

FOR LEASE

490 Mills Rd, Joliet, IL 60433

**Industrial
Investment Opportunity**

Leasing Brochure



MATTHEWS™

Exclusively Listed By



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MATTHEWS™



Executive Overview

Matthews™ is pleased to present the leasing opportunity at 490 Mills Rd. in Joliet, Illinois, a ±20,500 square foot industrial facility offering a highly functional combination of warehouse space, loading capabilities, and secure outdoor storage within the established Joliet/Will County industrial market.

The property features four (4) drive-in doors, one (1) loading dock, and a fully fenced outdoor yard, providing exceptional flexibility for businesses requiring vehicle access, equipment storage, fleet parking, trailer staging, and shipping and receiving capabilities. The combination of substantial interior space and secure exterior storage makes the facility particularly well-suited for contractors, service companies, fleet-based businesses, warehouse operators, and other industrial users.

The property's functional configuration allows users to consolidate warehouse, shop, storage, fleet, and outdoor operations at a single location. Multiple points of building access further enhance operational efficiency, while the fenced yard provides valuable additional space for equipment, materials, vehicles, and trailers without utilizing interior warehouse space.

Located in Joliet, Illinois, the property benefits from its position within one of Chicagoland's most significant industrial and logistics markets. The location provides convenient access to the broader I-55 and I-80 transportation network, offering strong regional connectivity throughout Will County, the Chicago metropolitan area, and the greater Midwest.



Property Overview

Property Highlights

- **±20,500 SF Industrial Facility** – Substantial building footprint capable of accommodating warehouse, shop, service, production, or distribution operations.
- **Strategic Joliet Location** with Access to the I-55 / I-80 Industrial Corridor
- **Four Drive-In Doors + One Loading Dock** – Provides multiple access points for vehicles, equipment, deliveries, and dock-level loading.
- **Secure Fenced Outdoor Yard** – Fully secure fenced lot, a highly desirable feature for fleet and outdoor-storage users.
- **Expansive Outdoor Storage & Yard Area** – Ample exterior space ideal for fleet vehicles, equipment, trailers, materials, and operational storage.
- **Rare Industrial User Profile** – Combines substantial building square footage, outdoor storage, multiple drive-ins, and dock loading—features sought after by users with more intensive operational requirements.

Financial Summary

\$13.00 PSF

Lease Rate

±20,500 SF

Building Size

\$266,500

Annual Base Rent

NNN

Lease Structure





Washington Junior High School
±725 Students



± 84,910 VPD



MARCHIO FENCE CO.



Subject Property



53

±29,300 VPD

Salcedo Auto Repair Corp
Mechanic

±3,450 VPD

52



Google Earth

490 Mills Rd, Joliet, IL
Joliet, IL 60433

Address 490 Mills Rd, Joliet, IL

Property Type Industrial Warehouse

Building Size ±20,500 SF RBA

Lot Size ±1.15 Acres

Year Built 2000

Tenancy Single-Tenant

Lease Type NNN

Asking Rate \$13.00 PSF



Joliet, IL

Local Market Overview

Joliet, Illinois is one of the state's larger cities, located about 40 miles southwest of Chicago and spanning both Will and Kendall counties. With a population of around 150,000, it serves as a regional hub that blends historic industrial roots with modern suburban growth. The city is divided by the Des Plaines River and has long been connected to major transportation corridors—railroads, highways, and waterways—that have supported its role as a gateway between Chicago and the broader Midwest. Joliet continues to be known for its balance of residential neighborhoods, cultural attractions, and its position within the larger Chicago metropolitan area.

The city's economy has transitioned from heavy reliance on steel and manufacturing to a more diverse mix of industries. Manufacturing still provides a meaningful share of jobs, but trade, transportation, warehousing, and utilities have become major employers, boosted by Joliet's location near major interstate systems and freight networks. Professional services, healthcare, financial activities, and leisure sectors are also growing, reflecting broader trends in the Chicago–Joliet–Naperville metro area. Regional employment has steadily expanded, with unemployment rates averaging in the mid-4 to 5 percent range, demonstrating a stable labor market and Joliet's importance as both an employment center and a commuter community tied to the greater Chicagoland economy.



Chicago, IL

Chicago remains one of the nation's premier industrial and logistics markets, supported by unmatched transportation infrastructure, central U.S. connectivity, and one of the country's largest concentrations of distribution and manufacturing activity. The metro benefits from access to all seven Class I railroads, extensive interstate connectivity, and global cargo operations

through O'Hare International Airport, reinforcing its position as a critical national supply chain hub. Continued demand from e-commerce, logistics, manufacturing, and third-party distribution users continues driving leasing activity and institutional investment throughout the region's major industrial corridors.

#1

Largest U.S. Industrial Market

±1.4B SF

Total Inventory

50%

U.S. Intermodal Freight Annually

Source: CoStar Group; World Business Chicago; Airports Council International; Illinois Department of Transportation | 2025 Dataset



Demand Drivers & Major Tenants

Unmatched National Logistics Connectivity

50% of U.S. intermodal freight moves through Chicago annually

- All 7 Class I railroads intersect throughout the Chicago metro
- Access to I-55, I-57, I-80, I-90, I-94, and I-294
- Access to most of the U.S. population within a two-day truck drive

O'Hare Cargo & Distribution Infrastructure

Top 10 world's busiest cargo airports — O'Hare International

- O'Hare industrial corridor vacancy reached 2.9% in 2025
- Direct access to I-90, I-294, and regional intermodal infrastructure
- Occupiers include Amazon, UPS, FedEx, DHL, and Expeditors International

E-Commerce & Third-Party Logistics Growth

4.1% industrial rent growth — outperforming the 1.4% national average

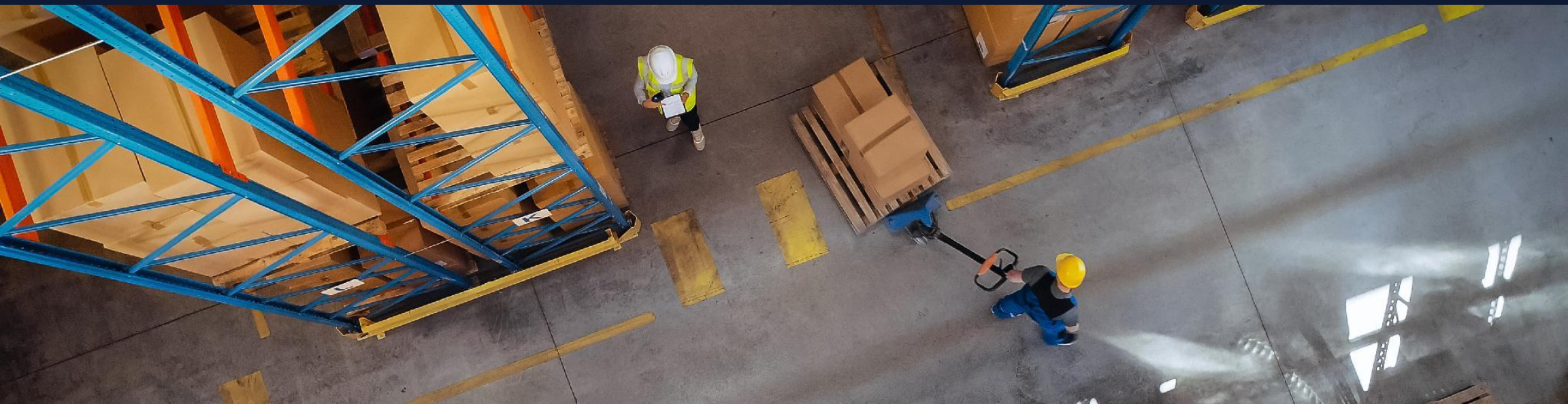
- Transportation & warehousing users represented
- ~49% of 2025 leasing
- RJW Logistics signed a 1.1M SF lease in the I-80 Corridor
- Walmart, PepsiCo, CJ Logistics, and Axis Warehouse expanding in metro

Industrial Tenants

National Logistics Operators



Source: CoStar Group, Inc.; World Business Chicago; Chicago Metropolitan Agency for Planning; Airports Council International; Ware Malcomb Research; Illinois Department of Transportation; REBusinessOnline | 2025 Dataset



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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **490 Mills Rd, Joliet, IL 60433** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.