

# SWC 143rd St. & Steiner Rd.

25725 W 143rd, Plainfield, IL 60544

LAND FOR SALE



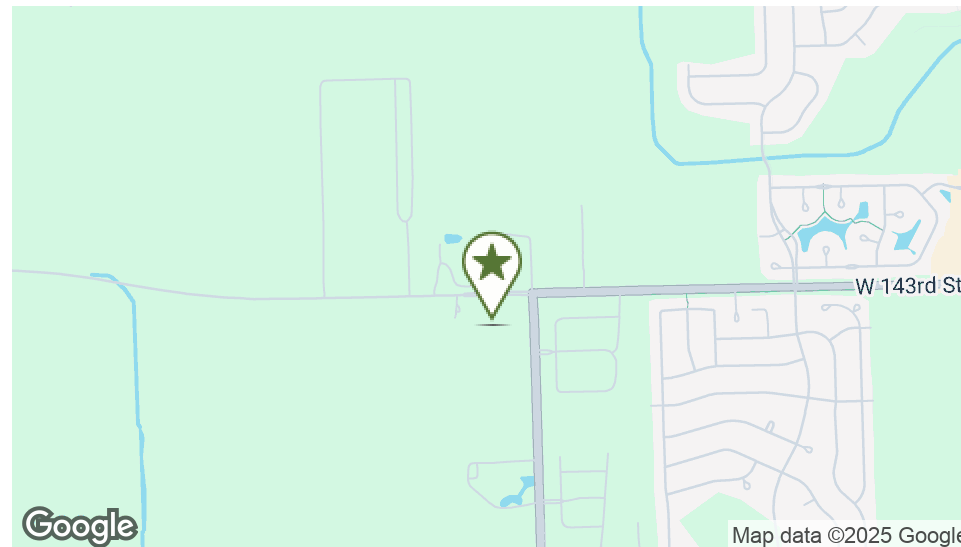
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# SWC 143rd St. & Steiner Rd. | 25725 W 143rd, Plainfield, IL 60544

LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Sale Price:	\$6,583,220
Lot Size:	21.59 Acres
Zoning:	A-1
Price / SF:	\$7.00
Taxes:	\$6,808

## PROPERTY OVERVIEW

21.59± AC of development land, located at the SWC of 143rd Street and Steiner Road. Site is located along the western portion of the 143rd Street expansion, closing the gap between Steiner Road and Ridge Road, and adjacent to multiple ongoing development projects. Potential corner retail. This site is the only remaining on-market parcel available for purchase at this time.

The 143rd Street corridor is undergoing significant industrial development, with ongoing construction of a 300,000 SF cold storage facility and a 1.5 million SF industrial building, with plans approved for an additional 1 million SF building. Additionally, over four hundred acres of land in the immediate vicinity are under contract for development.

## PROPERTY HIGHLIGHTS

- Potential corner retail
- Located along the 143rd Street Western Extension project
- Adjacent to multiple ongoing industrial development projects

### Jon Waldron

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### 143RD STREET EXTENSION PROJECT

The 143rd Street Corridor improvements are a series of projects to reroute Illinois Route 126 onto 143rd Street, away from downtown Plainfield. These projects fulfill the Village's Comprehensive Plan and Transportation and Mobility Plan vision of reducing congestion in the downtown area and creating opportunities for growth west of Plainfield. The initial projects will close gaps along the corridor while future projects will increase capacity along the existing corridor.

The 143rd Street West Extension, which closes the gap between Steiner Road and Ridge Road, is complete and open to traffic.

The 143rd Street East Extension involves construction of a new road between Illinois Route 59 and Illinois Route 126, with improvements at both intersections, a bridge over the DuPage River, a new signalized intersection at Plainfield-Naperville Road, and multiple culverts and retaining walls. As of October 2025, work has included pavement foundation, traffic signal conduit installation, continued forming of bridge deck, installing anchor bolts, and preparing the retaining wall for staining. In the coming weeks, work will continue on Naperville Road and the bridge deck. The project is planned to be completed and open to traffic by the summer of 2026.

Source: <https://143corridor.plainfieldil.gov/>

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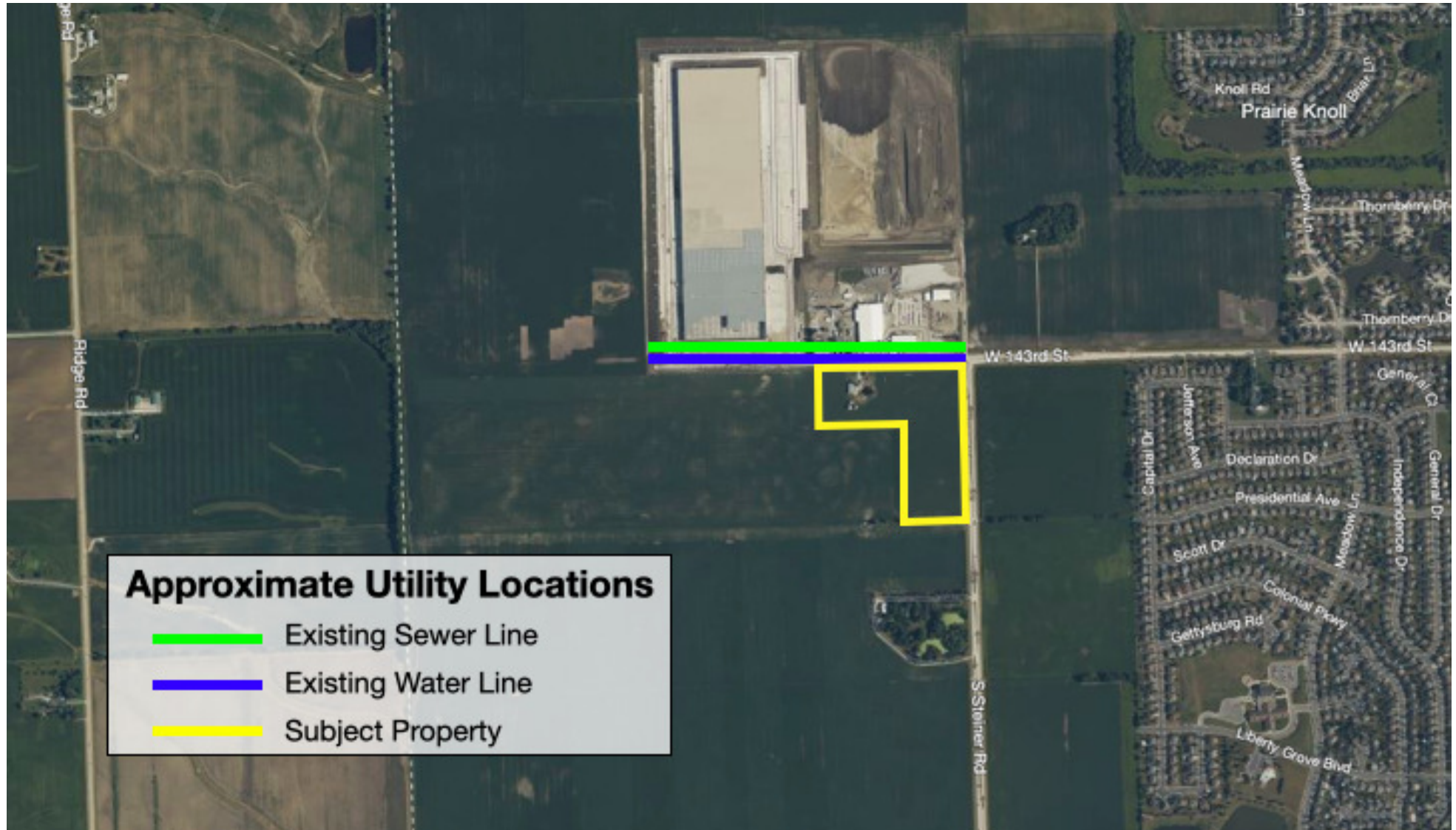
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# SWC 143rd St. & Steiner Rd. | 25725 W 143rd, Plainfield, IL 60544

POTENTIAL CORNER RETAIL

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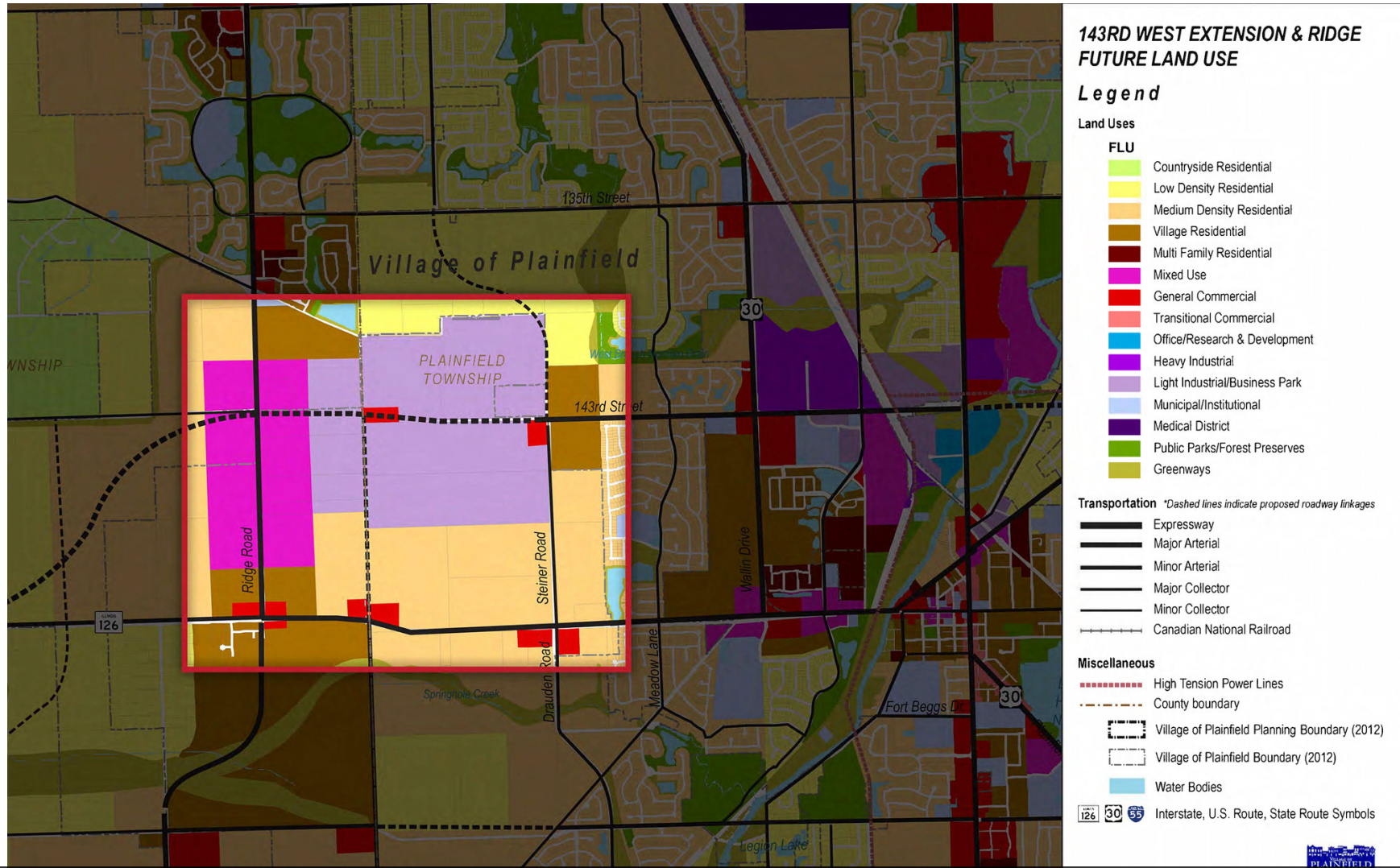
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Proposed changes to future land use designations for parcels in the vicinity of the 143rd St. west extension. See "Future Land Use Discussion" Memo dated July 8, 2021 for additional information.

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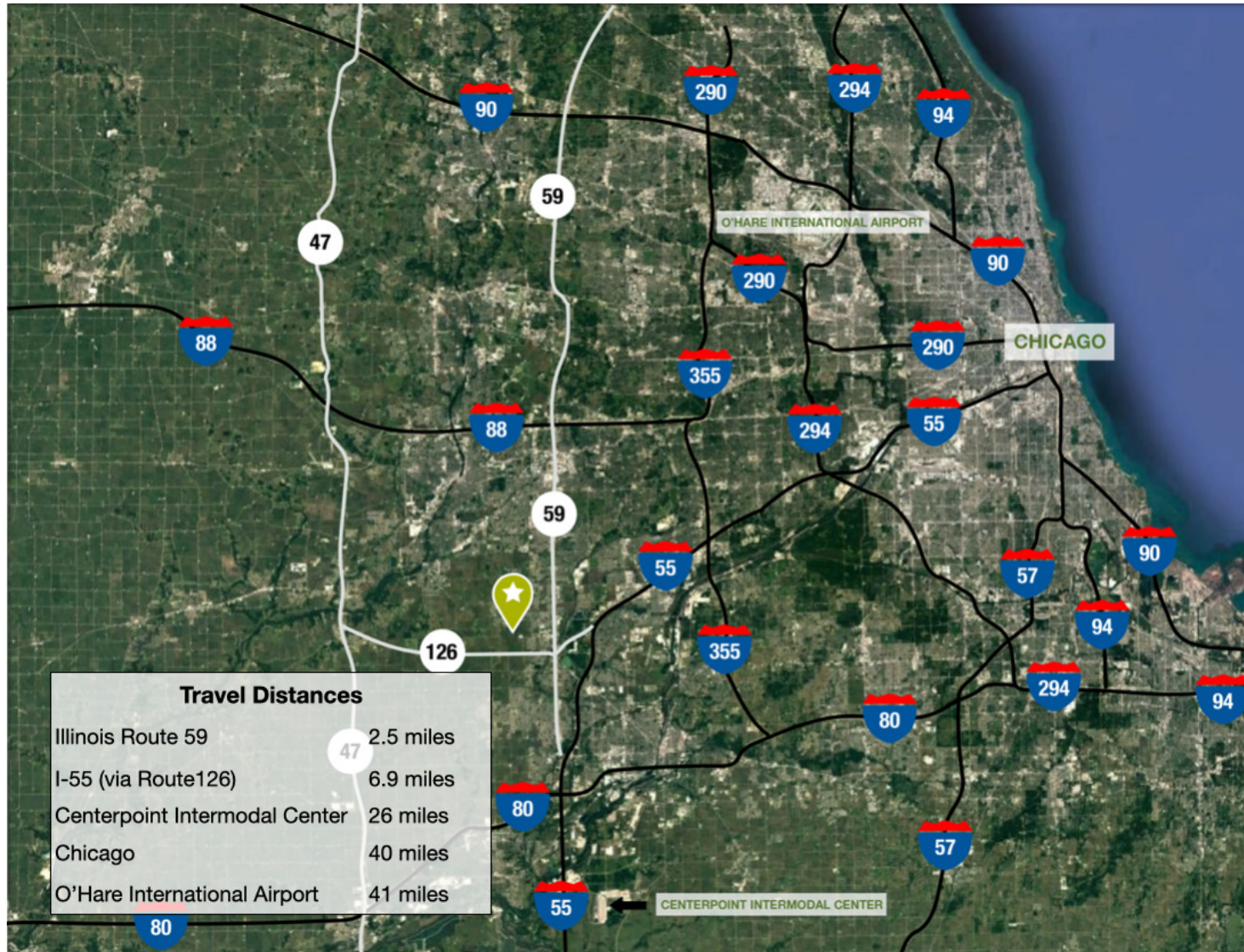
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# SWC 143rd St. & Steiner Rd. | Plainfield, IL 60544

## TRAVEL DISTANCES

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