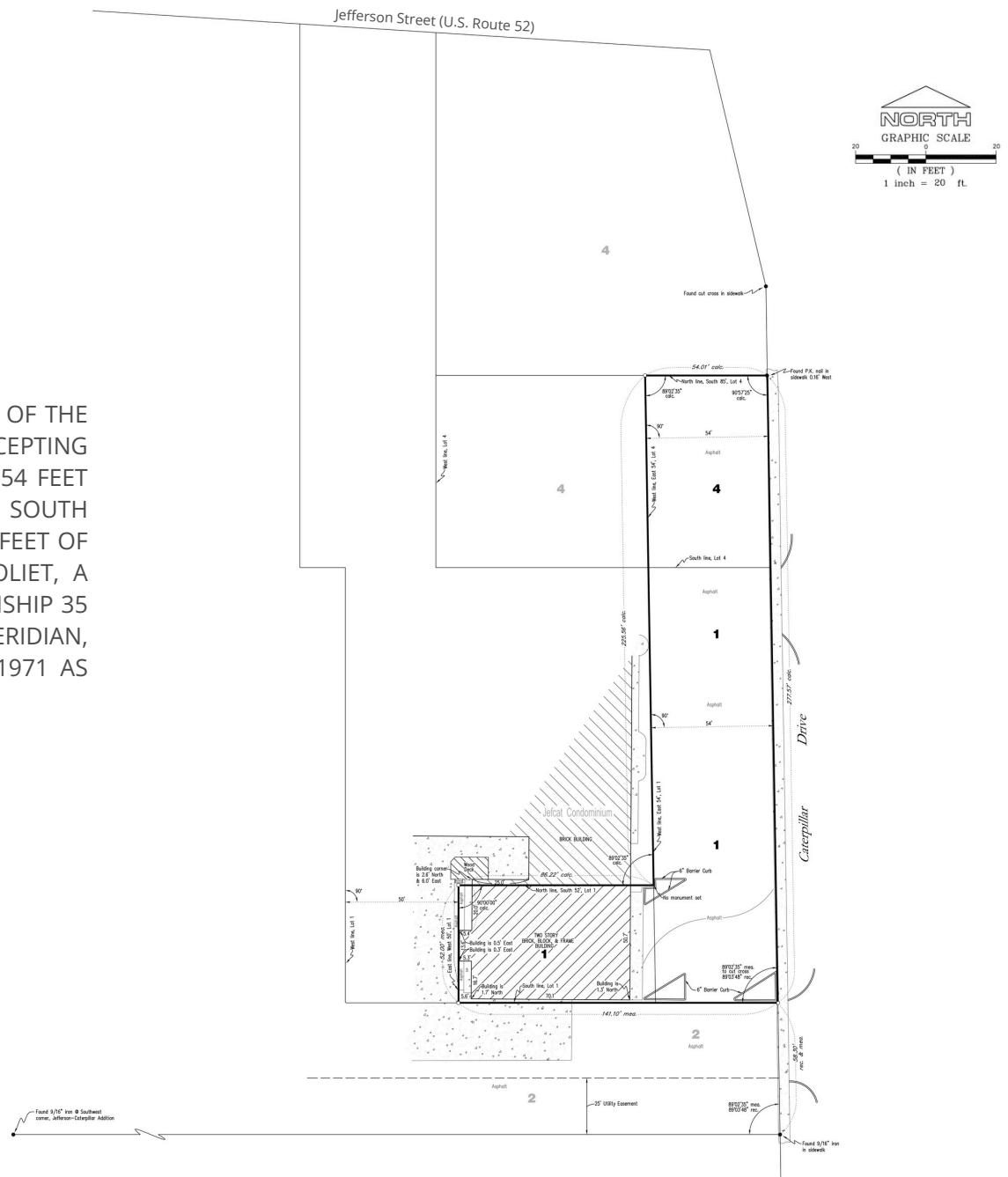


3,350 sf
Easily divisible to 2-units

PLAT OF SURVEY

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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 $\frac{1}{4}$ 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:

\$536,000.00
\$160.00 /sf

LEASE RATE:

Modified Gross \$19.00 /sf*

REAL ESTATE TAXES:

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

OPERATING EXPENSES:

2025 Budget Estimate \$7,537.50 Annual
\$2.25 /sf

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

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Nick Weis, CCIM/CIPS

Managing Broker

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