

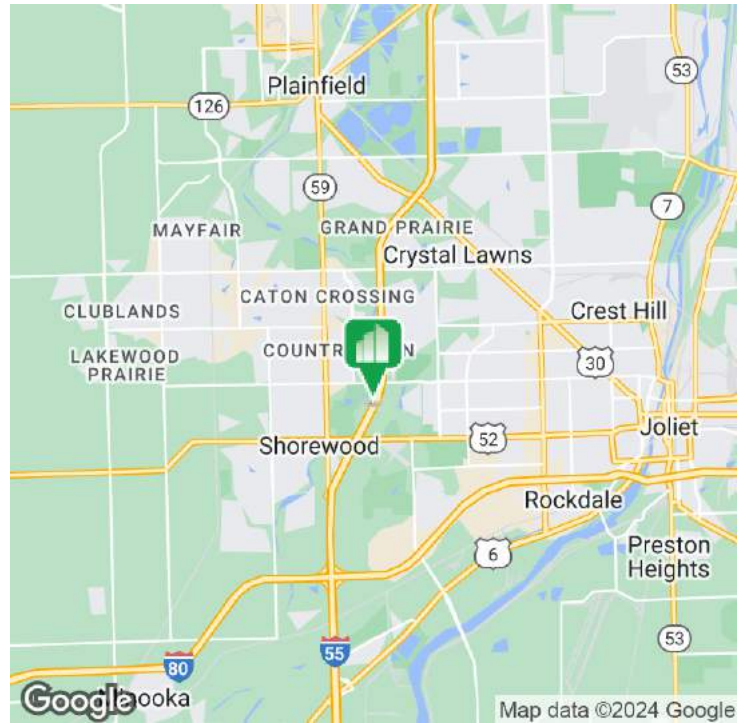
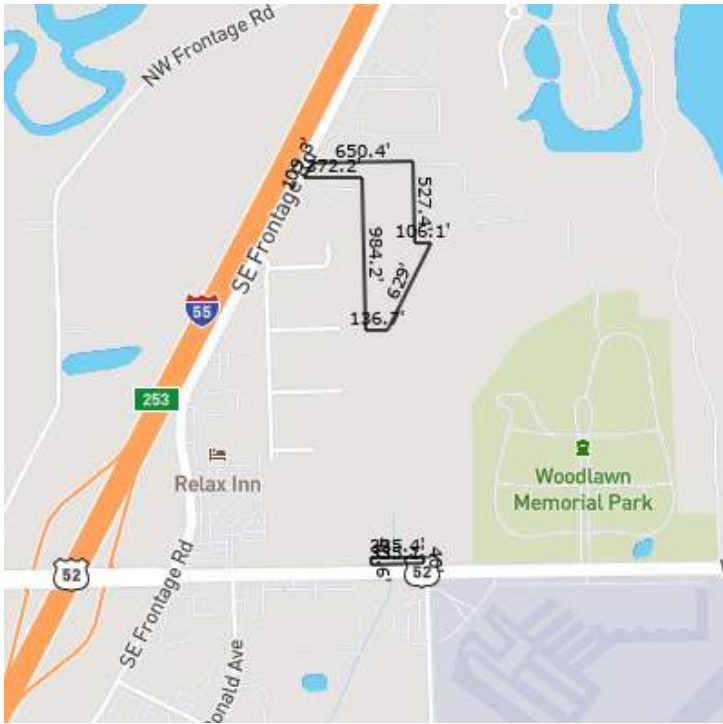
Land For Sale



# INDUSTRIAL/LIGHT MANUFACTURING

FRONTAGE RD & ROUTE 52, JOLIET, IL 60431

## INDUSTRIAL/LIGHT MANUFACTURING



### OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	8.77 Acres
Currently A1 Zoning:	In County

Industrial/Manufacturing Zoning: Available w/Joliet

PIN: 05-06-10-400-034

Taxes (2023): \$12,483.78

### PROPERTY HIGHLIGHTS

- Easy access at Route 52 with signalized intersection
- Currently unincorporated Will County
- Level site that drains to the south
- Located next to forest preserve
- Concrete access road shared by Prairie Material
- **View Property Video:** <https://youtu.be/Pg4a1KRj9-E>

### LOCATION OVERVIEW

NE Frontage Rd I-55 and Route 52.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,666	25,732	61,604
Total Population	3,782	67,740	166,302
Average HH Income	\$92,698	\$93,038	\$86,504

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