

INDUSTRIAL LAND

20 ACRES

20 INDUSTRIAL ACRES, JOLIET, IL

2780 Channahon Road Joliet, IL 60436

SALE PRICE \$10,500,000



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

Nick Ferro

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Keith Conroy

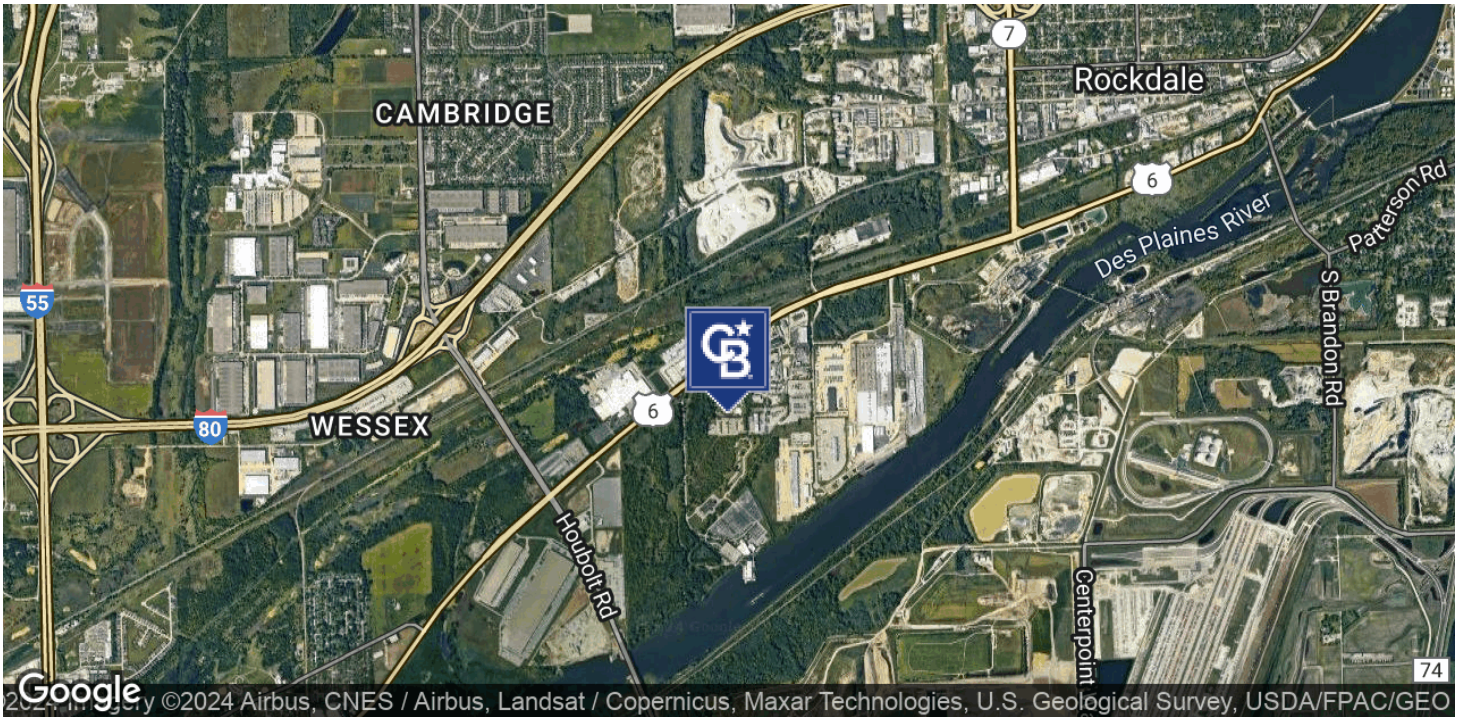
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PROPERTY DESCRIPTION

20 Acre Industrial Parcel for sale off of Rte 6 in Joliet. Former Splash Station water park parcel available. Conveniently located minutes from Interstate 80, I-55 and Houbolt Road Bridge to Centerpoint Intermodals. Discover an exceptional opportunity with this industrial zoned property in the sought-after Joliet area. Boasting a coveted I-2 zoning, the property is perfectly positioned to accommodate a range of industrial operations. Its prime location, just minutes from major highways and intermodal facilities, ensures seamless connectivity for logistics and distribution. This well-suited property offers a strategic advantage for industrial investors seeking accessibility and efficiency. With its industrial-friendly zoning and proximity to key transportation infrastructure, this property embodies the potential for streamlined operations and optimal business growth.

PROPERTY HIGHLIGHTS

- Zoned I-2 for versatile industrial use
- Strategically situated in industrial area
- Proximity to major highways for seamless transportation

OFFERING SUMMARY

Sale Price:	\$10,500,000
Lot Size:	20 Acres
Zoning:	I-2
APN:	0506252000090000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	394	8,430	42,850
Total Population	1,054	21,870	108,605
Average HH Income	\$80,610	\$71,041	\$74,651

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OF LOTS 1 | TOTAL LOT SIZE 20 ACRES | TOTAL LOT PRICE \$10,500,000 | BEST USE INDUSTRIAL

ADDRESS	APN	SIZE	PRICE	ZONING
2780 Channahon Road	0506252000090000	20 Acres	\$10,500,000	I-2, General Industrial

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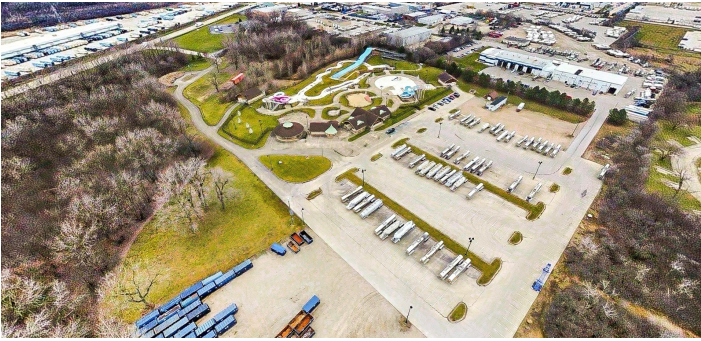


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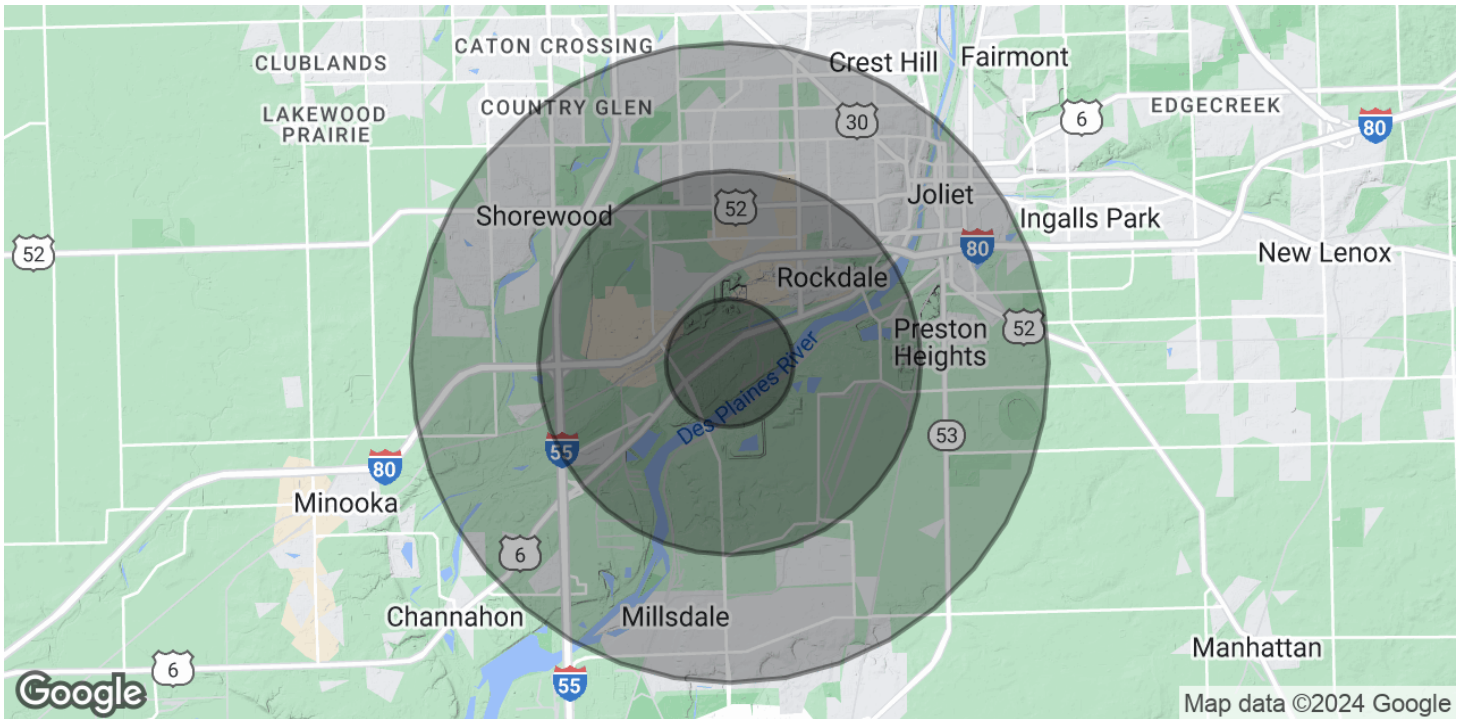


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,054	21,870	108,605
Average Age	36.9	36.8	37.9
Average Age (Male)	42.2	36.7	36.5
Average Age (Female)	36	37.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	394	8,430	42,850
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$80,610	\$71,041	\$74,651
Average House Value	\$165,148	\$152,847	\$171,169

* Demographic data derived from 2020 ACS - US Census

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