

AVAILABLE FOR SALE

# 1209 MANHATTAN ROAD

JOLIET | ILLINOIS

3.37 ACRES | I-2 ZONING

UNINCORPORATED WILL COUNTY

## SITE DETAILS

- 3.37 Acres
- Zoned I-2
- Unincorporated Will County
- Direct Frontage on US Route 52
- Minutes to Joliet and Elwood Intermodal
- Direct Access to Full Interchanges at Briggs/I-80 and Rte 53/I-80
- Limited product type in the market
- Owner Financing Available



## SALE PRICE

\$900,000

FOR MORE INFORMATION, PLEASE CONTACT:

**PATRICK STANTON**

630.269.2968

pat@patrickcommercial.com

**Patrick**  **COMMERCIAL** REAL ESTATE

The information contained herein is subject to verification and no liability for omissions is assured. The price, data and other information are subject to change and listing may be withdrawn without notice.

# LOCATION MAP

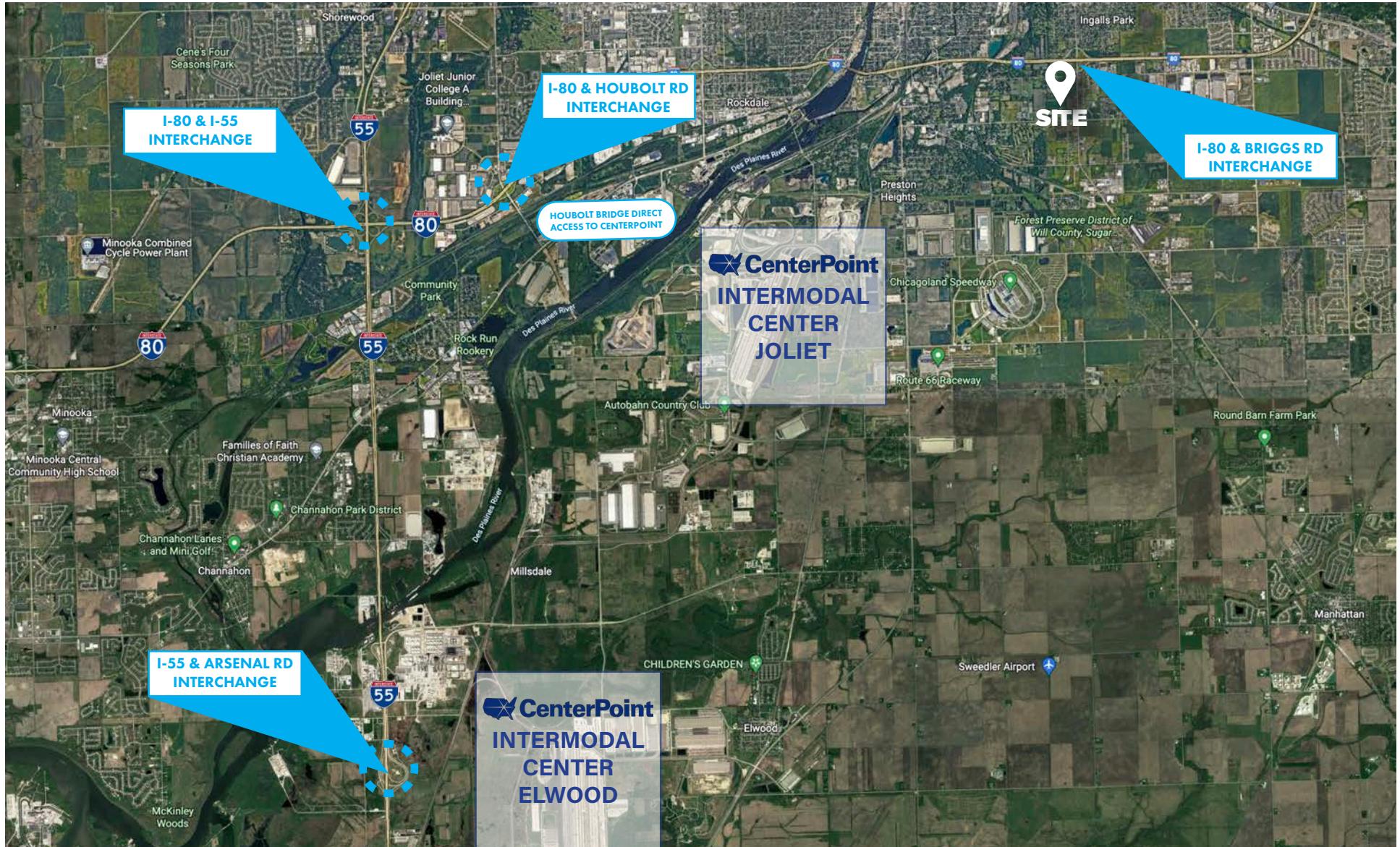


**3.37 ACRES I-2 ZONING**  
1209 MANHATTAN ROAD, JOLIET, IL

FOR MORE INFORMATION, PLEASE CONTACT:

**PATRICK STANTON**  
630.269.2968  
[pat@patrickcommercial.com](mailto:pat@patrickcommercial.com)

**Patrick**  
COMMERCIAL   
REAL ESTATE



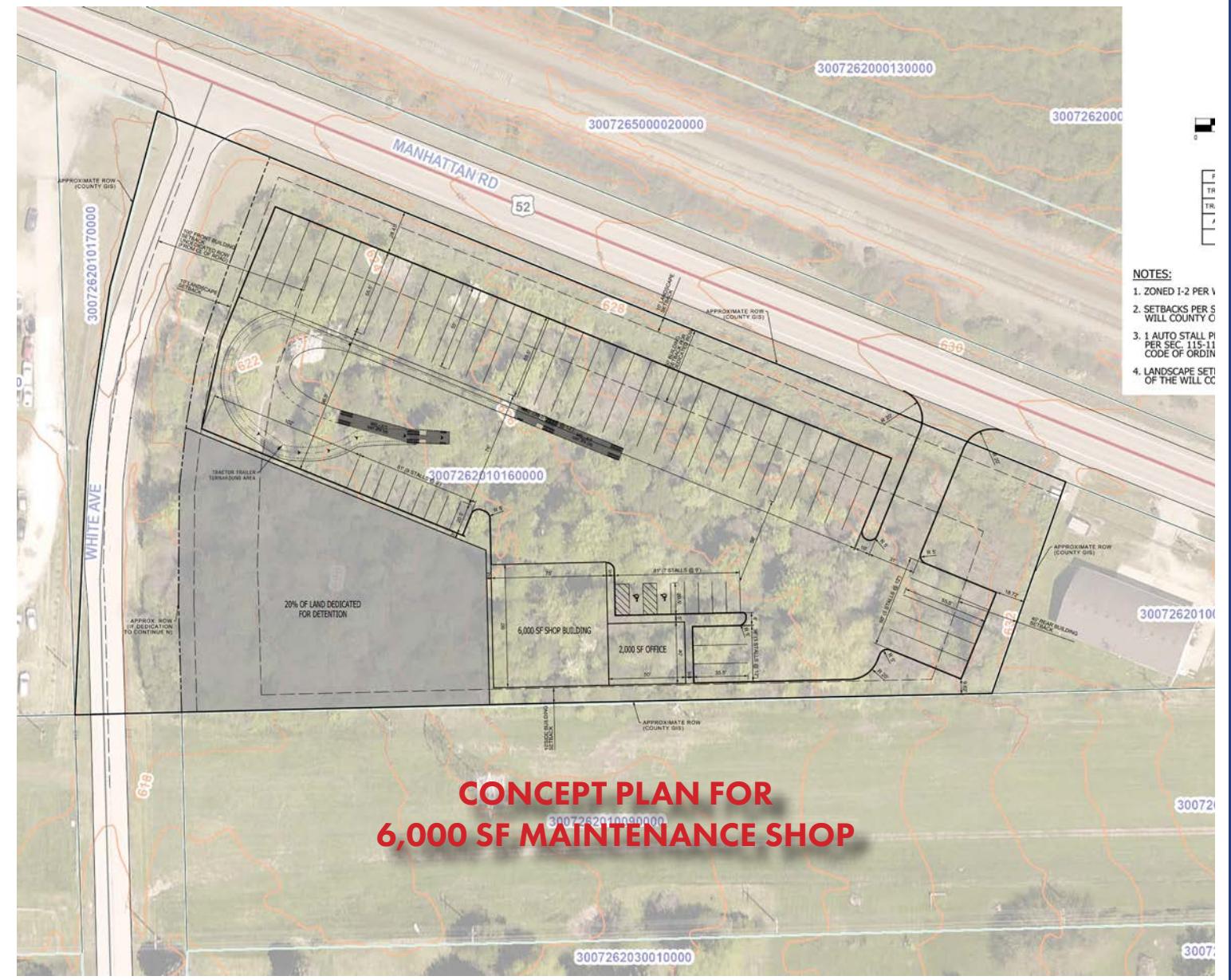
**3.37 ACRES I-2 ZONING**  
1209 MANHATTAN ROAD, JOLIET, IL

FOR MORE INFORMATION, PLEASE CONTACT:

**PATRICK STANTON**  
630.269.2968  
[pat@patrickcommercial.com](mailto:pat@patrickcommercial.com)

**Patrick** COMMERCIAL  REAL ESTATE

# CONCEPT PLAN



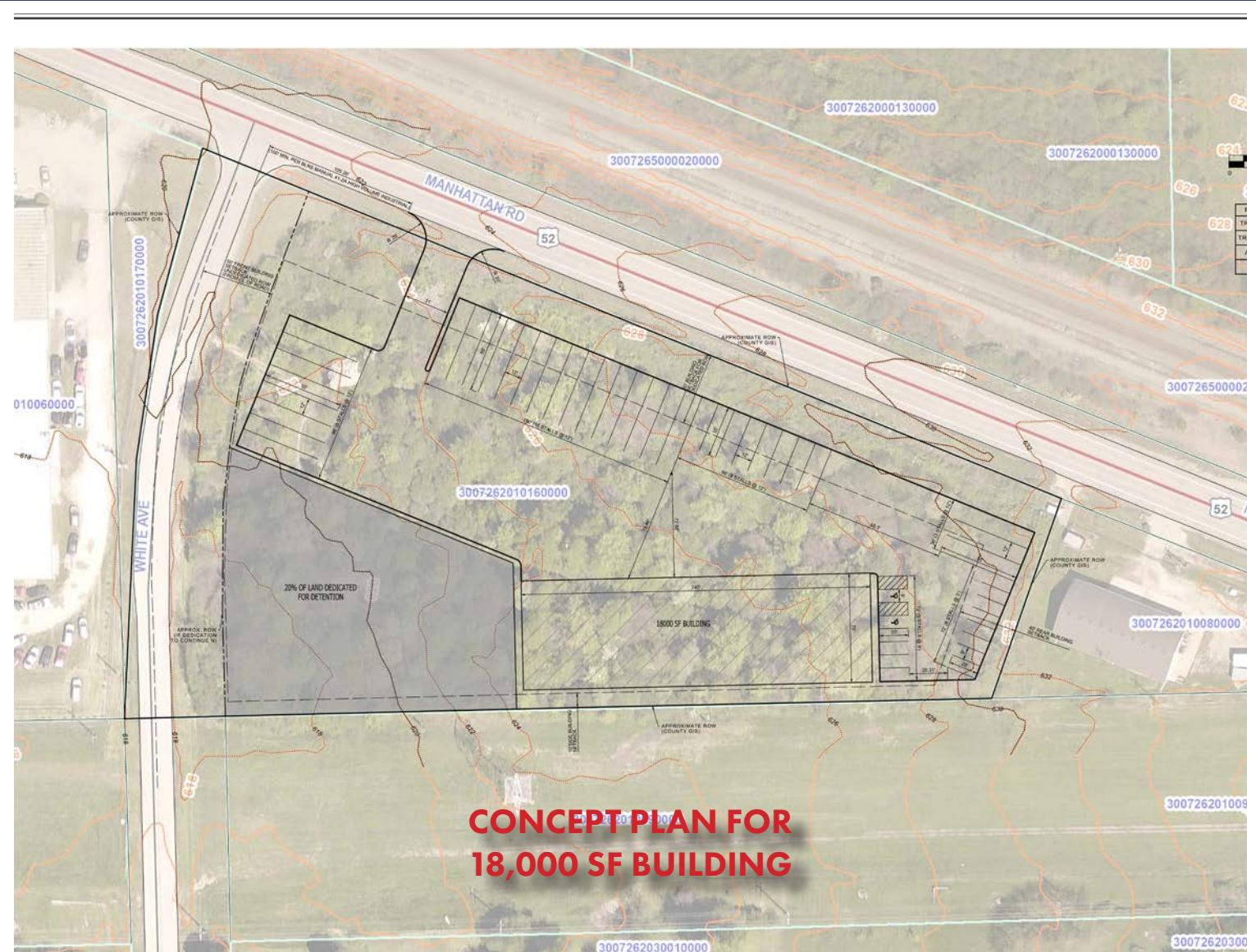
## **3.37 ACRES I-2 ZONING**

1209 MANHATTAN ROAD, JOLIET, IL

**PATRICK STANTON**  
630.269.2968  
[pai@patrickcommercial.com](mailto:pai@patrickcommercial.com)

Patrick  
COMMERCIAL  REAL ESTATE

# CONCEPT PLAN



J1017.dwg CONCEPT2 Unsupersmooth

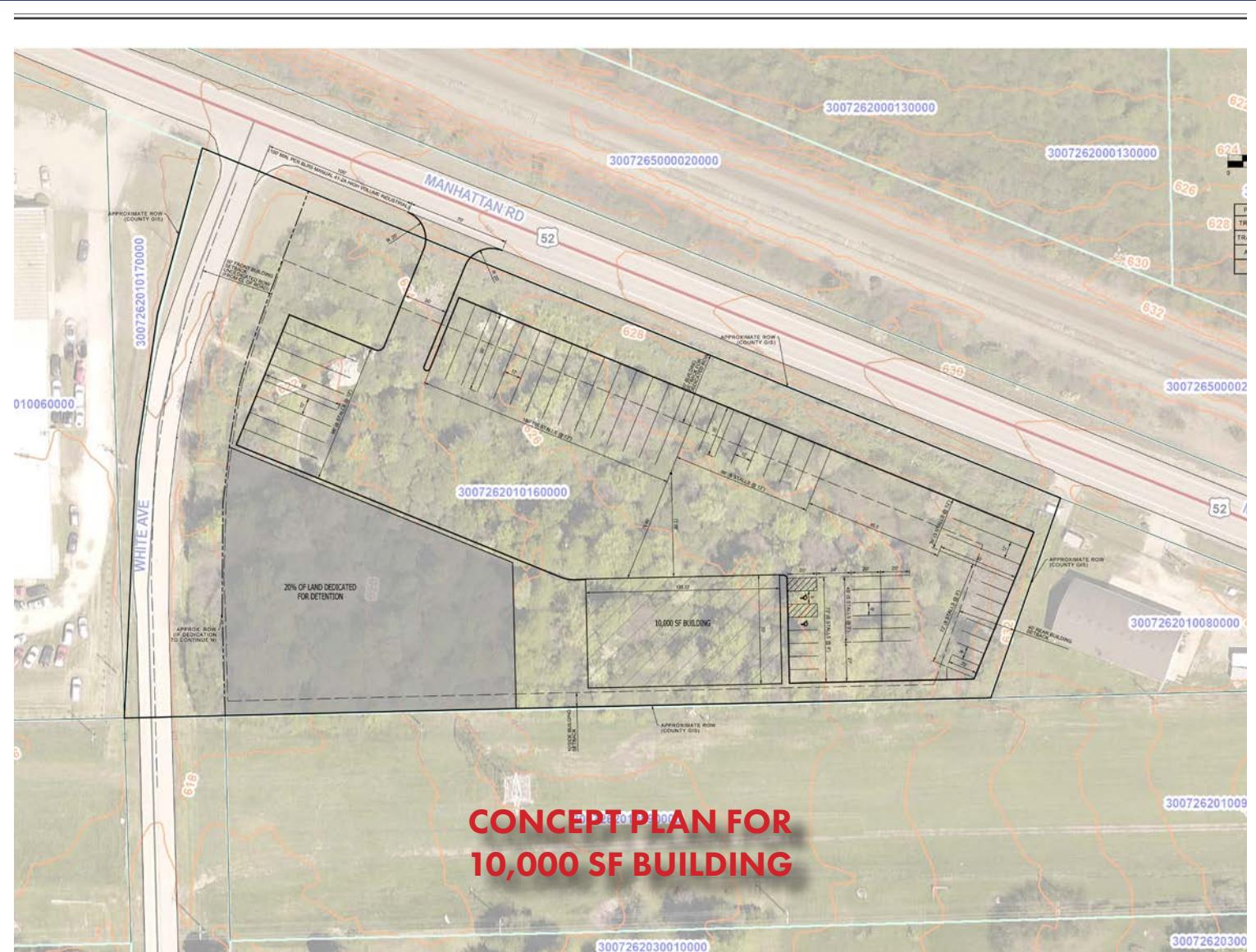
**3.37 ACRES I-2 ZONING**  
1209 MANHATTAN ROAD, JOLIET, IL

FOR MORE INFORMATION, PLEASE CONTACT:

**PATRICK STANTON**  
630.269.2968  
[pat@patrickcommercial.com](mailto:pat@patrickcommercial.com)

**Patrick**  
COMMERCIAL   
REAL ESTATE

# CONCEPT PLAN



# CONCEPT PLAN



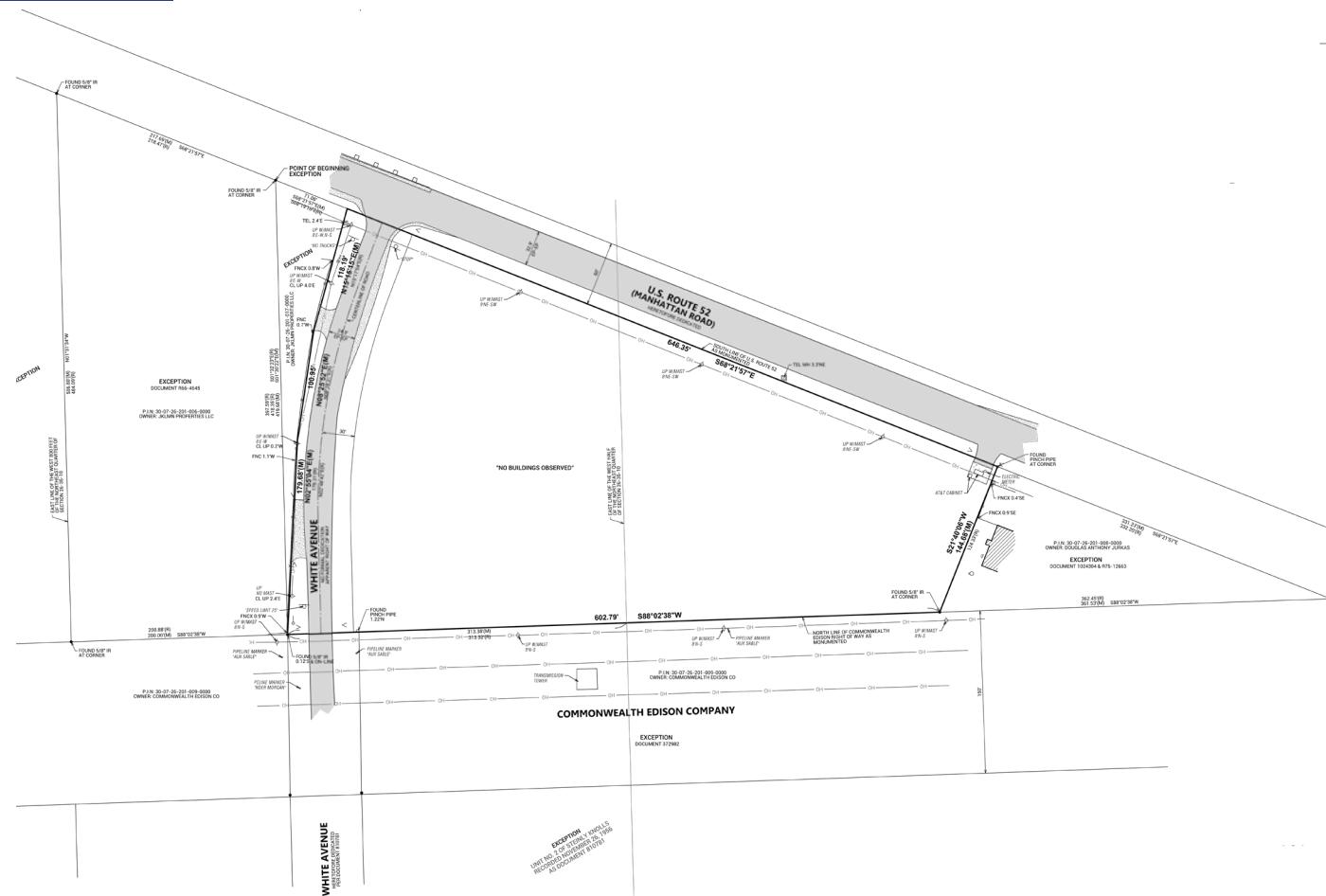
**3.37 ACRES I-2 ZONING**  
1209 MANHATTAN ROAD, JOLIET, IL

FOR MORE INFORMATION, PLEASE CONTACT:

**PATRICK STANTON**  
630.269.2968  
[pat@patrickcommercial.com](mailto:pat@patrickcommercial.com)

**Patrick**  
COMMERCIAL   
REAL ESTATE

# ALTA SURVEY



## **3.37 ACRES I-2 ZONING**

1209 MANHATTAN ROAD, JOLIET, IL

## PATRICK STANTON

630.269.2968

pat@patrickcommercial.com

Patrick COMMERCIAL REAL ESTATE