



BRAIDWOOD, IL

40 ACRES BUILD-TO-SUIT
FOR SALE OR LEASE



1725 S. Will Road

Braidwood, Illinois - Grundy County

PROPERTY HIGHLIGHTS

- Building 1: 26,820 SF | 2,400 SF office | 12.46 net acres
- Building 2: 11,610 SF | 2,400 SF office | 6.91 net acres
- Building 3: 26,820 SF | 2,400 SF office | 12.59 net acres
- Land Size: 39.74 acres (1,731,074 SF)
- PIN: 09-12-400-006
- Zoning: Industrial (I-1)
- Real Estate Taxes: \$3,693 (2021)
- 0.6 miles from four-way interchange at Reed Road and I-55
- Highway visibility ±31,900 vehicles per day
- Recently Annexed into Braidwood
- Sale Price/Lease Rate: Subject to offer

2023 DEMOGRAPHICS | ESTIMATES BASED ON A 10-MILE RADIUS



40,328

TOTAL POPULATION



\$110,905

AVERAGE HOUSE-HOLD INCOME



32,857

LABOR FORCE



49.7%

BLUE COLLAR WORKERS

Contact

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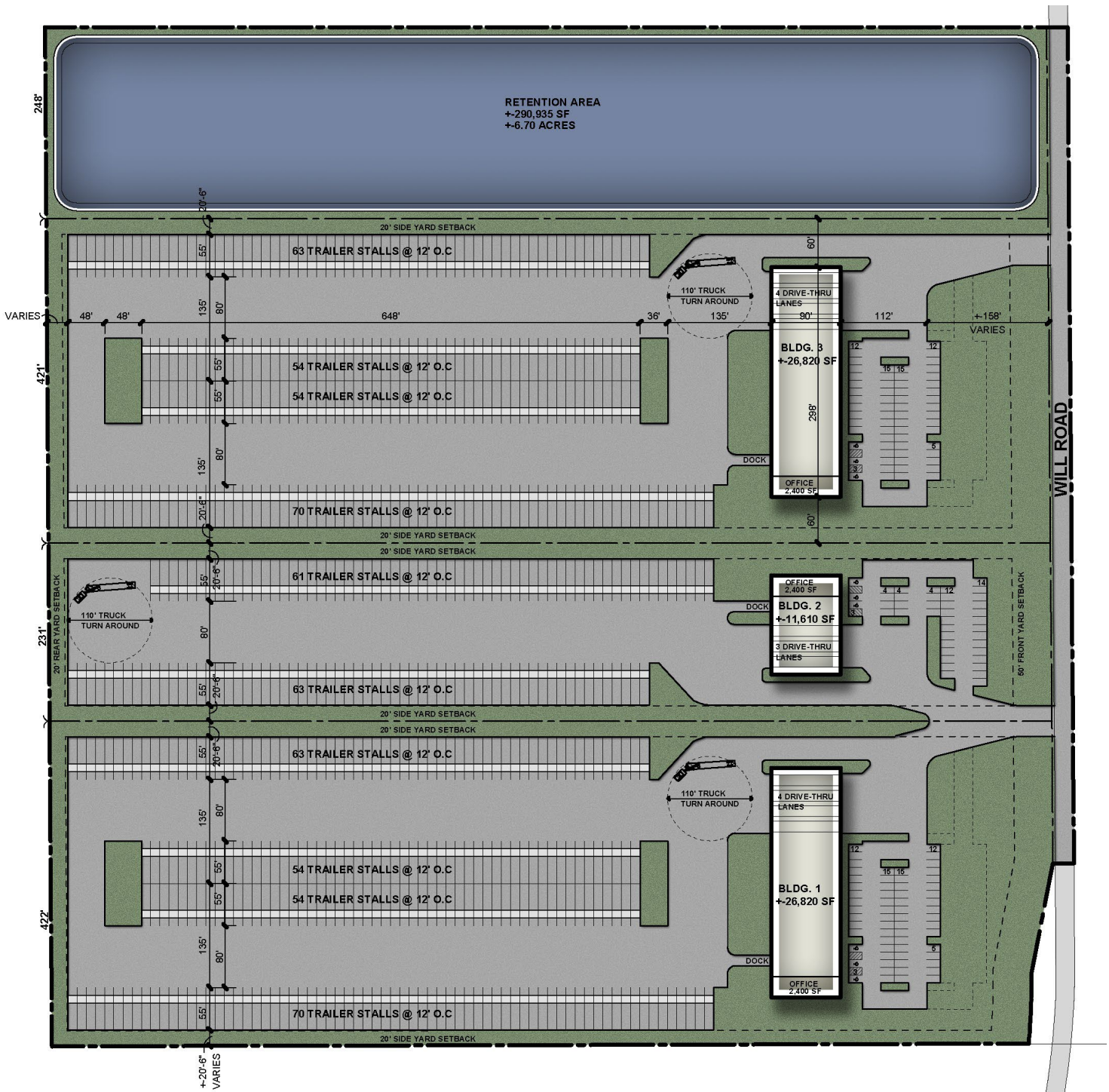
One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

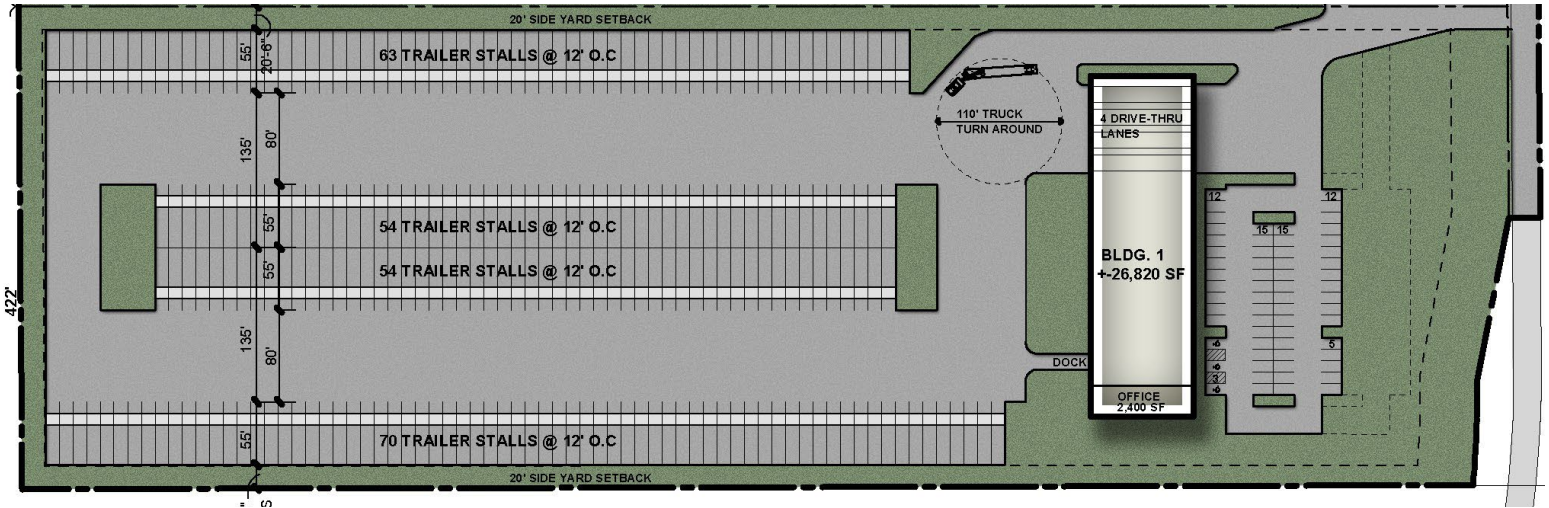
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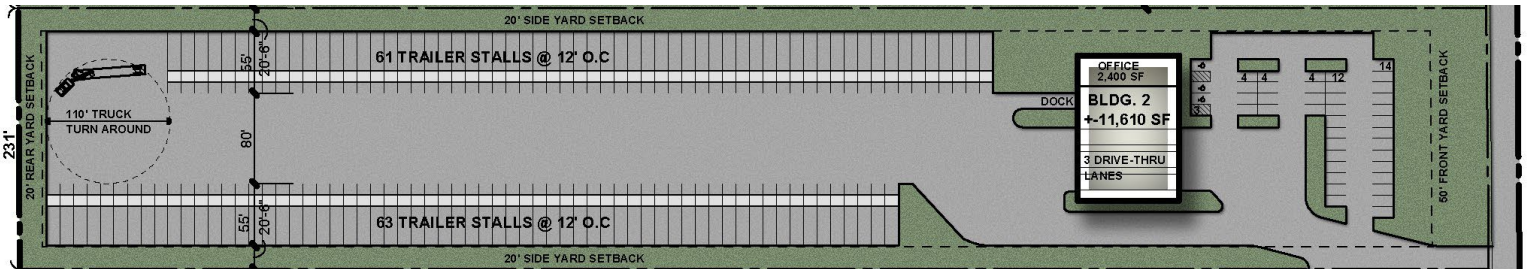
BUILDING 1		BUILDING 2		BUILDING 3	
Shop/Warehouse:	26,820 SF	Shop/Warehouse:	11,610 SF	Shop/Warehouse:	26,820 SF
Office:	2,400 SF	Office:	2,400 SF	Office:	2,400 SF
Car Parking:	62	Car Parking:	41	Car Parking:	62
Trailer Parking:	241 (12' O.C.)	Trailer Parking:	124 (12' O.C.)	Trailer Parking:	241 (12' O.C.)
Drive Thru Bays:	4 (16'x16')	Drive Thru Bays:	3 (16'x16')	Drive Thru Bays:	4 (16'x16')
Exterior Docks	1	Exterior Docks	1	Exterior Docks	1
Size Area:	12.46 acres	Size Area:	6.91 acres	Size Area:	12.59 acres





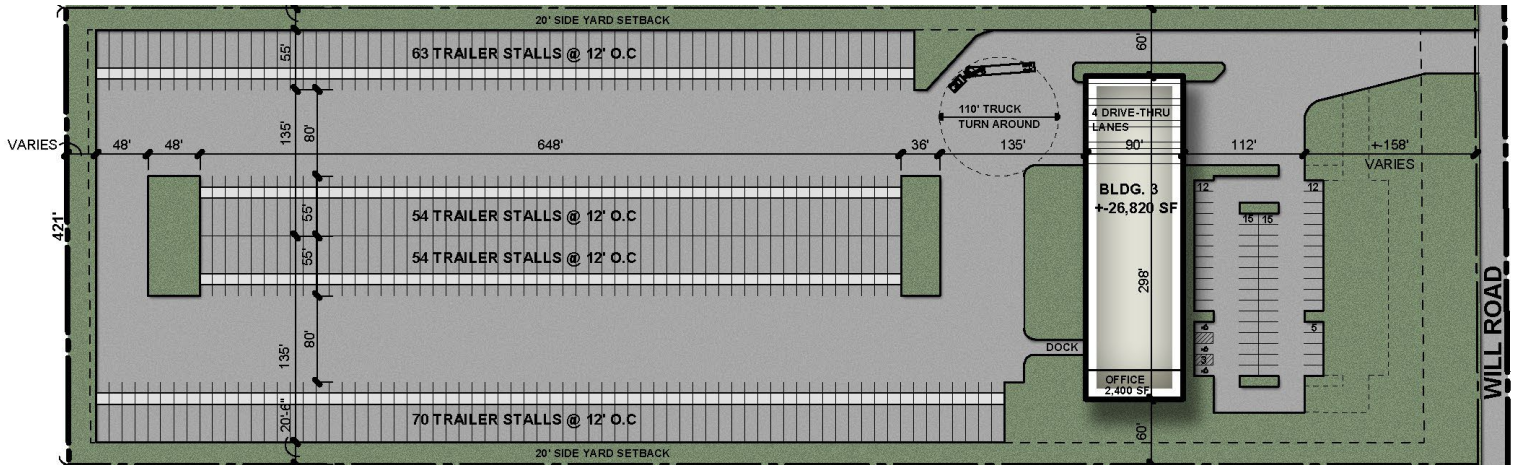
BUILDING 1	
Shop/Warehouse:	26,820 SF
Office:	2,400 SF
Car Parking:	62
Trailer Parking:	241 (12' O.C.)
Drive Thru Bays:	4 (16'x16')
Exterior Docks	1
Size Area:	12.46 acres





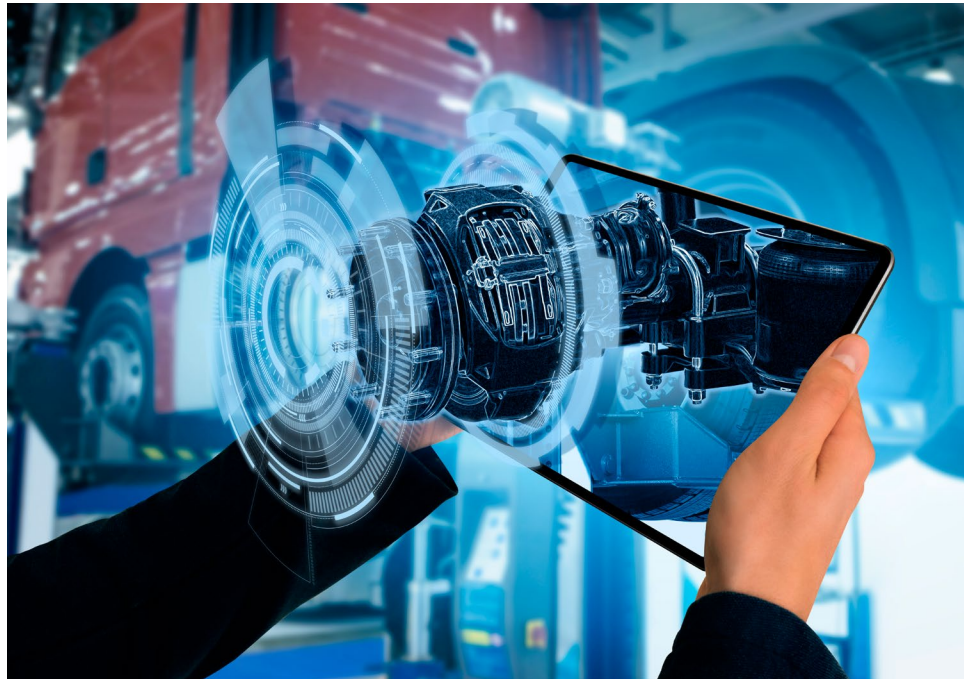
BUILDING 2	
Shop/Warehouse:	11,610 SF
Office:	2,400 SF
Car Parking:	41
Trailer Parking:	124 (12' O.C.)
Drive Thru Bays:	3 (16'x16')
Exterior Docks	1
Size Area:	6.91 acres





BUILDING 3

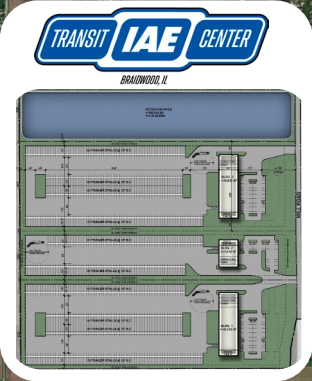
Shop/Warehouse:	26,820 SF
Office:	2,400 SF
Car Parking:	62
Trailer Parking:	241 (12' O.C.)
Drive Thru Bays:	4 (16'x16')
Exterior Docks	1
Size Area:	12.59 acres





AREA RESTAURANTS

1	Golden Phoenix Restaurant
2	Geo's Pizza
3	Coal City Family Restaurant
4	Kockin' Boots Restaurant
5	McDonald's
6	Rosati's Pizza
7	Subway
8	My Happy Cafe
9	Los 3 Burritos
10	Whistle Stop Cafe
11	Domino's Pizza
12	Mainbao Chinese Restaurant
13	Little Joes
14	KFC
15	Taco Bell
16	Dairy Queen
17	Rosati's Pizza
18	Home of The Famous Chilly
19	Golden Mine Family Restaurant
20	Subway
21	Dairy Queen



- Full-Service Truck Stop COMING SOON!**
- 24,000 SF Facility
 - Hotel with 22 Lodging Suites
 - Convenience Store & Restaurants
 - Locker Rooms and Showers
 - Gaming

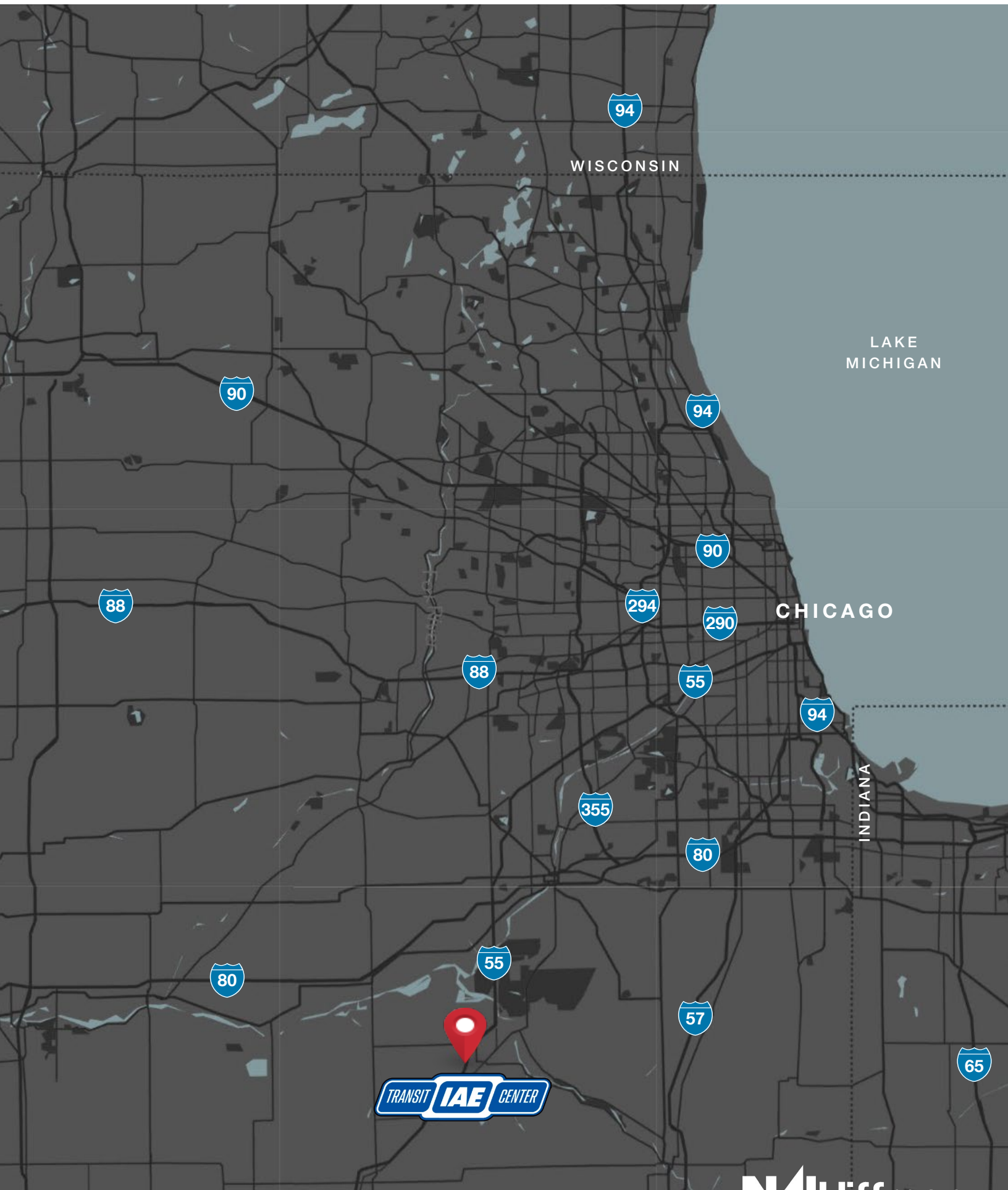
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WISCONSIN

LAKE MICHIGAN

CHICAGO

INDIANA

TRANSIT IAE CENTER