

FOR SALE/LEASE

Commercial Office Building



3,350 SF

93 Caterpillar Drive, Joliet, IL 60435



SUBURBAN
REAL ESTATE SERVICES

PROPERTY OVERVIEW

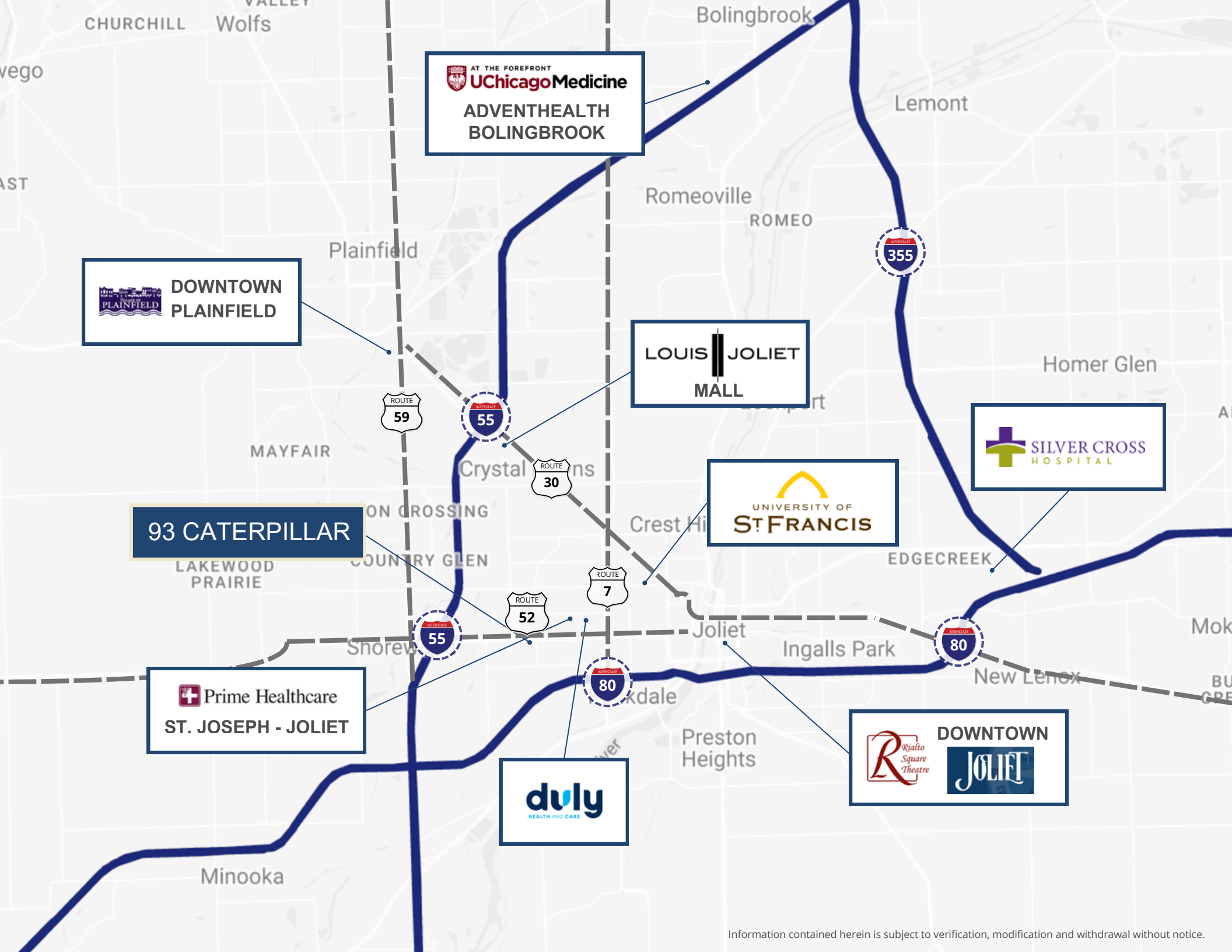
93 Caterpillar is a **highly visible**, single-tenant commercial office building located at the **corner of Jefferson Street and Caterpillar Drive** in Joliet, with approximately **22,000 vehicles per day** traveling along Jefferson Street. The property offers excellent **exposure, multiple access points, 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.





AT THE FOREFRONT
UChicagoMedicine
**ADVENTHEALTH
BOLINGBROOK**

 **DOWNTOWN
PLAINFIELD**

**LOUIS JOLIET
MALL**

93 CATERPILLAR


**UNIVERSITY OF
ST FRANCIS**

 **SILVER CROSS
HOSPITAL**

 **Prime Healthcare
ST. JOSEPH - JOLIET**

duly
HEALTH AND CARE

 **DOWNTOWN
JOLIET**

FLOOR PLAN

93 Caterpillar Drive, Joliet, IL 60435



3,350 sf

Easily divisible to 2-units

93 Caterpillar Drive, Joliet, IL 60435

[illegible]

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

Parcel: 05-06-13-201-012-0000

\$10,853.20 Annual

\$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.

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

Nick Weis, CCIM/CIPS

Managing Broker

nweis@suburbanrealestate.com

630-487-2120



SUBURBAN
REAL ESTATE SERVICES