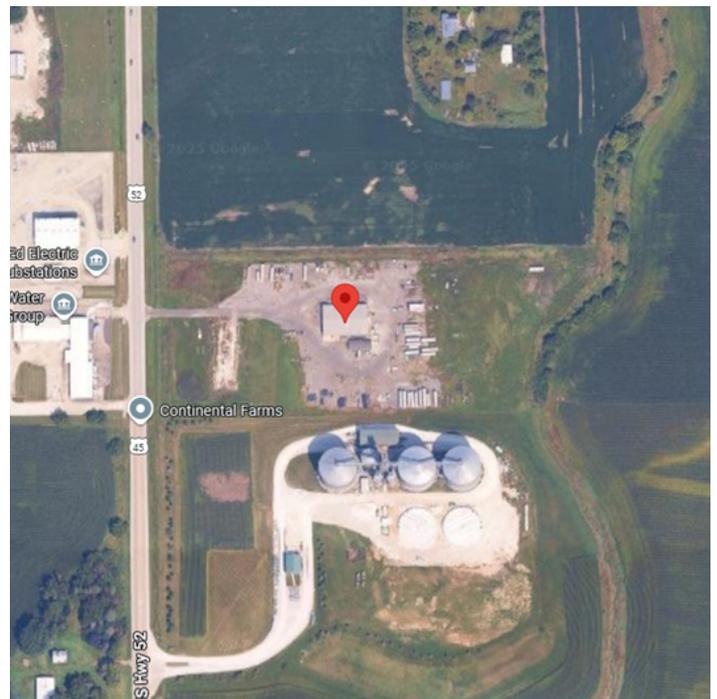


PROPERTY DESCRIPTION

FOR SALE - 11.7 acres of vacant land with 2 industrial buildings for sale in rural Peotone, IL. Property located in the outskirts of downtown Peotone in Will County, IL, with easy access to I-57 Expressway. Property is being used as a contractor storage yard with a Special Use Permit.

PROPERTY HIGHLIGHTS

- Two industrial buildings currently sit on the site. One 80' x 120' metal, industrial building is 10,000 SF and has a triple basin floor drain system, radiant propane and waste oil burner heating, handicapped restrooms, three 16'X16' overhead doors, three man doors, a 28'x40' mezzanine, a 16'X30' 2nd floor office area with additional office under the 2nd story office, and has 18' - 20' clearance ceiling height. The 2nd building is a 25' x 60' double wide office.
- Well and Septic. 3 Phase power of 208/230 V. (480 3 phase is available at the highway if needed.)
- APN: 17-20-32-100-013 - C4 Zoning
- Can be used for truck parking, farm equipment storage, cannabis production, and contractor storage with a Special Use Permit.



Sandra True
(630) 248-7518

Brian Blackmore
(630) 207-8292



**COLDWELL BANKER
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PROPERTY PHOTOS

11.7 ACRES
32045 S Route 45 Peotone, IL 60468



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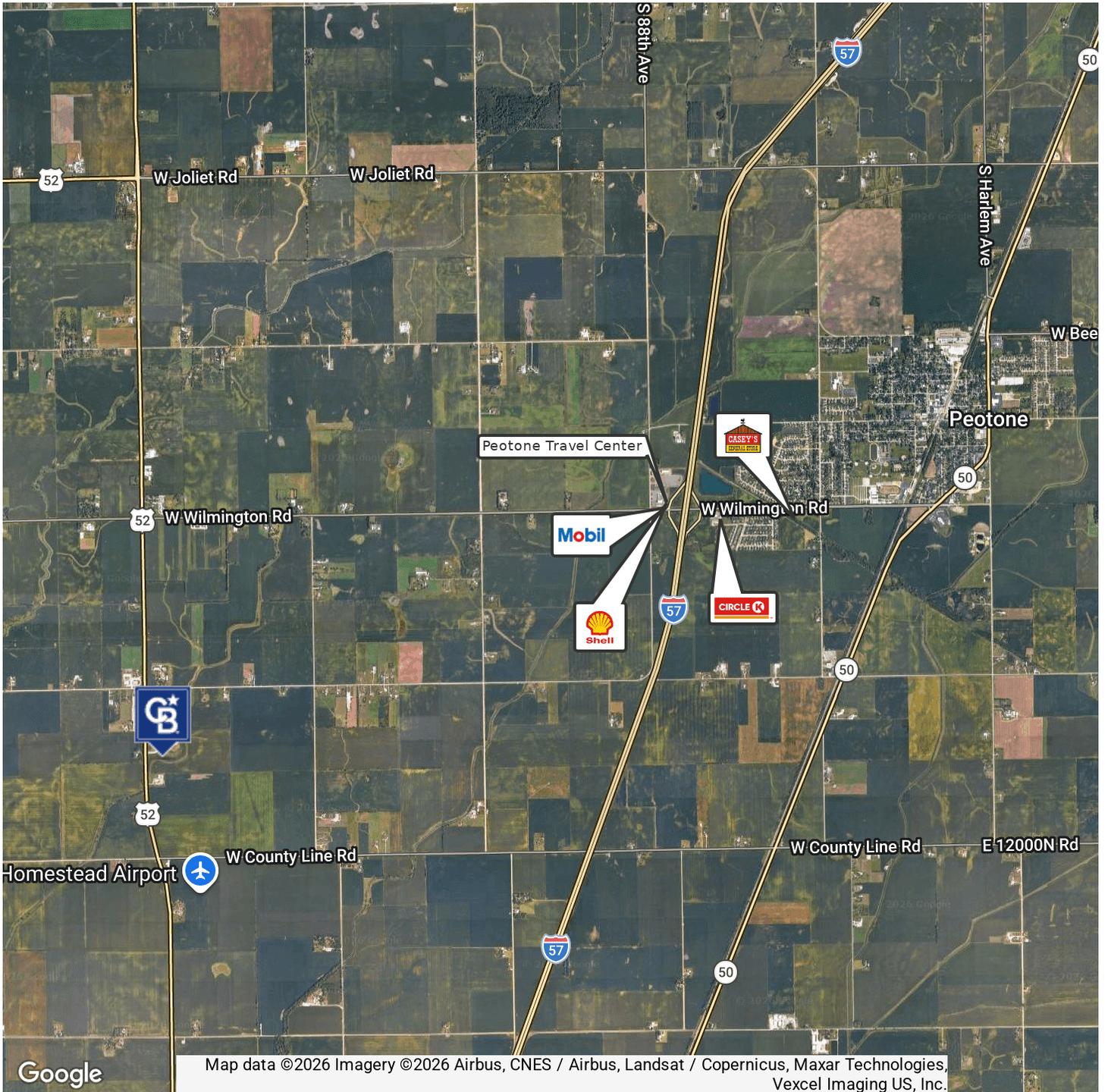


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LOCATION MAP

11.7 ACRES

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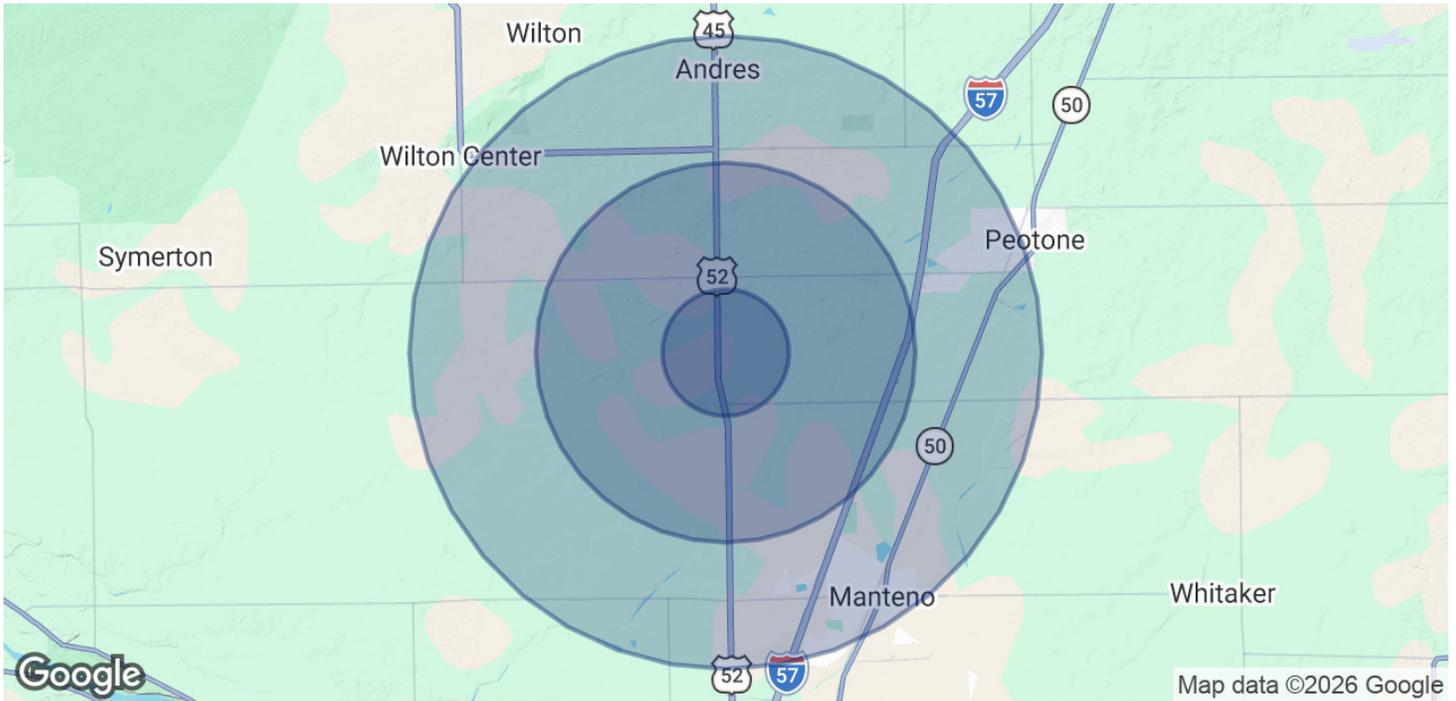


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DEMOGRAPHICS

11.7 ACRES

32045 S Route 45 Peotone, IL 60468



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	64	611	11,302
Average Age	43	43	44
Average Age (Male)	43	42	43
Average Age (Female)	44	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	24	228	4,691
# of Persons per HH	2.7	2.7	2.4
Average HH Income	\$104,335	\$113,865	\$104,934
Average House Value	\$380,157	\$375,047	\$296,244

Demographics data derived from AlphaMap

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