

# Executive Summary

INDUSTRIAL PROPERTY FOR SALE 10919 WEST WILMINGTON ROAD, PEOTONE, IL



## OFFERING SUMMARY

Sale Price:	\$3,995,000
Building Size:	17,600 SF
Lot Size:	18.8 Acres
Lot Dimensions:	1260'x690'
RE Taxes	\$18,530
Tax Rate	5.3870%
Zoning:	A-1 with Special Use (Trucking/Distribution)

## PROPERTY OVERVIEW

The property comprises two industrial buildings, offering a 100'x60' structure with two 12'10"x20' drive-in doors, and a larger 80'x145' building featuring a 14'x16' overhead door and two 8' docks. Both buildings boast all-new electric and plumbing, along with 200-amp, 3-phase power, ensuring efficient and reliable operations. Situated on 18.8 expansive acres, the property provides ample room for future expansion, and with 1260' of frontage on Wilmington Peotone Road, it offers excellent visibility and accessibility. This robust infrastructure, combined with the potential for growth and prime location, positions the property as an attractive investment for industrial, warehouse, and distribution enterprises. Low Will County Taxes.

## LOCATION OVERVIEW

The industrial trucking terminal is strategically positioned, just 0.4 miles from Rt 45 (La Grange Rd), 3 miles from I-57 Exit 327, 20 miles to I-55, and 17 miles to I-80. Furthermore, it is conveniently located 23.9 miles from the CenterPoint Intermodal Center, providing exceptional access to major transportation routes. This prime positioning offers seamless connectivity for distribution operations, making it an ideal location for businesses in the logistics sector. Additionally, it's worth noting that the IDOT traffic count indicates over 5100 cars and nearly 1000 trucks, further underlining the area's potential for industrial and transportation-related ventures.

# Parcel Outline

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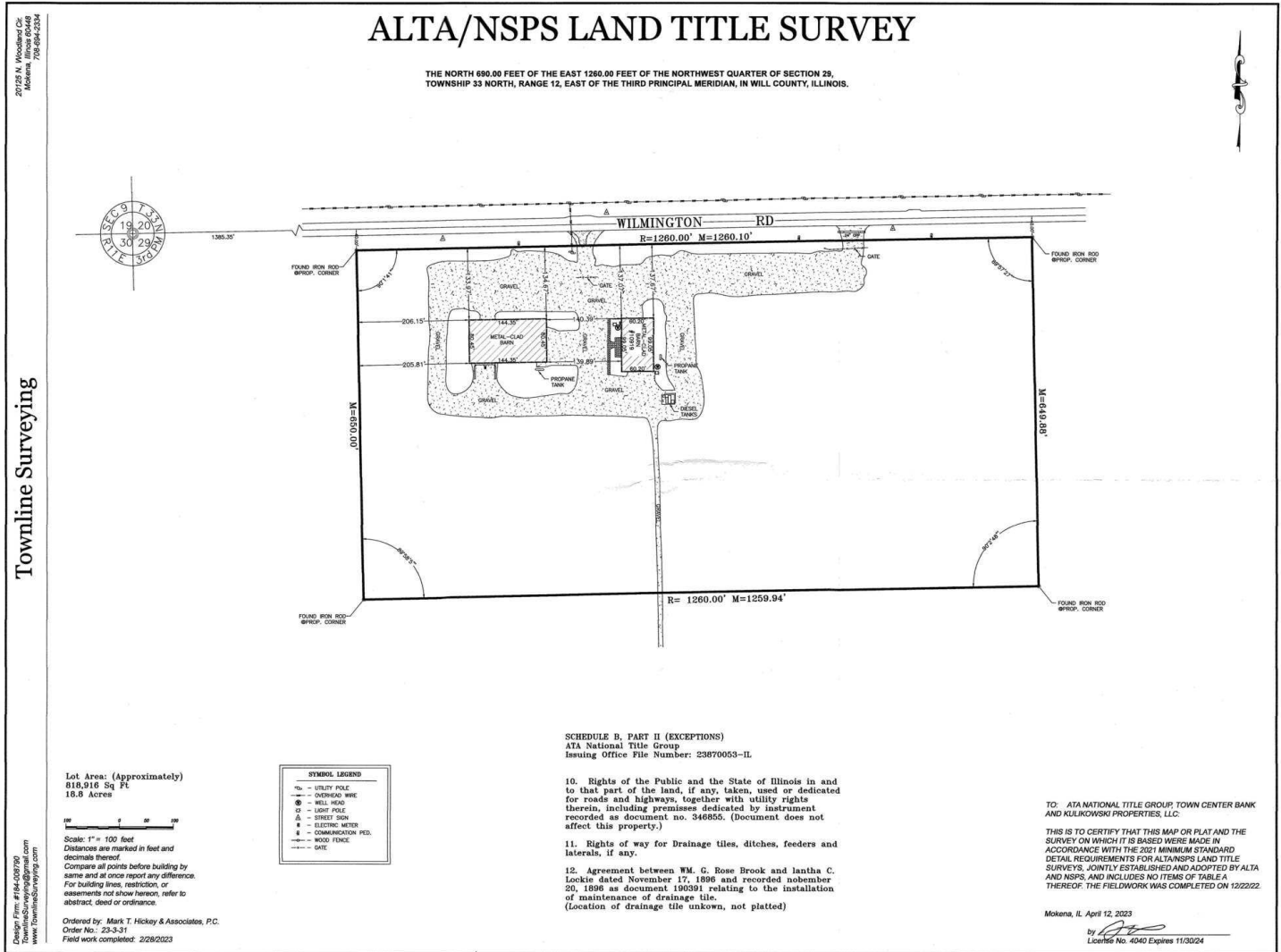


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# Survey

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# Property Photos

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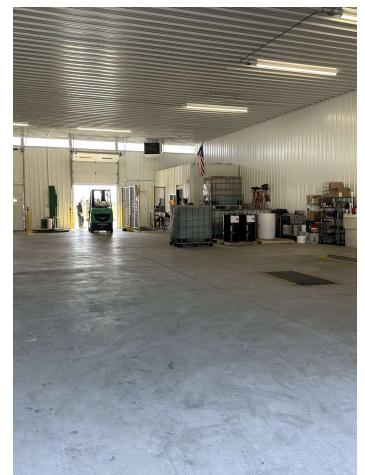
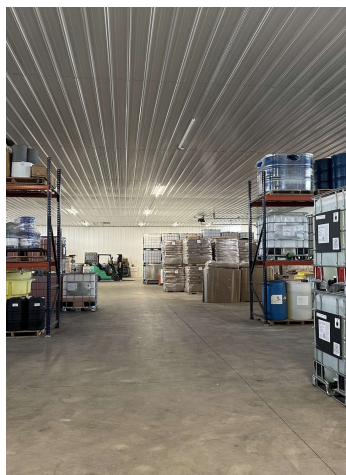
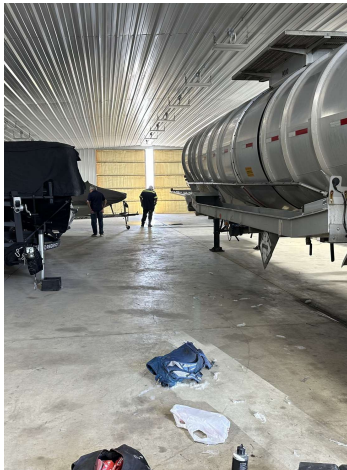
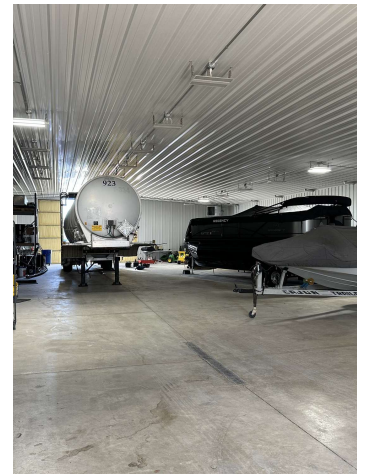
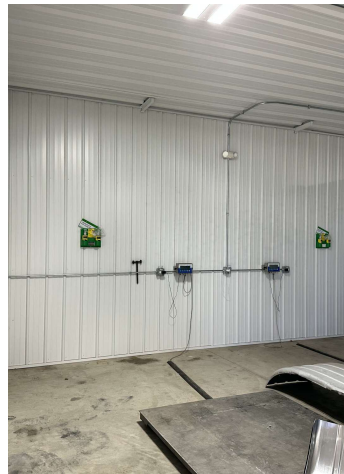
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# Additional Photos

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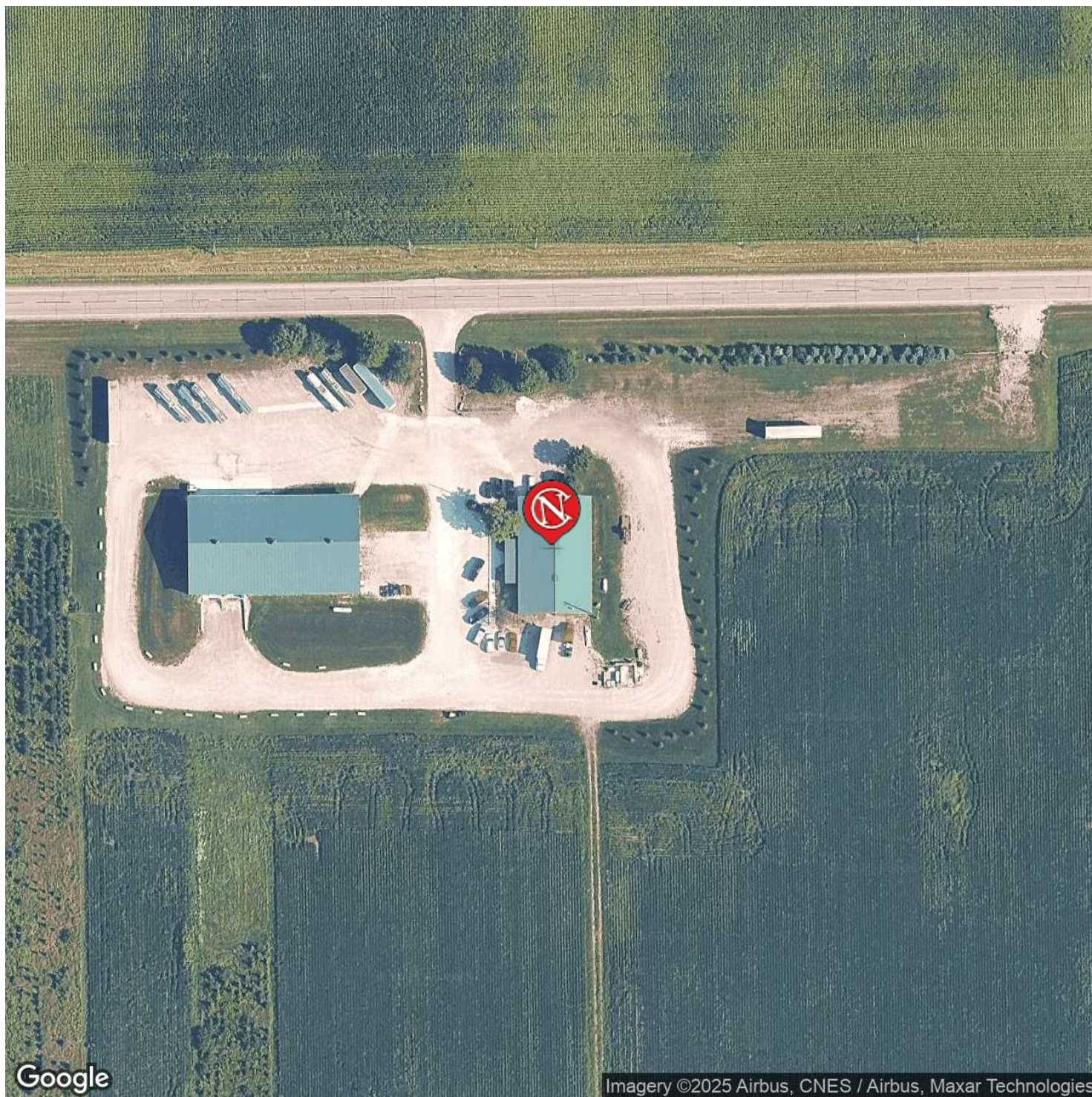
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# Aerial Map

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Google

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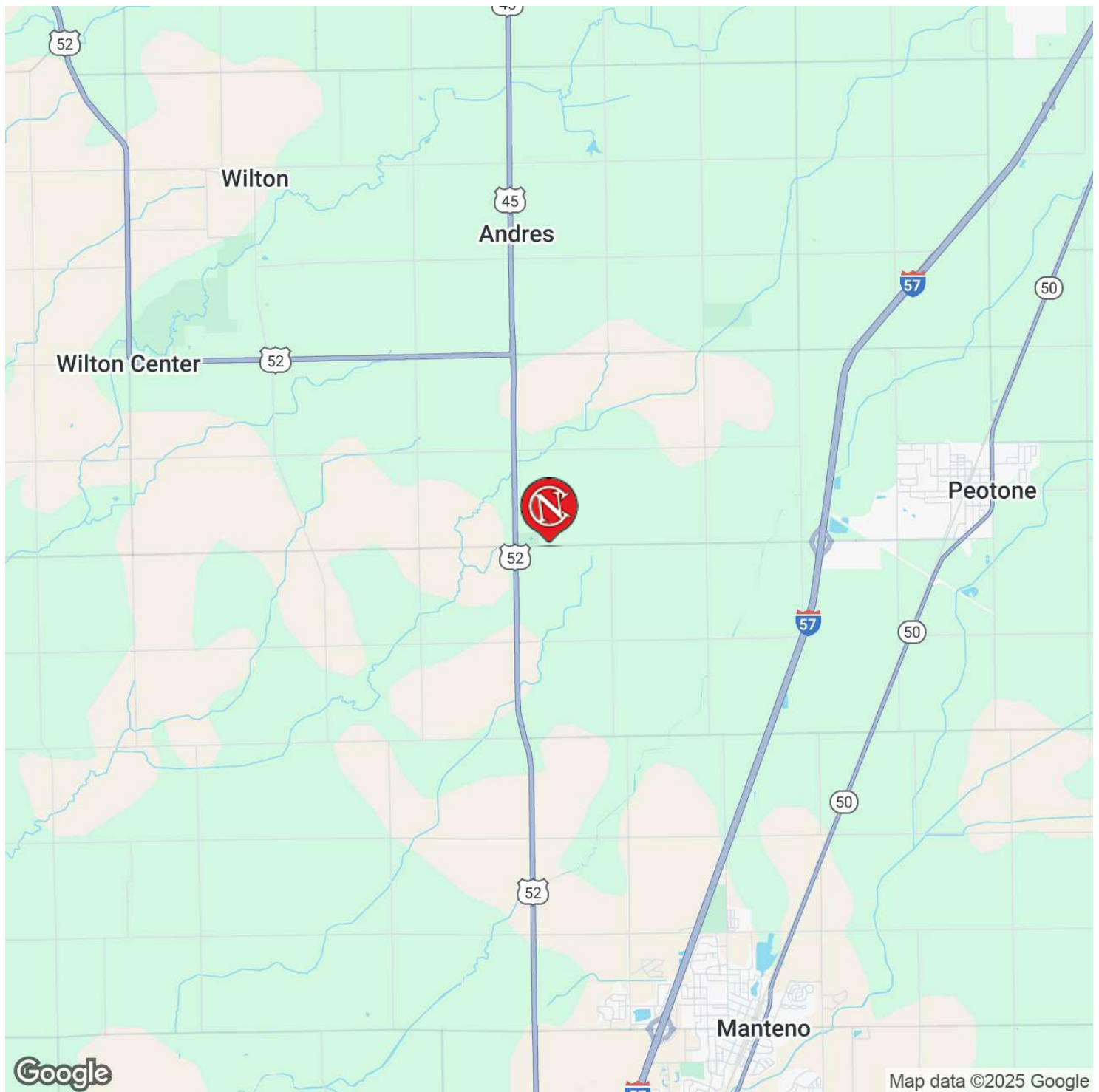
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# Location Map

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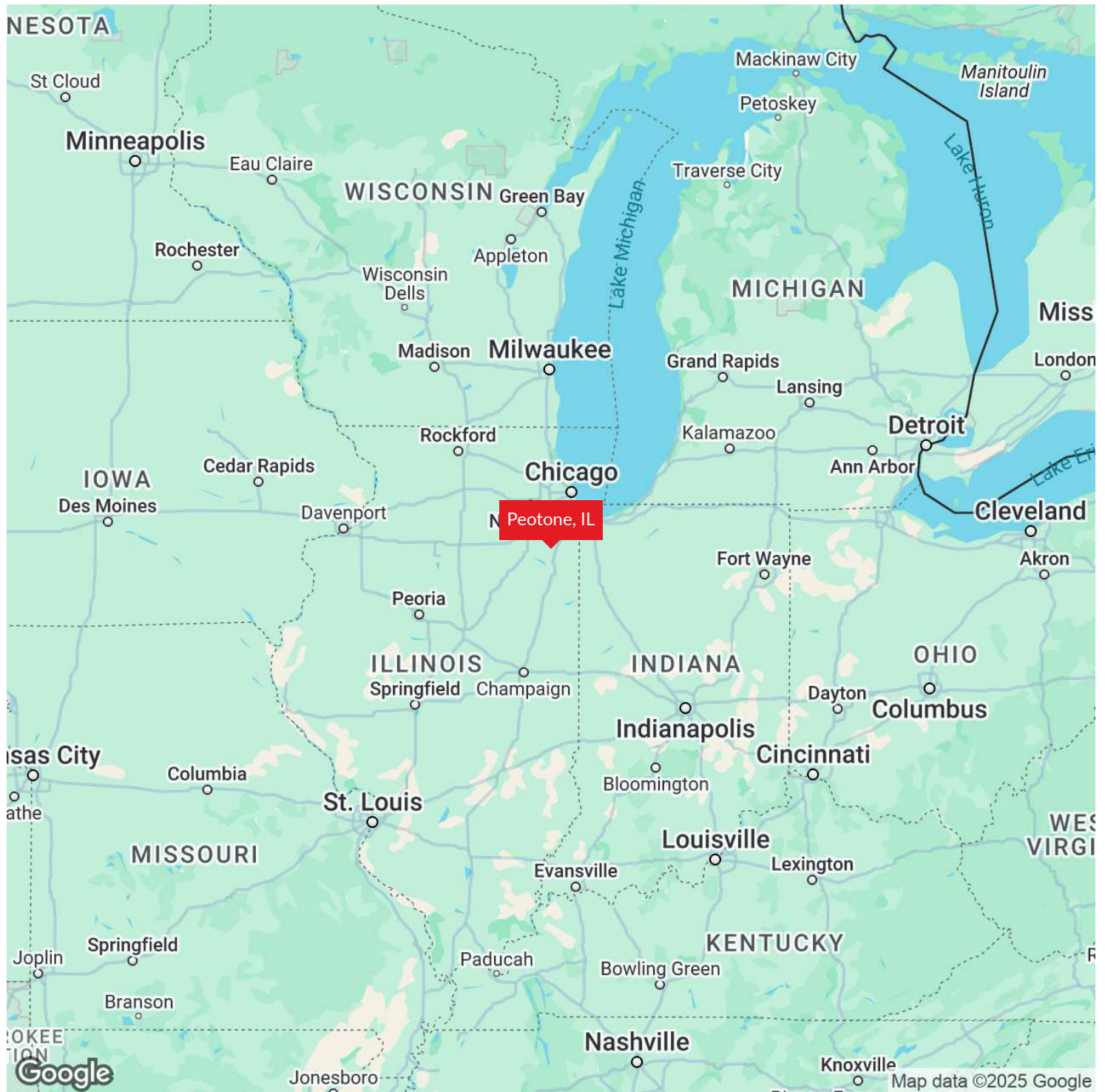


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# Regional Map

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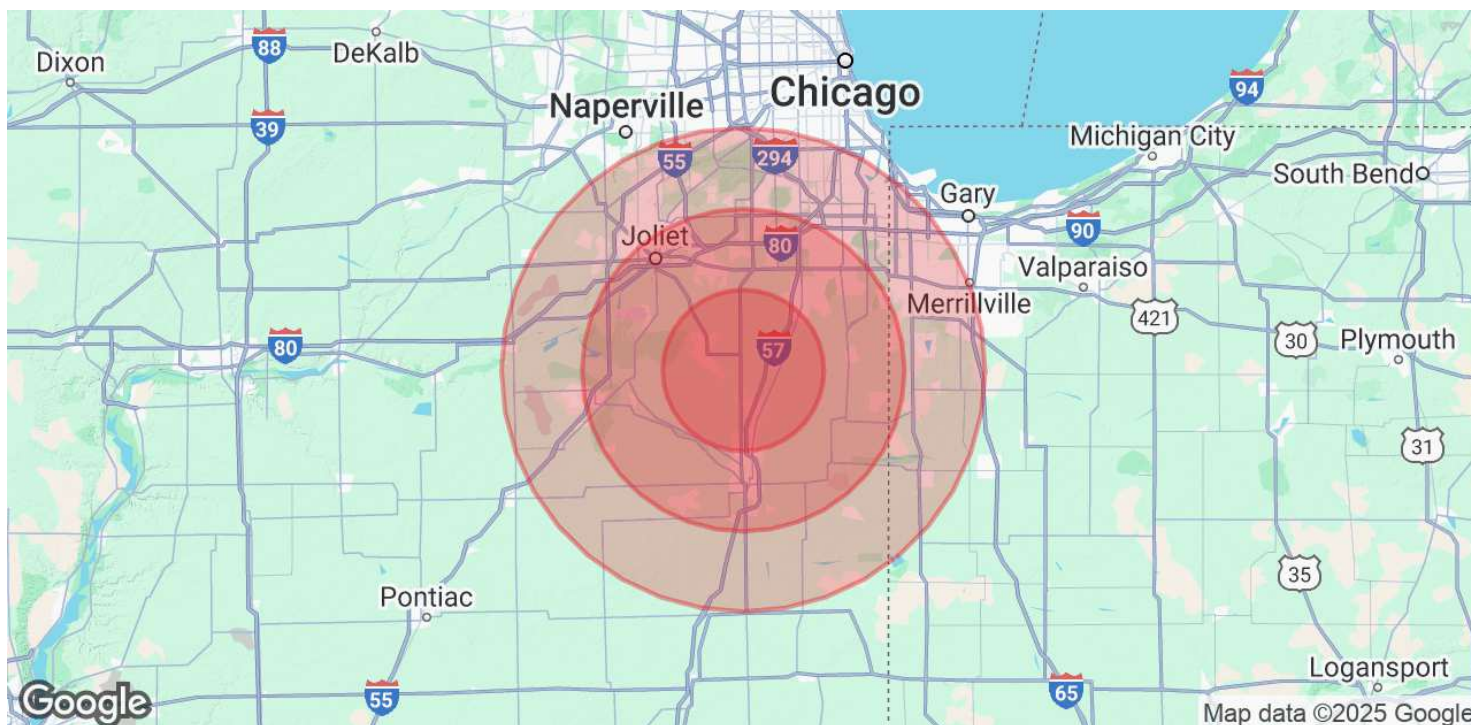
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# Demographics Map & Report

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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	43,525	676,745	2,271,504
Average Age	41	41	41
Average Age (Male)	41	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	16,369	254,192	850,660
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$127,869	\$110,032	\$111,849
Average House Value	\$346,649	\$283,176	\$304,256

Demographics data derived from AlphaMap