

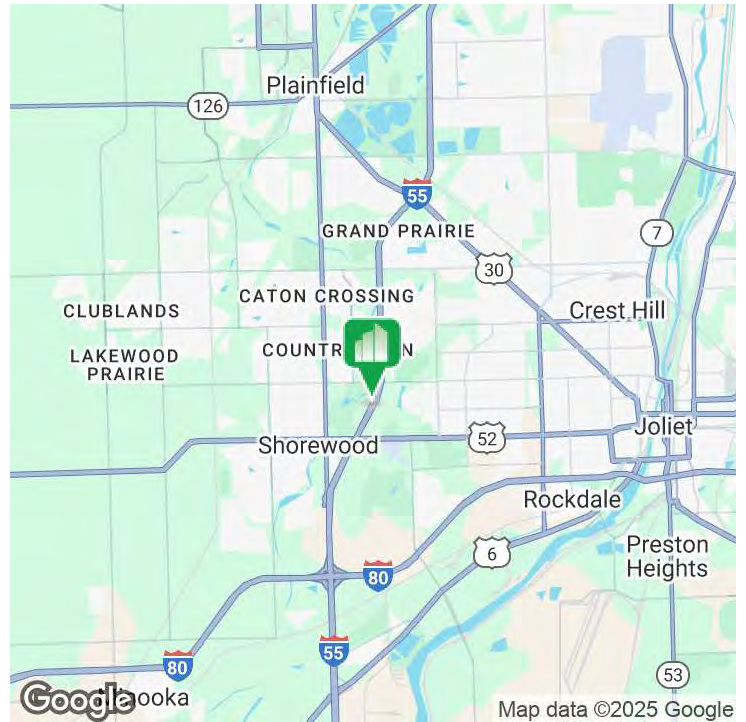
Land For Sale



LIGHT INDUSTRIAL SITE

FRONTAGE RD & ROUTE 52, JOLIET, IL 60431

LIGHT INDUSTRIAL SITE



OFFERING SUMMARY

Sale Price: Contact Broker

Lot Size: 8.77 Acres

Currently A1 Zoning: In County

PIN: 05-06-10-400-034

Taxes (2024): \$19,429.96

PROPERTY HIGHLIGHTS

- Easy access at Route 52 with signalized intersection
- Currently unincorporated Will County
- Can be annexed to Joliet with I-1 zoning and sewer and water
- Outdoor storage permitted
- Level site that drains to the south
- Located next to forest preserve
- Concrete access road shared by Prairie Material
- Call to discuss business plans
- **View Property Video:** <https://youtu.be/Pg4a1KRj9-E>
- Engineering and Traffic Studies available

LOCATION OVERVIEW

NE Frontage Rd I-55 and Route 52.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,666	25,732	61,604
Total Population	3,782	67,740	166,302
Average HH Income	\$92,698	\$93,038	\$86,504

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