

BUILD-TO-SUIT FOR SALE OR LEASE

433 LANDINGS DRIVE

NEW LENOX, IL 60467

PROPOSED ONE OR TWO-STORY OFFICE BUILDING - COMING SPRING 2024



BUILDING SPECIFICATIONS:

BUILDING SIZE: 38,306 SF (Two-Story - 19,153 SF Per Floor)
20,000 SF (Single Story)

AVAILABLE: 2,000 - 38,306 SF

TOTAL SITE SIZE: ±4.21 acres

ZONING: C-2

PARKING: 168 Spaces

UTILITIES: Tenants Responsibility

CAM: \$6.35 PSF (Projected)

TAXES: \$3.05 PSF (Projected)

LEASE RATE: Call for Pricing

COMMENTS:

- › Pad ready
- › On-site detention provided
- › 4 blocks from the New Lenox Metra Station
- › Owner would consider a sale
- › Close proximity to Silver Cross Hospital
- › Near terminus of I-355 extension
- › Less than 2 miles to I-80



TRAFFIC COUNTS:

- Lincoln Highway (Route 30): 25,600 VPD
- N. Cedar Rd.: 16,000 VPD

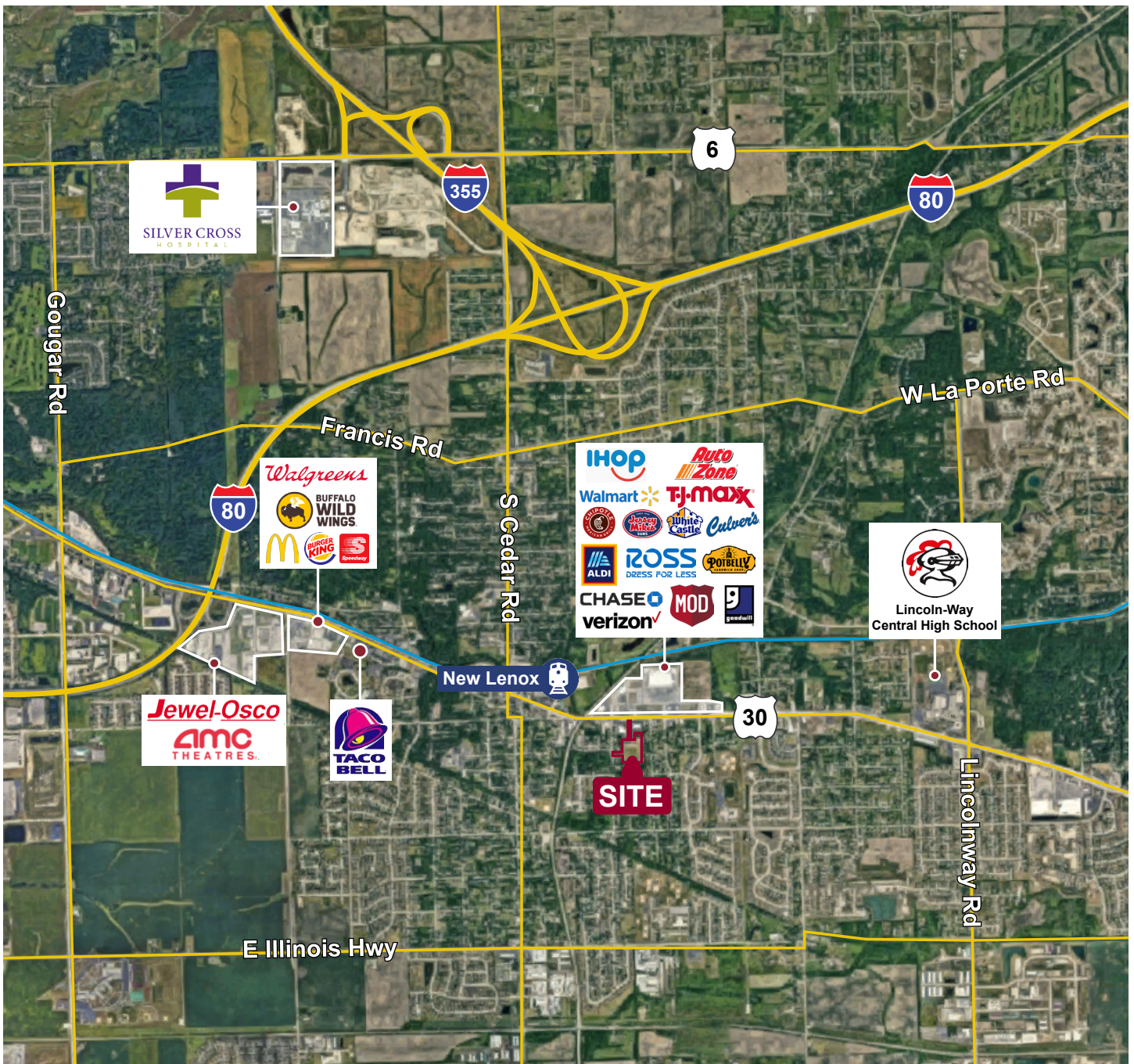
Carole Caveney
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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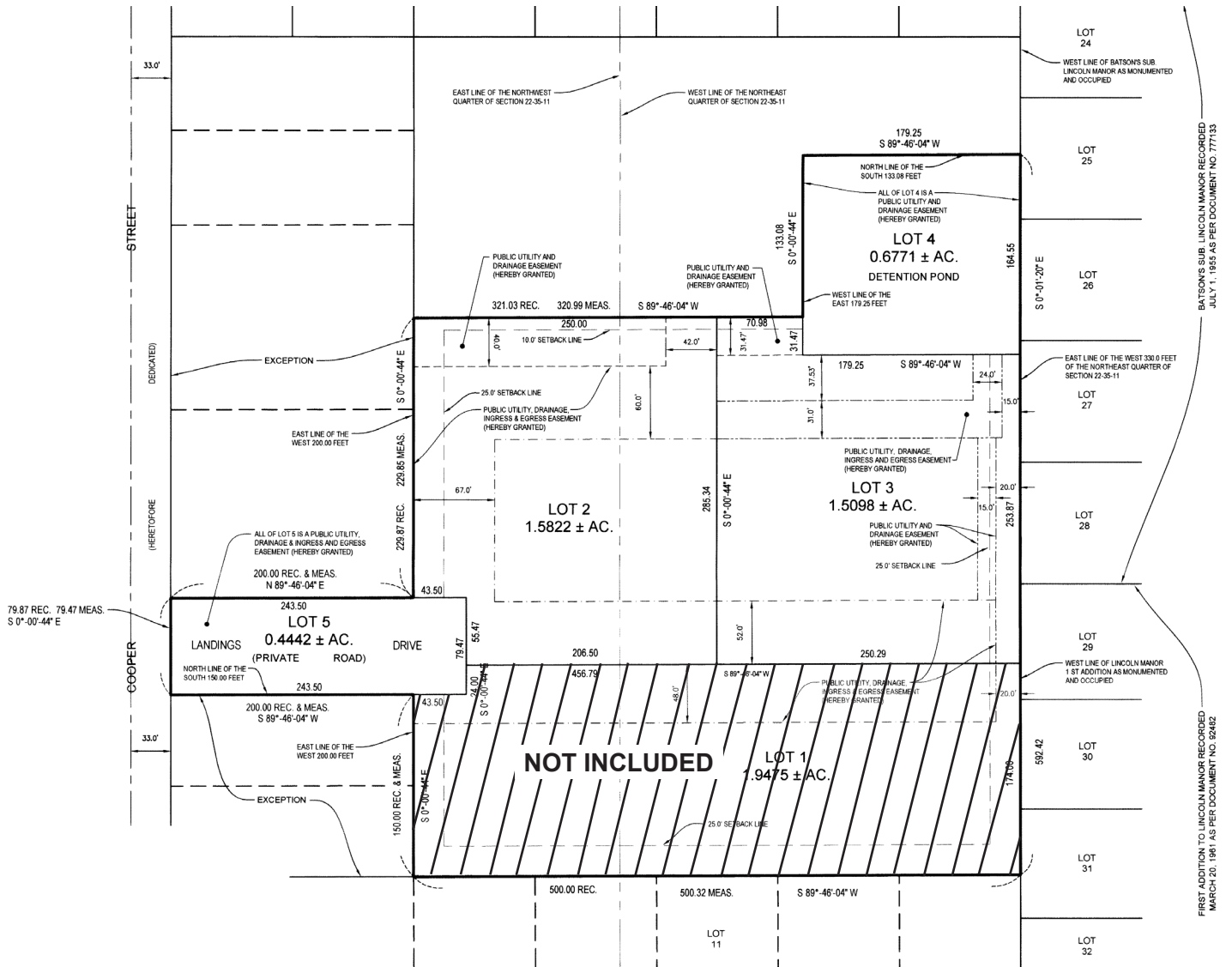


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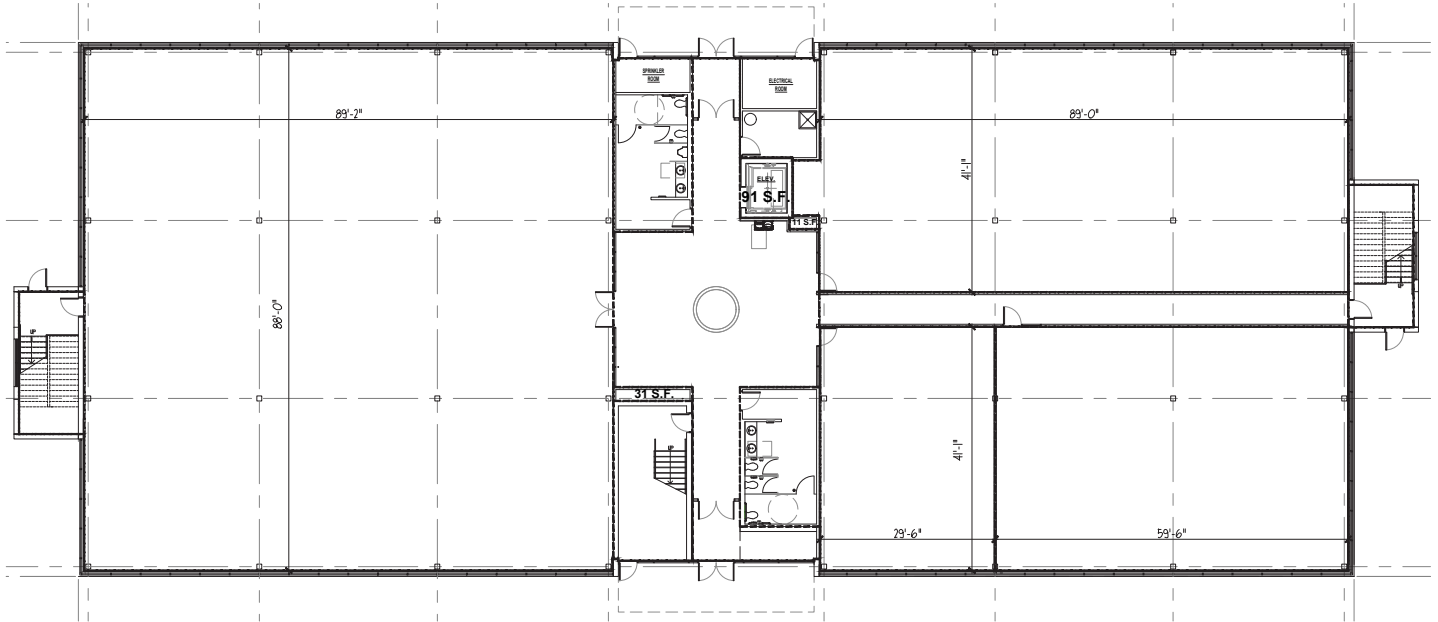
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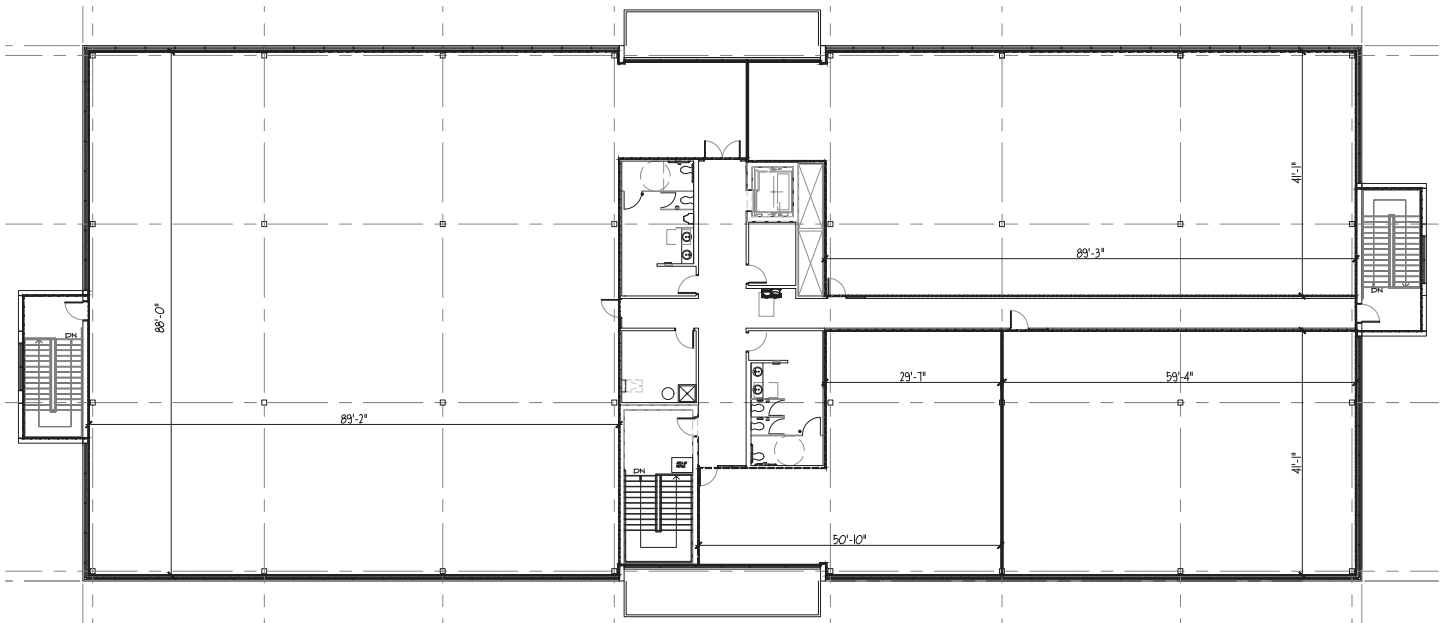
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1ST FLOOR



2ND FLOOR



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