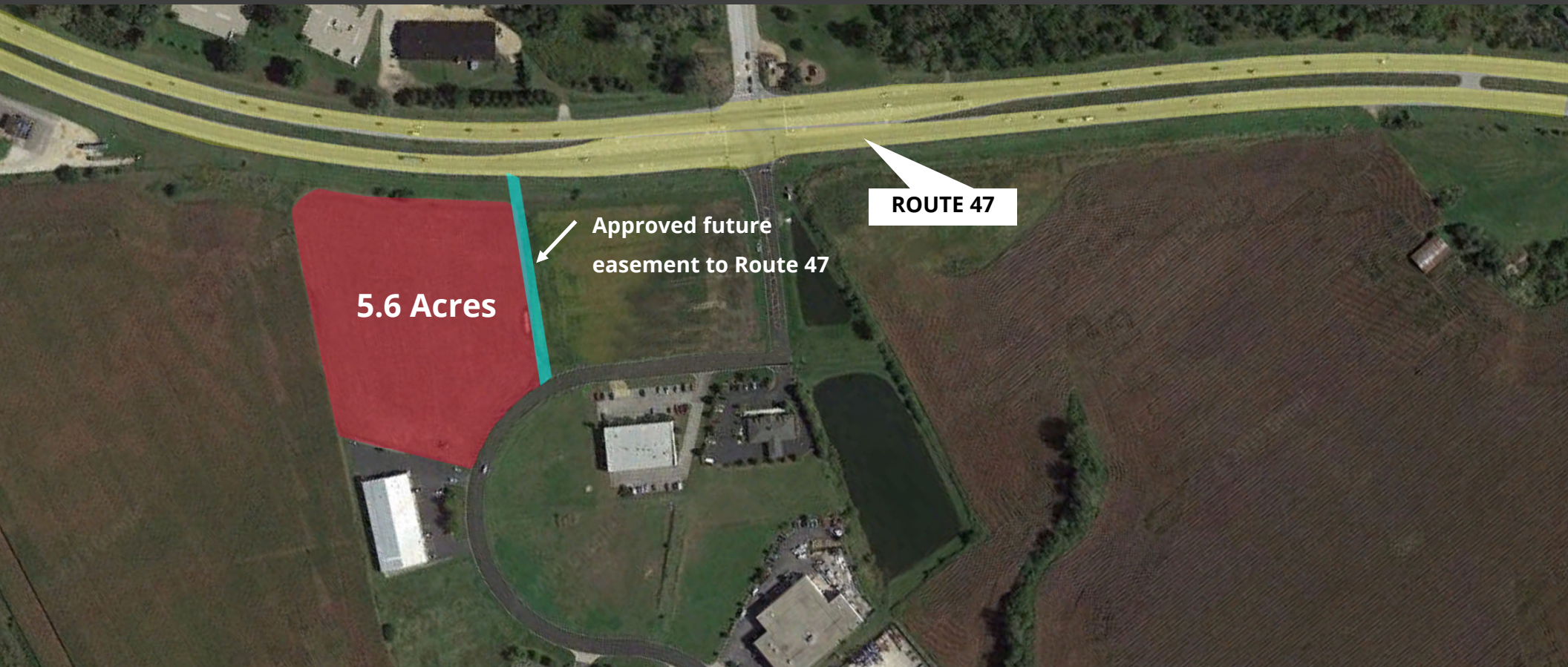


# 5.6 ACRES DIVISIBLE AVAILABLE FOR SALE - SUGAR GROVE



5.6 Acres

Approved future  
easement to Route 47

ROUTE 47

#### SIZE:

Lot 16: 2 Acres  
Lot 39: 3.62 Acres

#### ZONING:

Industrial; Lot 39 possible Commercial

#### LOCATION:

Lots 16 & 39 Heartland Drive in the Heartland Business Center, Sugar Grove.

#### SUMMARY:

Located across from Waubonsie Community College and 1.5 miles to I-88. New full exchange, construction underway—Opening in 2019!

**MORKEN**  
& ASSOCIATES

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# LOCATION AND SUMMARY DETAILS



## Lots 16 & 39, Heartland Drive, Sugar Grove

<b>Lot Number</b>	16
<b>Site:</b>	2 Acres
<b>Sale Price:</b>	\$4.25 psf
<b>Utilities:</b>	Fully Improved
<b>Zoning</b>	Industrial

<b>Lot Number</b>	39
<b>Site:</b>	3.62 Acres
<b>Sale Price:</b>	\$5.50 psf
<b>Utilities:</b>	Fully Improved
<b>Zoning</b>	Industrial (Possible Commercial)

Lots can be sold separately or together. Located across from Waubonsie Community College and 1.5 miles to I-88. New full exchange, construction underway—Opening in

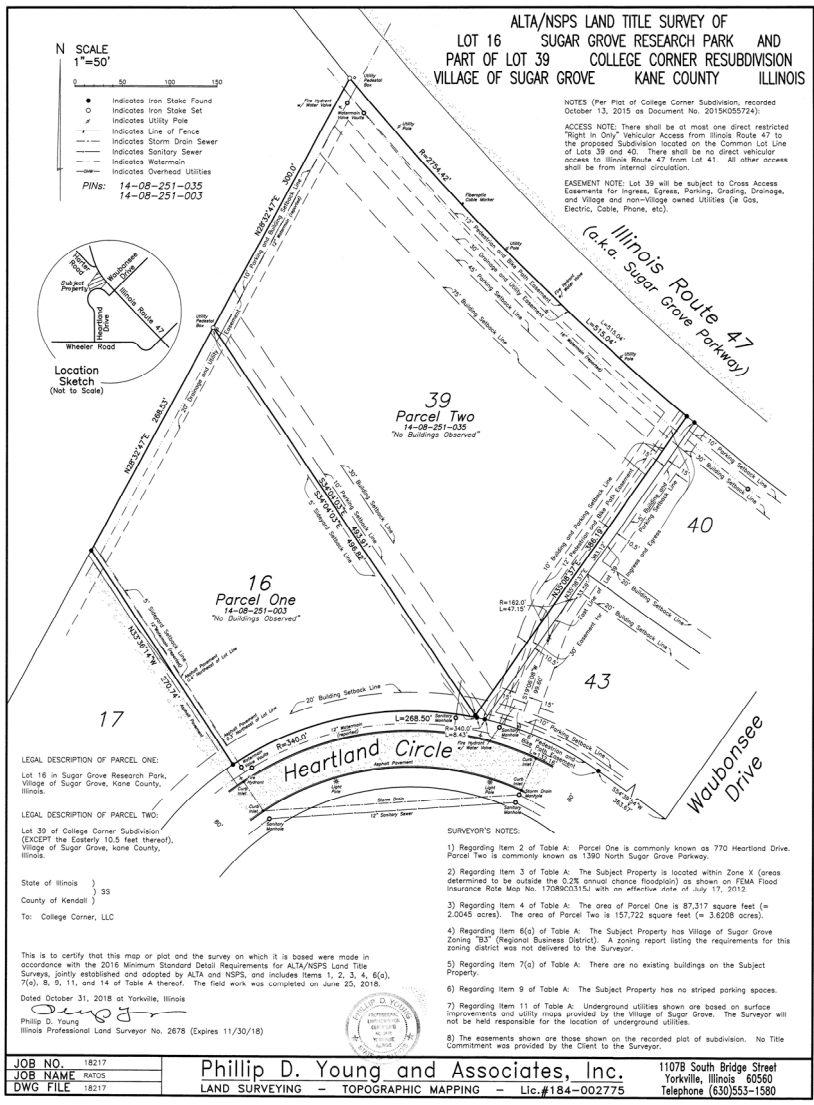
### Comments:

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# SURVEY



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