

23157 S THOMAS DILLON DRIVE

Channahon, Illinois

25,000 SF

17.8 ACRES

Available For Sale



COMMERCIAL REAL ESTATE SERVICES
9450 W. BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
MAIN | (773) 355-3000
WWW.LEE-ASSOCIATES.COM

FOR MORE INFORMATION:
RYAN EARLEY | Principal
(773) 355-3020 direct
rearley@lee-associates.com

TONY RUSSO | SR. V.P.
(773) 355-5805 direct
trusso@lee-associates.com

THE FACILITY



SITE SPECIFICATIONS

ACRES:	17.8 acres 4 acres improved land
BUILDING:	±25,000 SF
OFFICE:	60%
LOADING:	4 Drive-in Doors
CEILING HEIGHT:	16'
PRICING:	Subject to Offer



THE SITE



HIGHLIGHTS

- Will County Taxes
- Frontage on I-55 - 75,000 vehicles per day
- 4 Acres improved land
- Expansion land
- Less than 1 mile to I-55
- Less than 2.5 miles to I-80
- Showroom office



ACCESS

