

26200 S Whiting Way

26200 S Whiting Way, Monee, IL 60449

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26200 S Whiting Way

\$9.33 /SF/YR

26200 S Whiting Way is a freestanding industrial facility located within Southland Industrial Park in Monee, Illinois. The property offers a functional warehouse configuration designed to accommodate manufacturing, distribution, warehousing, and contractor-oriented operations. Situated on a 2.54-acre site and zoned M-1, the facility supports a wide range of industrial uses while providing on-site parking and loading infrastructure to support daily operations. The property's location in southern Will County provides convenient access to the Chicago metropolitan area and regional transportation networks serving the I-57 corridor. Monee continues to attract industrial users seeking access to the region's labor pool, logistics infrastructure, and major distribution routes while maintaining a business-friendly operating environment. The site's industrial park setting offers compatibility with surrounding industrial users and supports efficient truck circulation and operational flexibility. Building features include a warehouse layout with loading capabilities, a drive-in door, dock access, gas heat, and a wet sprinkler system. Also included is a mobile A-frame crane, built in air compressor, and several industrial shelving racks. The combination of industrial zoning, site functionality, and regional connectivity makes the property suitable for a variety of occupiers seeking a standalone facility within one of the Chicago area's established industrial markets. Two floors, complete with furnished office space, a conference room, bathroom on both floors, and a full kitchen. Kitchen includes all appliances and eating area, as well as a small outside eating area....

- Freestanding industrial building within Southland Industrial Park.
- M-1 zoning supports a variety of industrial and business uses.
- Functional loading configuration with dock and drive-in access.
- Wet sprinkler system installed throughout the facility.
- Ample on-site parking supports employees and visitors.
- Convenient access to regional transportation routes serving the Chicago market.



Rental Rate:	\$9.33 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	15,428 SF
Year Built:	1990
Rental Rate Mo:	\$0.78 /SF/MO

1

1st Floor

Space Available	9,600 SF
Rental Rate	\$9.33 /SF/YR
Contiguous Area	15,428 SF
Date Available	Now
Service Type	TBD
Office Size	2,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 15 Years

Both spaces must be leased together. The whole building is available for lease at 12,000 a month.

2

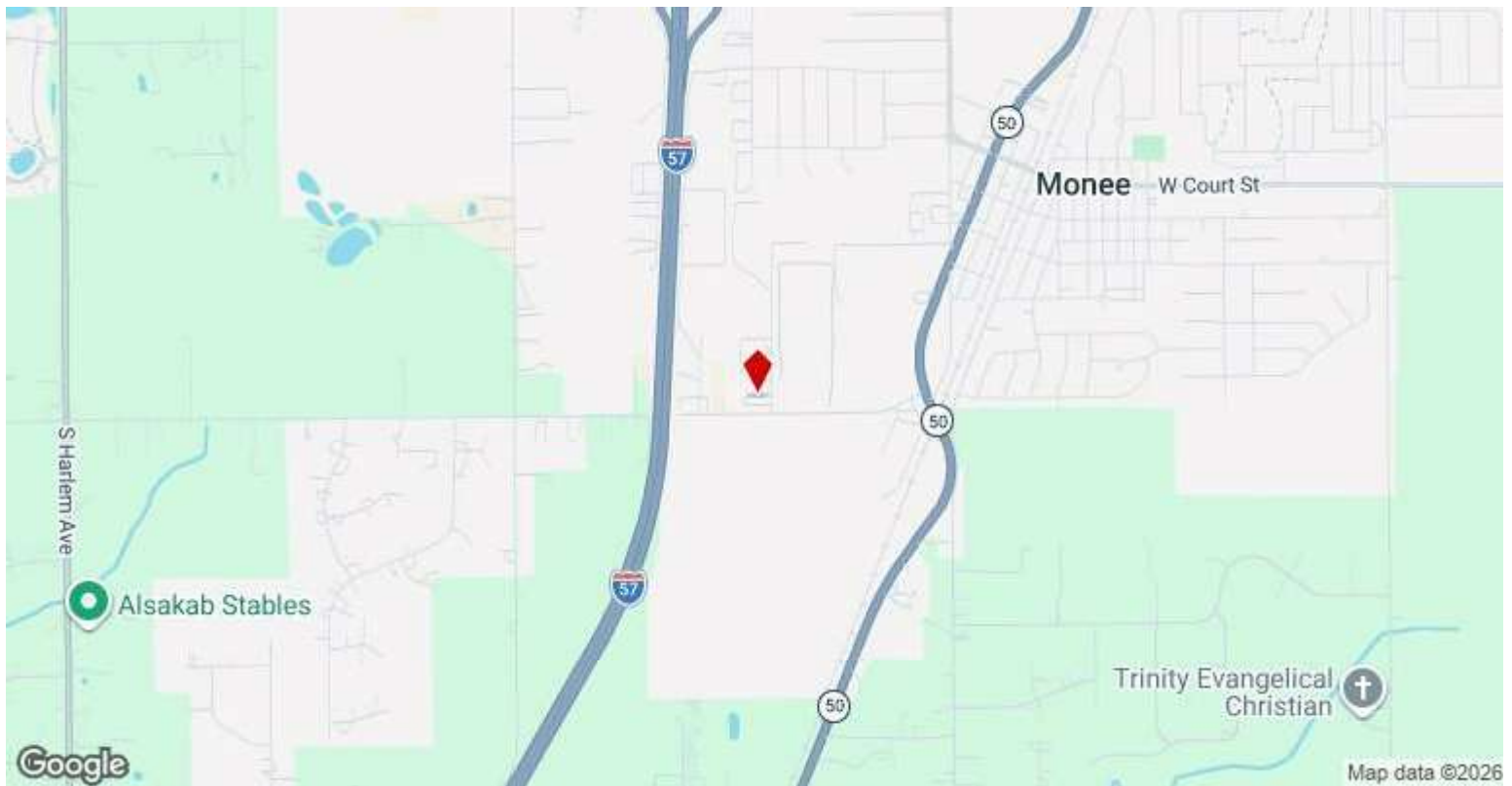
2nd Floor

Space Available	5,828 SF
Rental Rate	\$9.33 /SF/YR
Contiguous Area	15,428 SF
Date Available	Now
Service Type	TBD
Office Size	3,828 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 15 Years

Both spaces must be leased together. The whole building is available for lease at 12,000 a month.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
	-	
	-	
	-	
	-	



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Property Photos



Dock (3)



Industrial/Mfg View

Property Photos



Entrance looking Out



Waiting Area

Property Photos



Property Photos

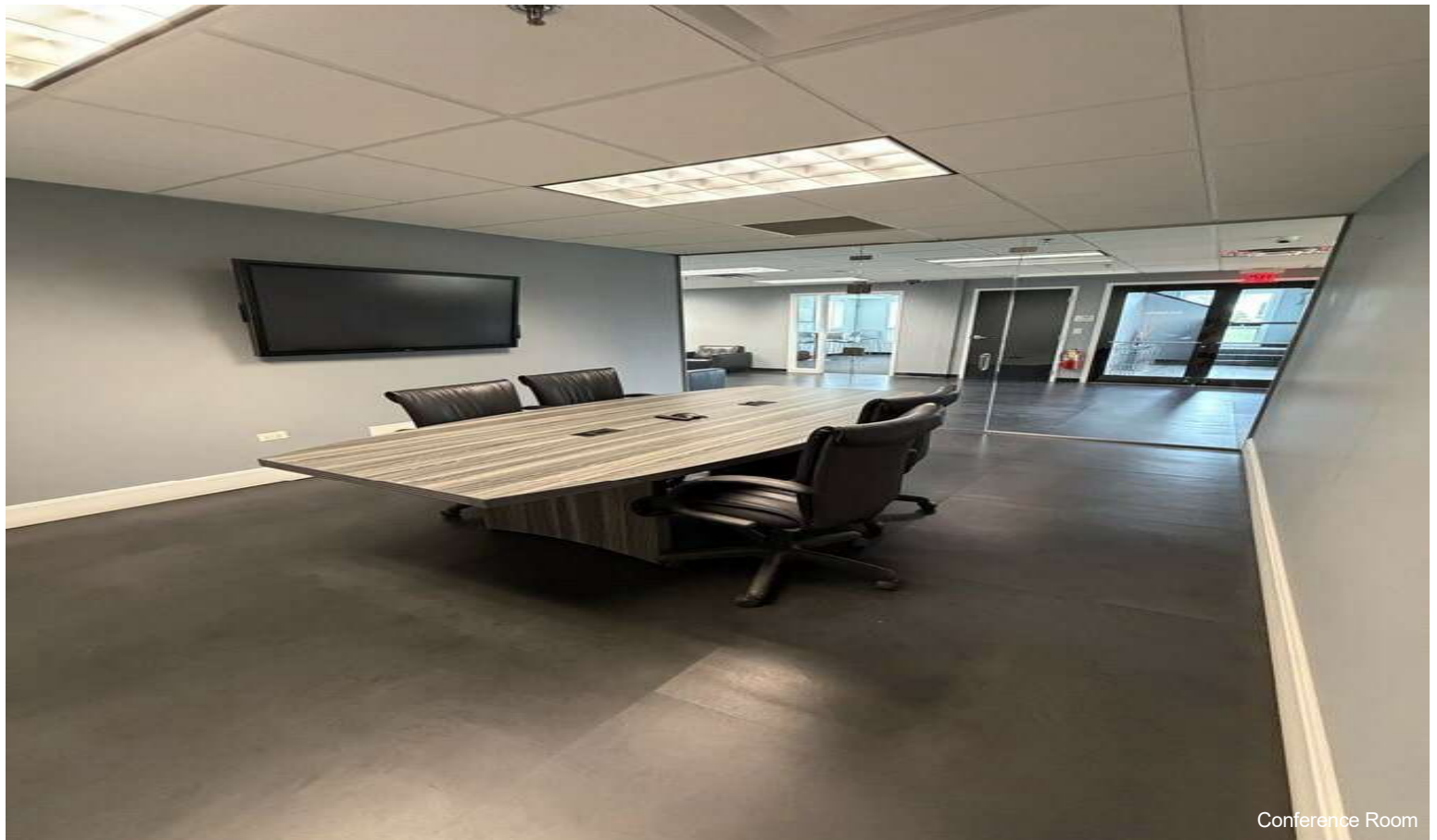


Kitchen (2)

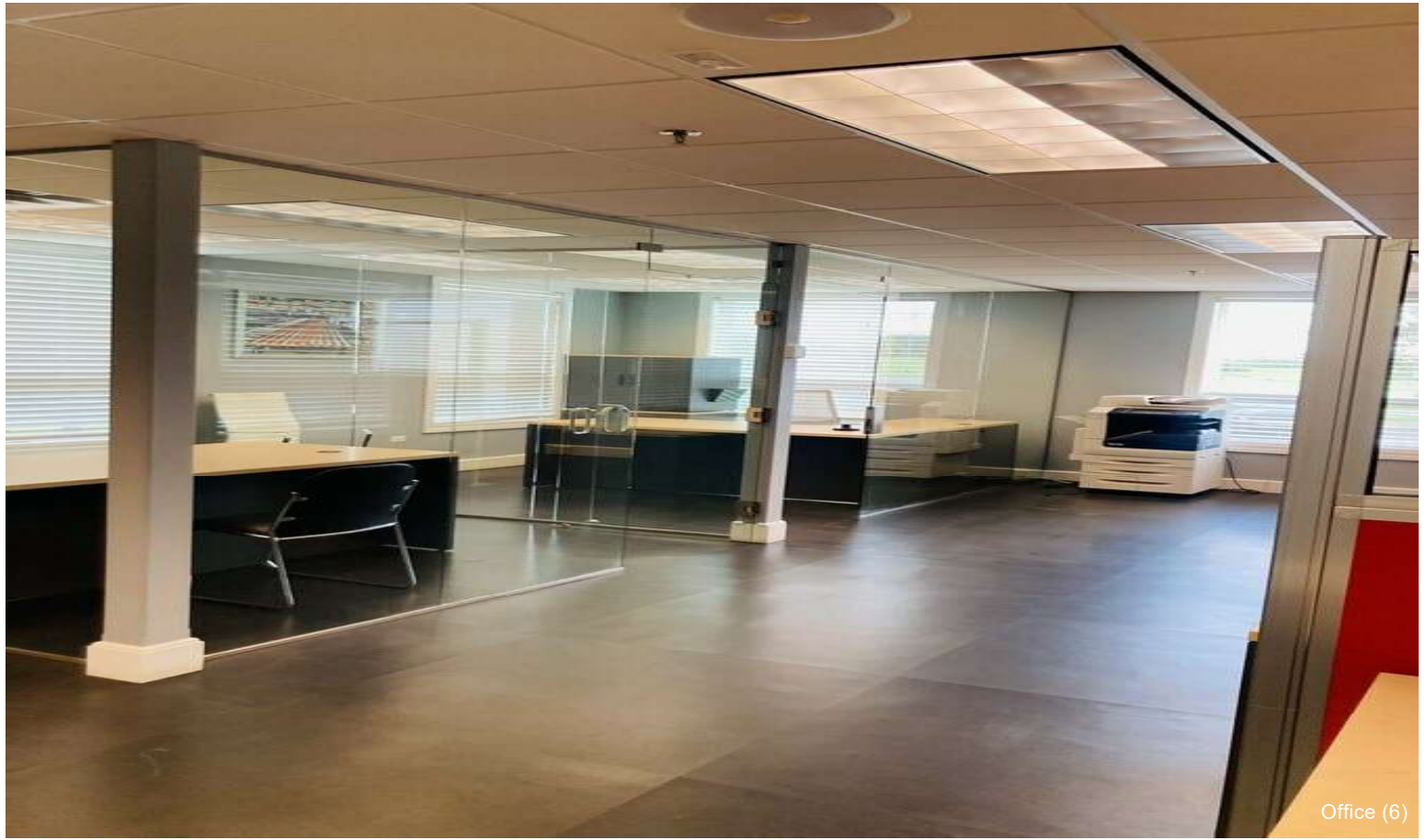


Outdoor

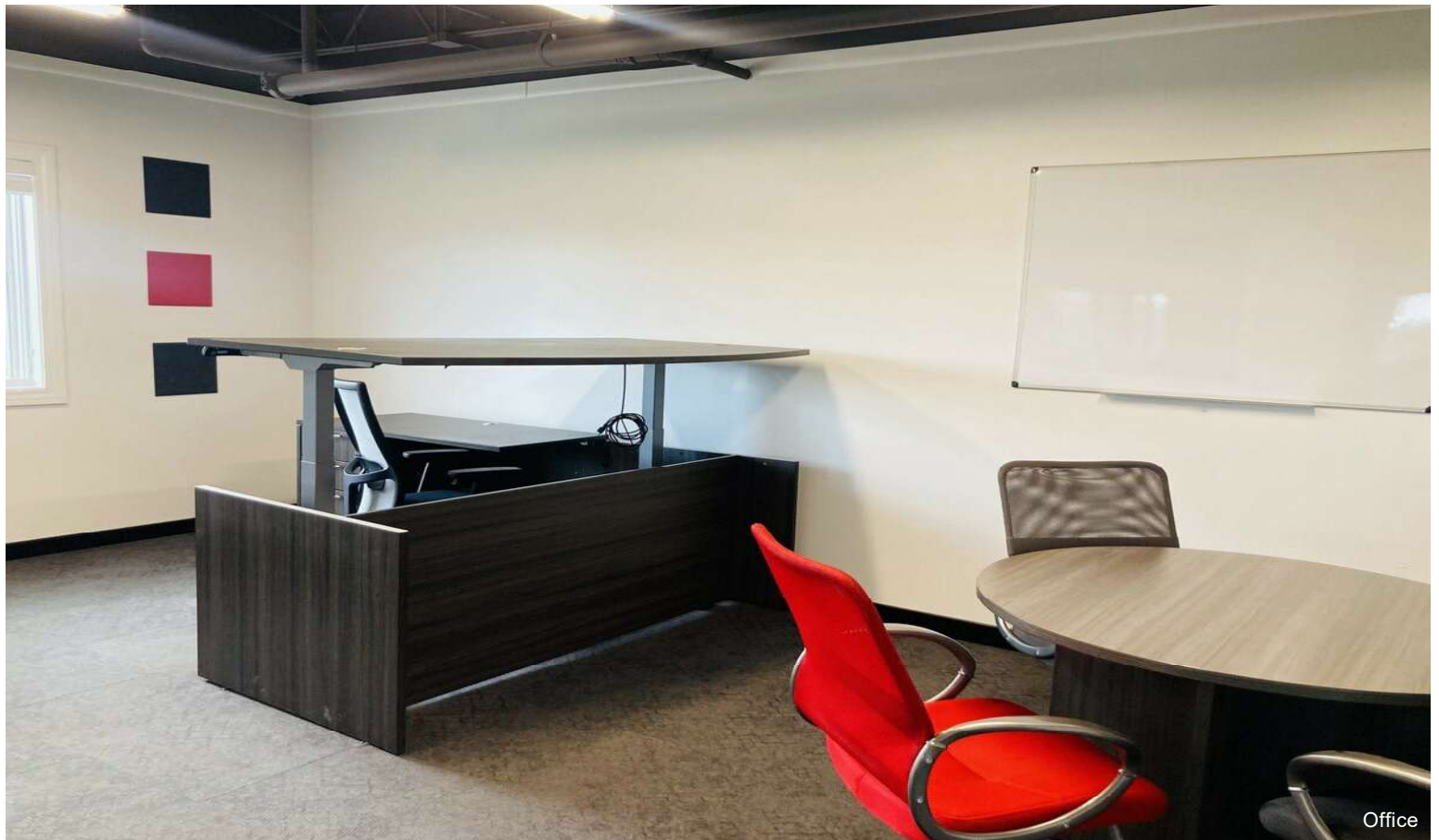
Property Photos



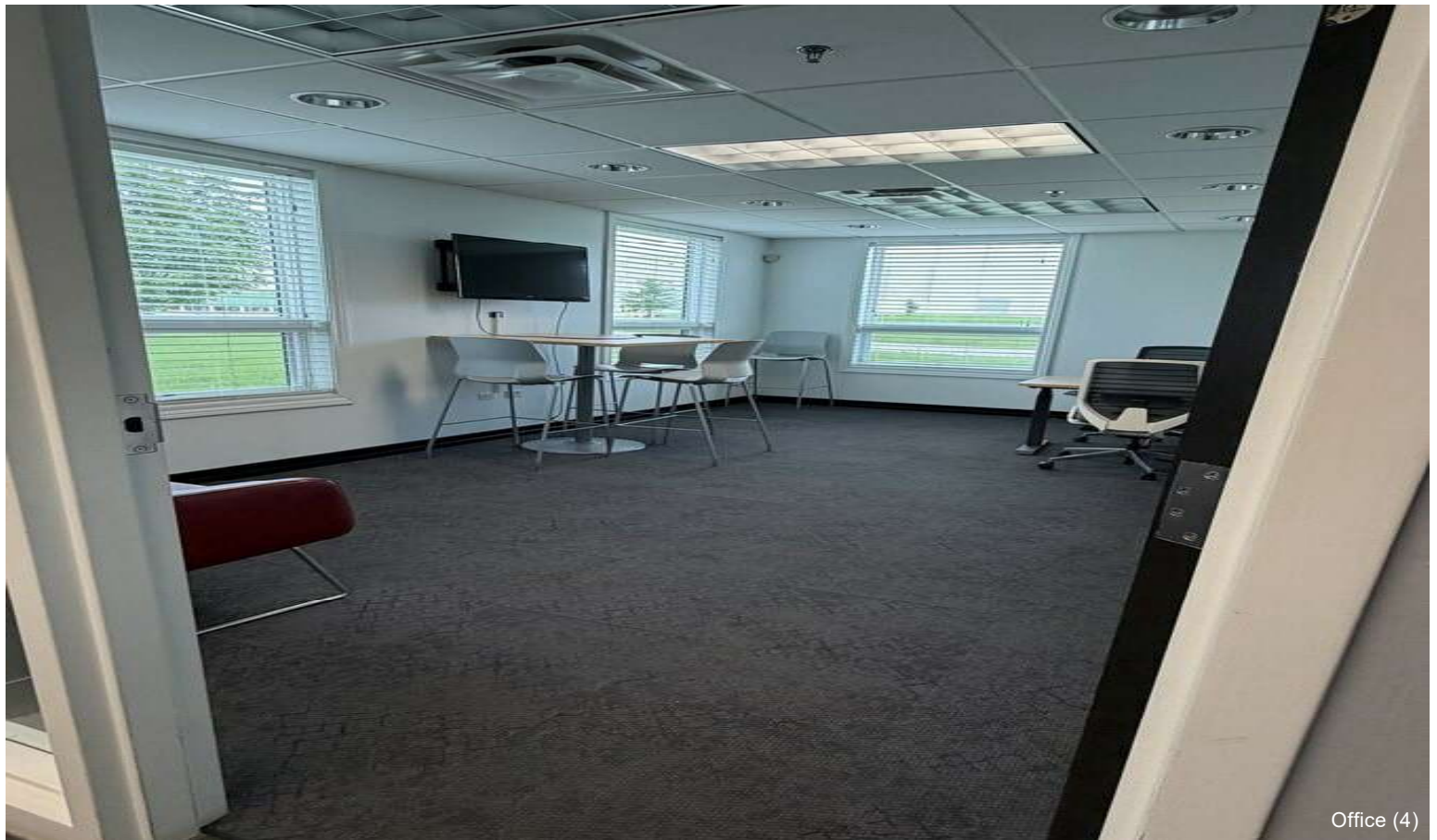
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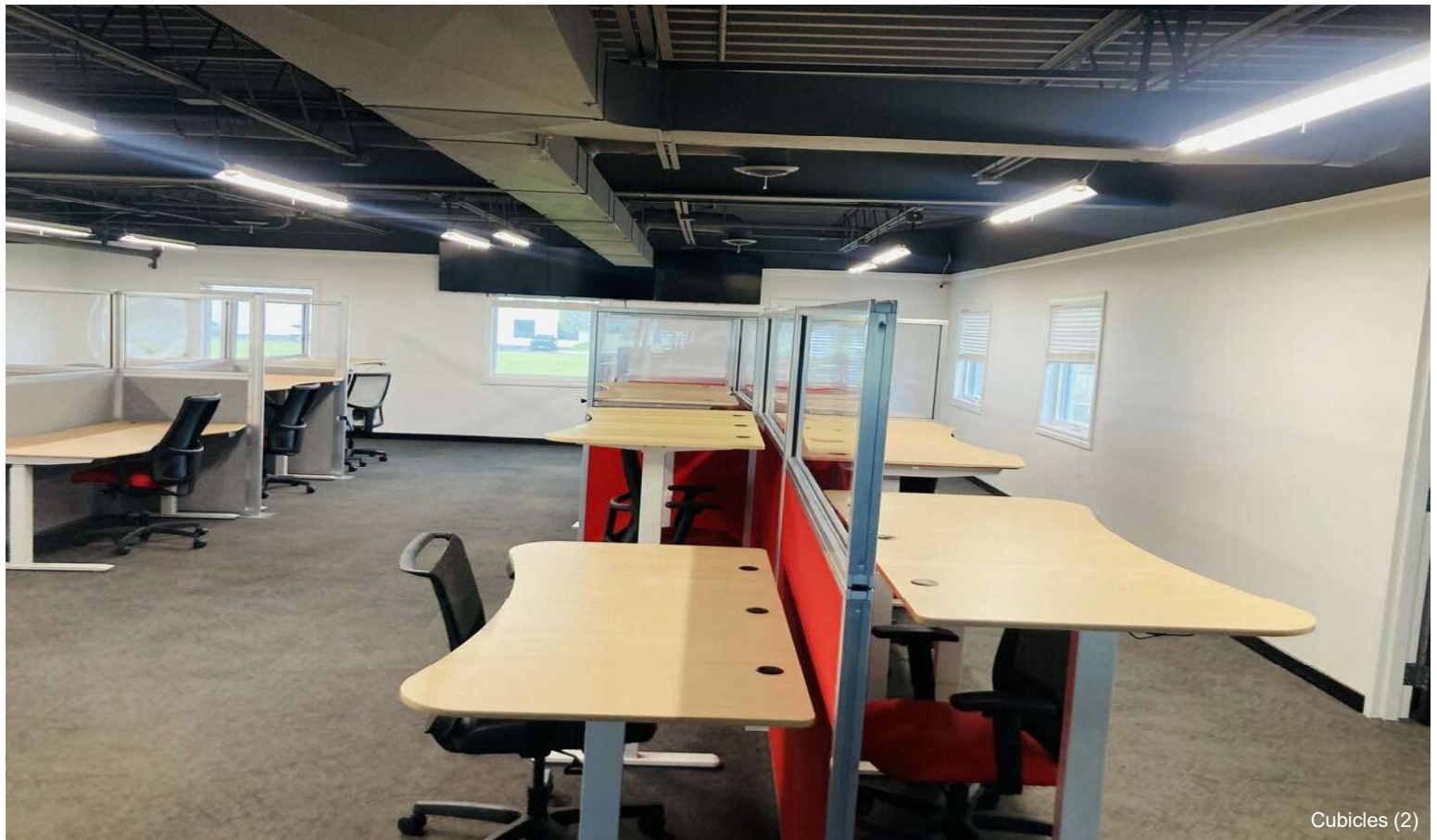
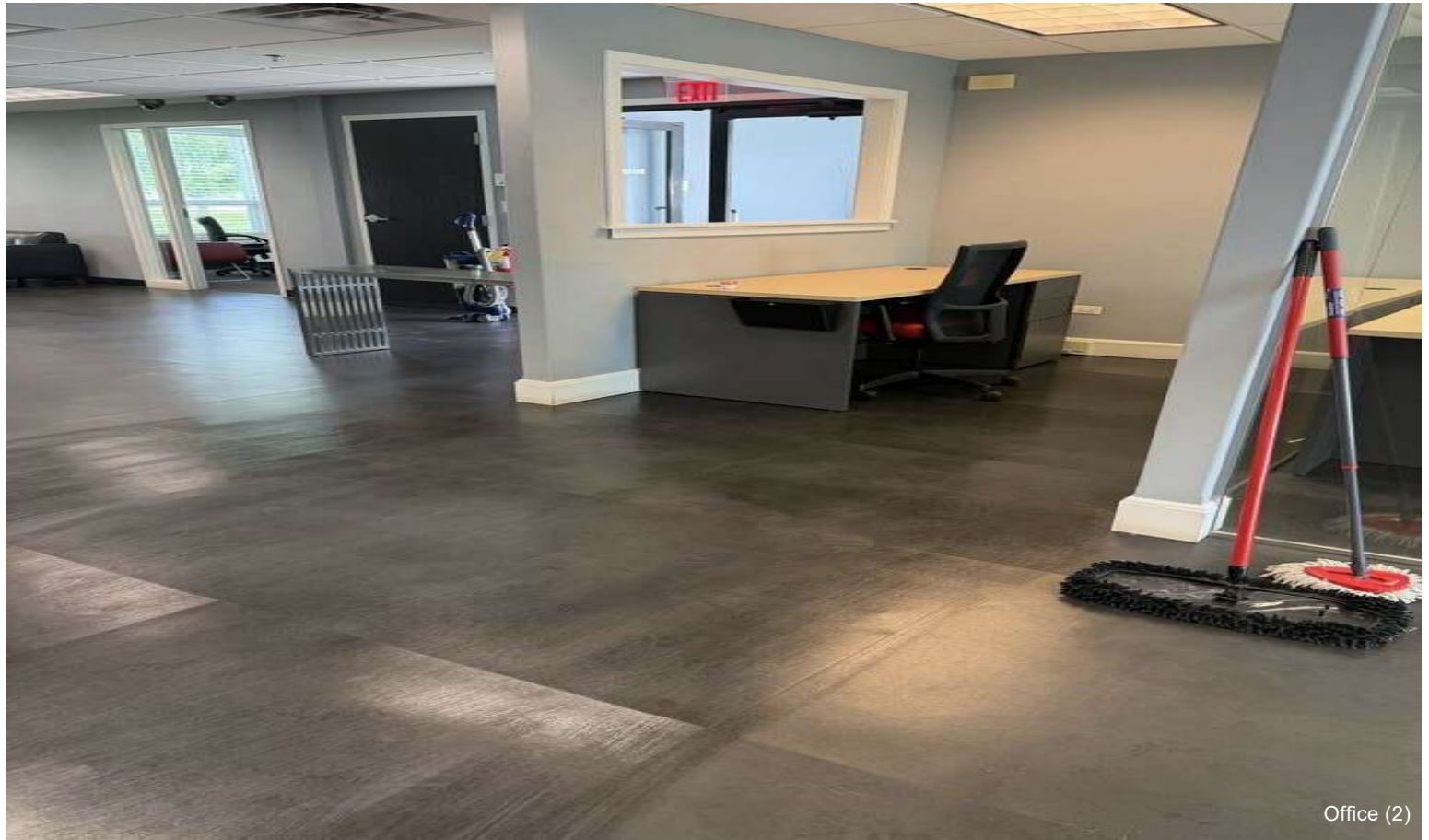
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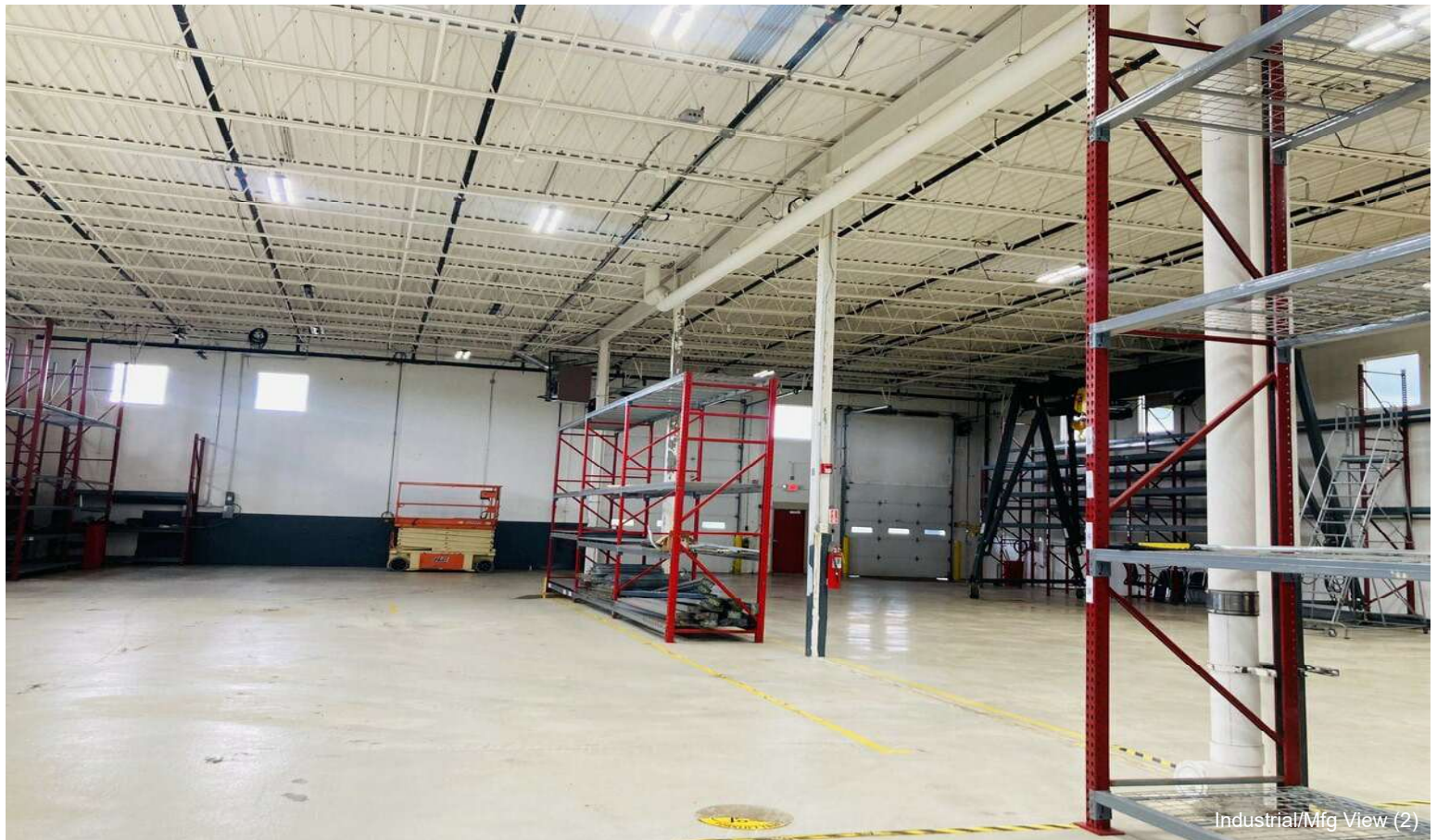
Property Photos



Property Photos



Property Photos



Property Photos



Industrial/Mfg View(3)



Industrial/Mfg Racking

Property Photos



Industrial Racking (2)



Dock

Property Photos



Property Photos



Stairs going Down