

NOW AVAILABLE - PLAINFIELD IL

+/-45 - 235 Acres

Will County Development Opportunity

EAST OF RT 30, SOUTH OF 111TH & 119TH STREETS - PLAINFIELD, IL

700 new single family
and 55+ community



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NOW AVAILABLE FOR SALE OR LEASE

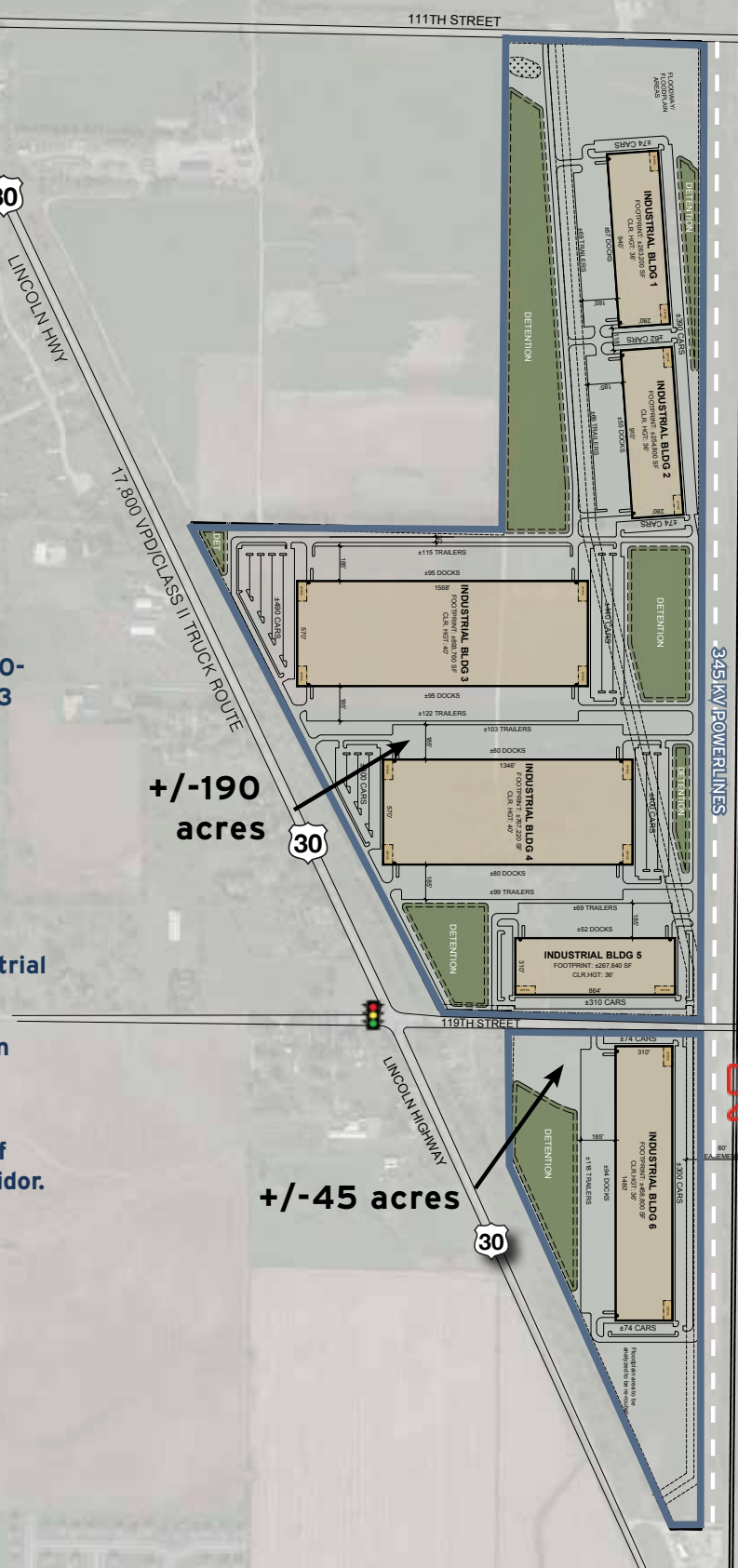
+/-45 - 235 Acres - Plainfield, IL



POTENTIAL CONCEPTUAL LAYOUT (+/-235 ACRES)

Features & Amenities

- Annexed into Plainfield
- Currently leased/can terminate or continue
- Public water and sewer nearby
- Parcel Numbers: 07-01-19-402-001, 07-01-20-100-003, 07-20-300-002, 07-01-29-101-003
- Taxes: \$12,398.82
- Pricing: Subject to Offer
- Currently zoned I-1 Industrial; Plainfield may alternatively be open to commercial and/or residential
- Approximately 3 million square feet of industrial product conceptually designed
- Flat topography, currently an active sod farm
- Potential CN rail service
- Only Industrial landsite available in excess of 200 acres west of Weber Rd in the I-55 corridor.

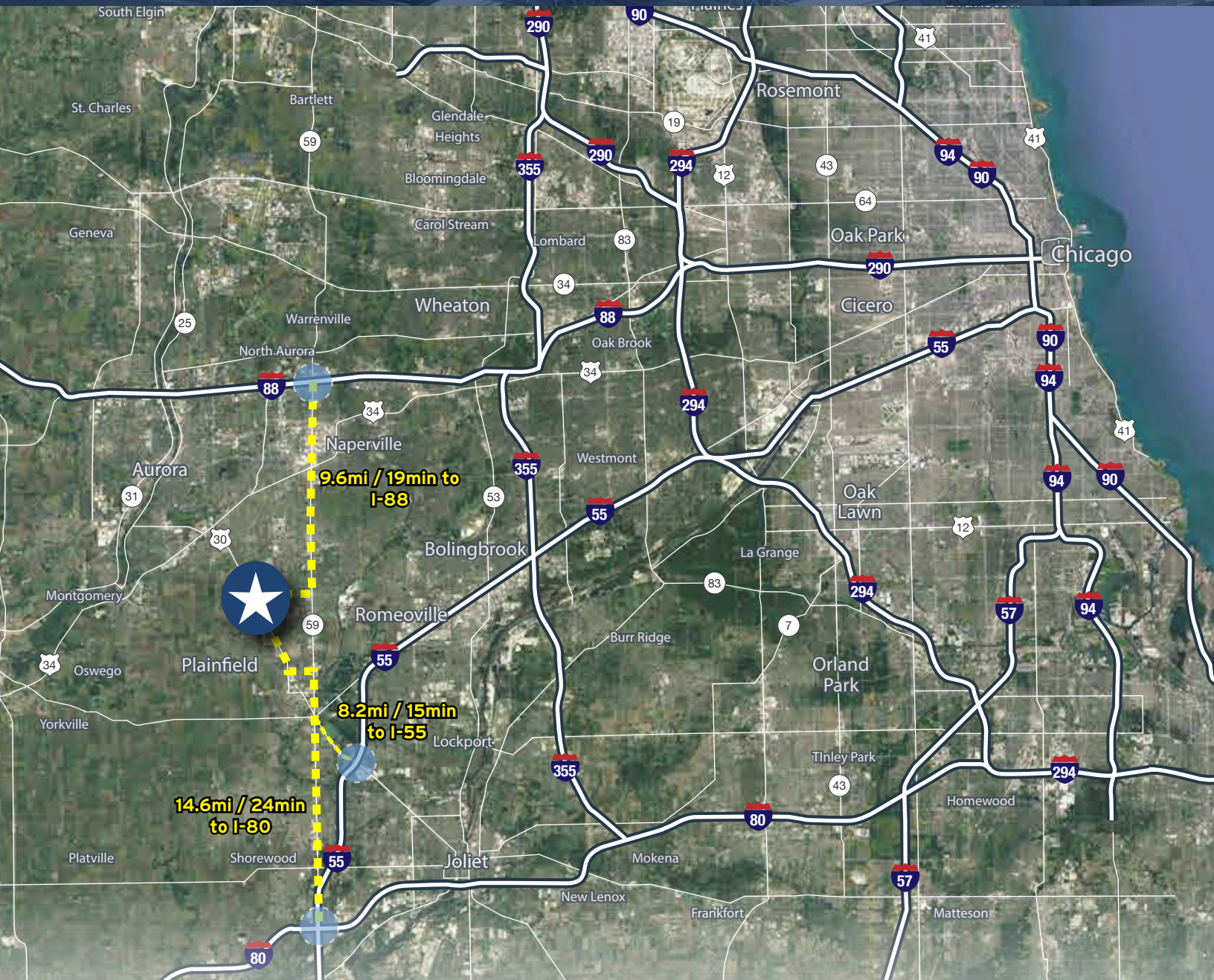


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PROPERTY HIGHLIGHTS

- Strategic centralized location with direct highway access to multiple expressway systems and key transportation corridors
- Significant skilled labor force in close proximity
- Multiple ingress/egress areas available
- Located within the Oswego School District 308

- State, County and Municipal development incentives available
- Significant power infrastructure running along eastern perimeter of site.

Demographic Snapshot

	1 miles	3 miles	5 miles
Population	3,509	55,081	150,873

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DISTANCE (MILES)

• Route 59	4.6	• I-294	32.1
• I-55	8.2	• Midway Airport	34.6
• I-88	10	• O'Hare Airport	38.9
• Route 47	11.8	• I-94	39.2
• I-80	14.6	• Chicago	41.3
• I-355	21.7	• I-57	45
• I-90	29.4		

- **CN Joliet** 16.6
- **UP Automotive Facility** 17.4
- **UP Global IV Joliet** 20.8
- **BNSF LPC Elwood** 28.2
- **CSX - Bedford Park** 30.3
- **UP Global II** 31.5
- **BNSF - Cicero** 34.8

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