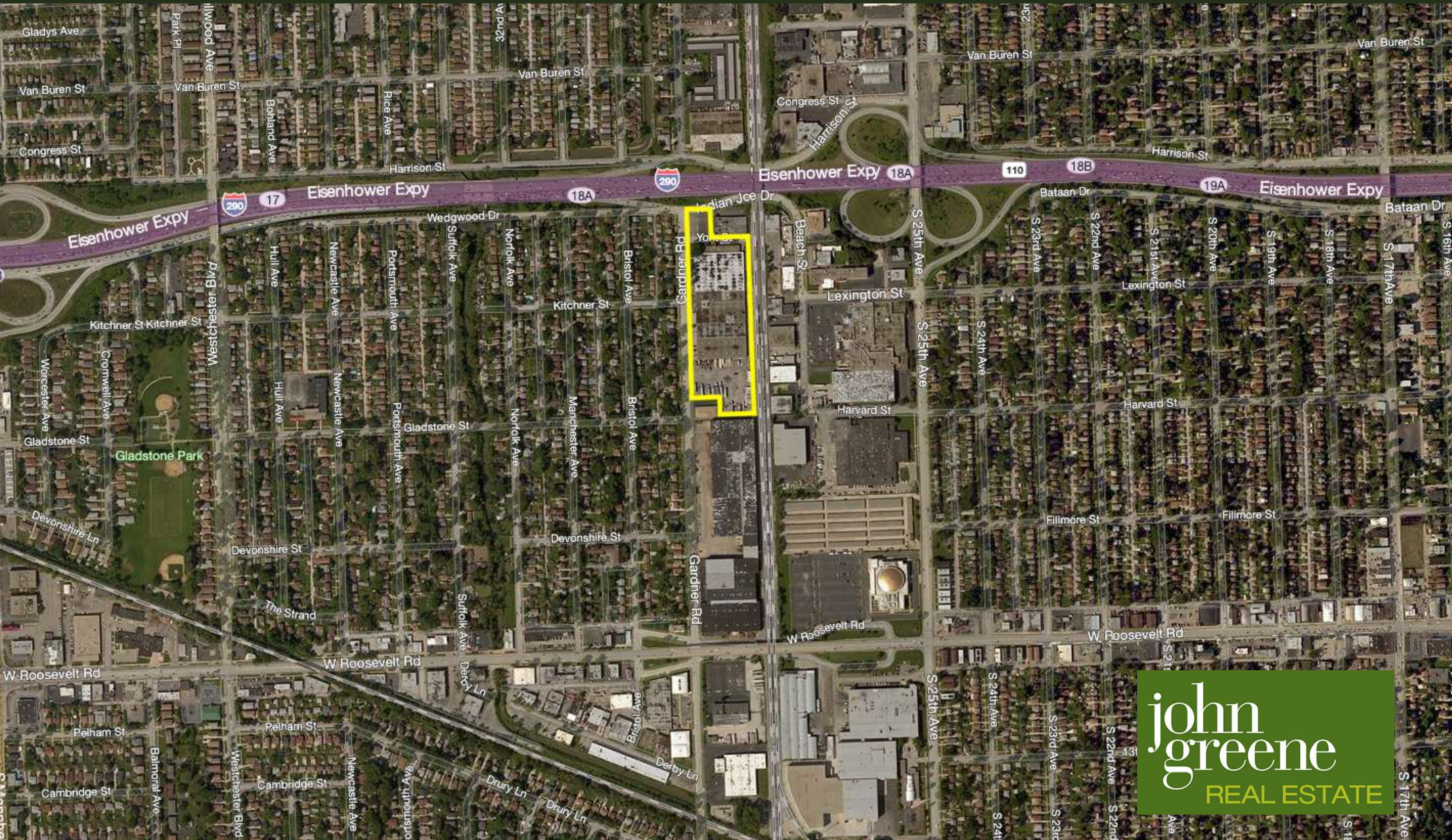


8.23 Acre Heavy Power Last Mile Logistics Site

1821 Gardner Avenue - Broadview, IL 60155



8.23 Acre Heavy Power Last Mile Logistics Site | 1821 Gardner Avenue, Broadview, IL 60155

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



SALE PRICE: SUBJECT TO OFFER

PROPERTY HIGHLIGHTS

- 8.23± AC vacant land site
- Up to 50 MW of power available
- Zoned for trailer parking and truck terminal uses under existing zoning
- Fully approved for up to 170 parking stalls and up to 50 door terminal
- 500 feet from 25th Avenue expressway ramp
- Adjacent to I-290
- 2023 Taxes - \$74,723

PROPERTY PINS

- 15-16-410-015-0000
- 15-16-410-016-0000
- 15-16-404-023-0000
- 15-16-404-024-0000
- 15-16-410-037-0000
- 15-16-410-039-0000

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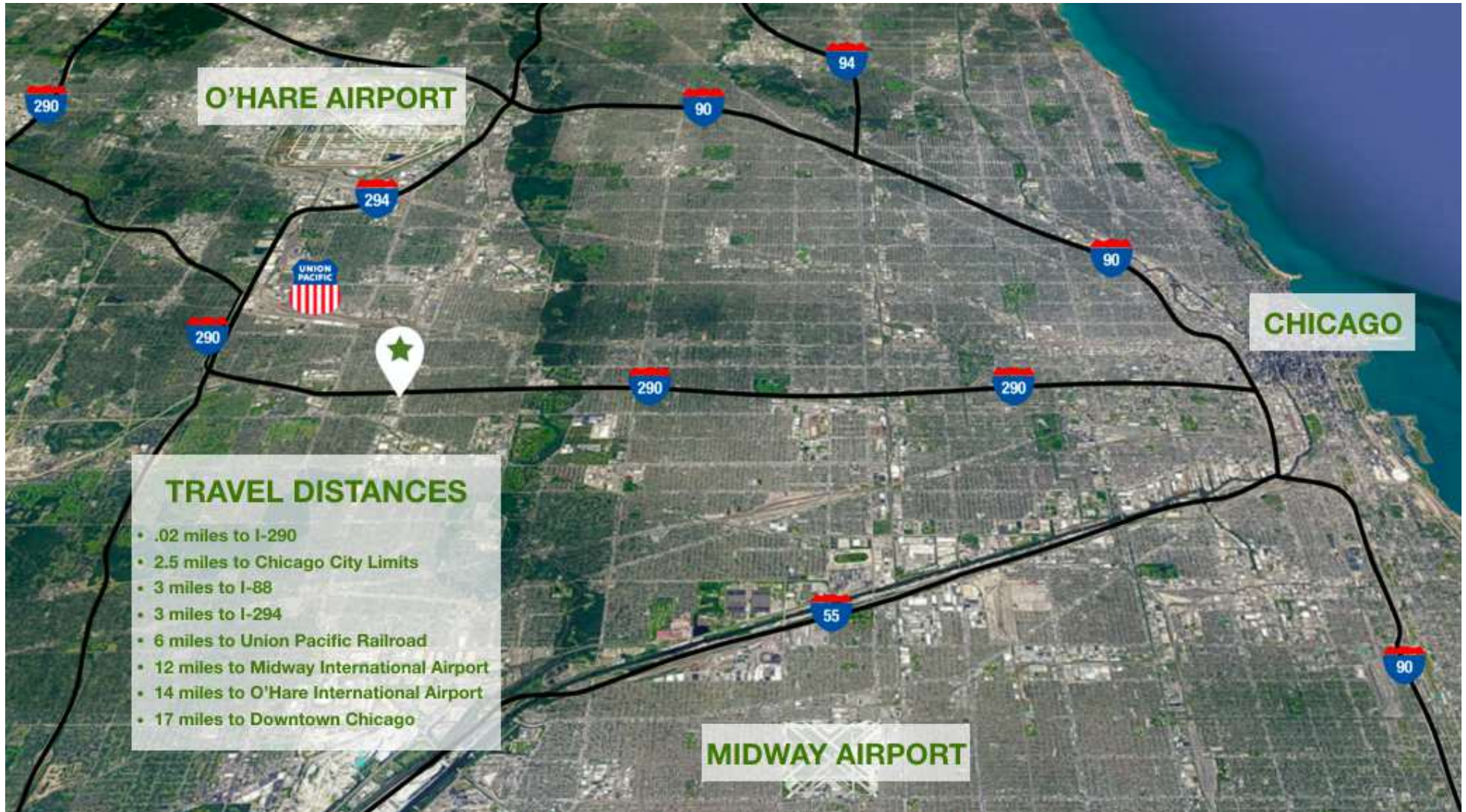
773.882.0677

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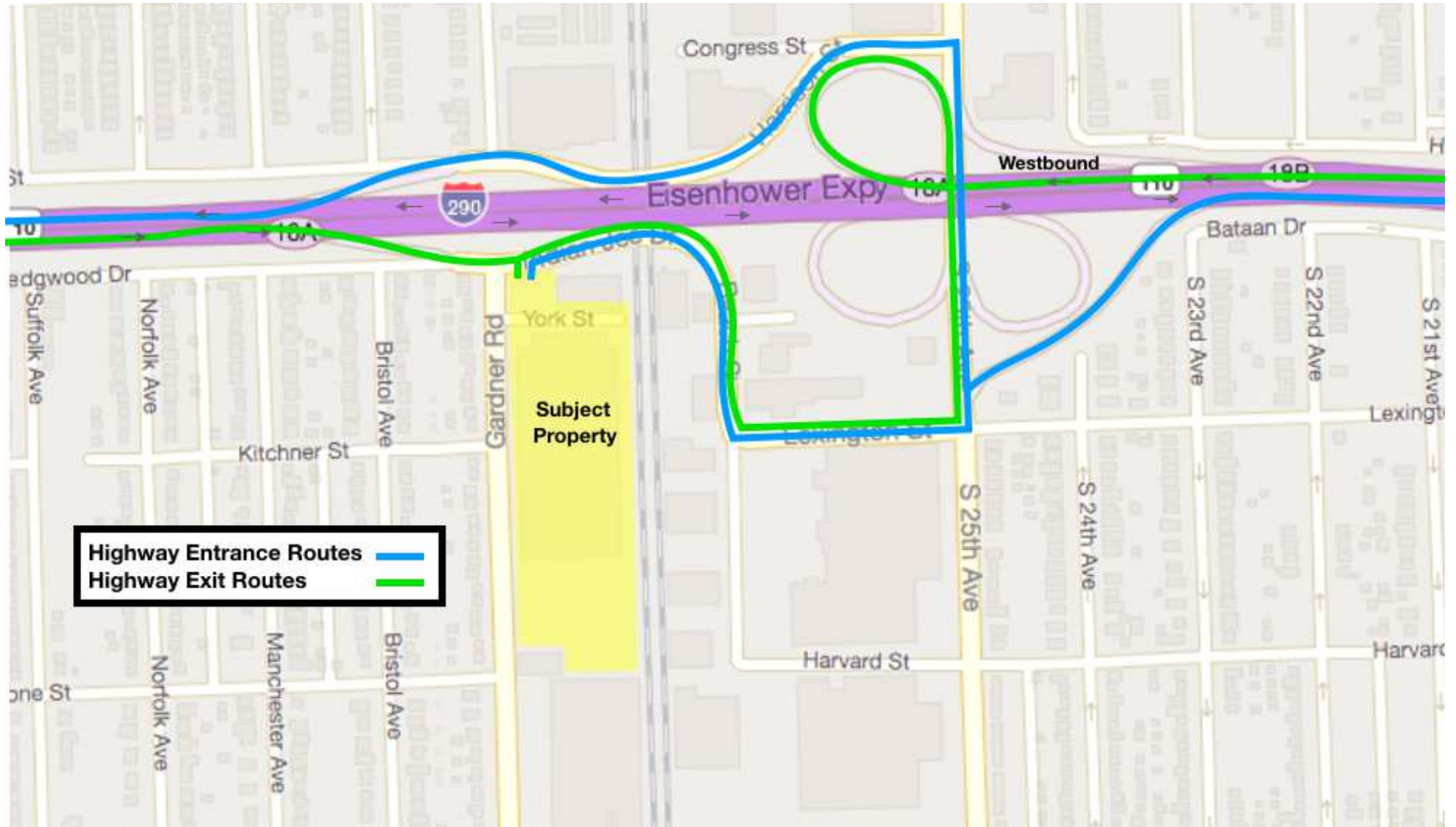
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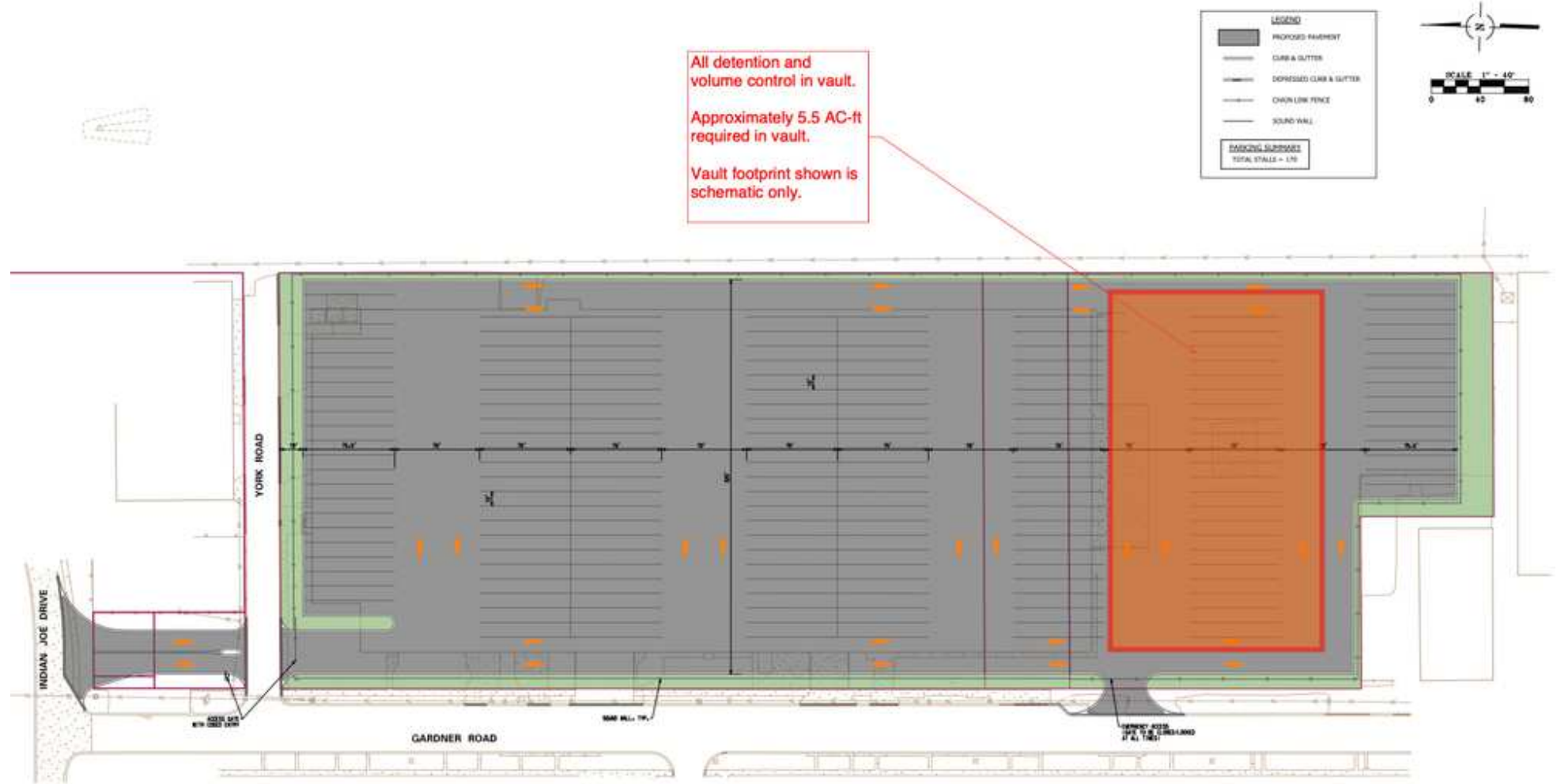
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8.23 Acre Last Mile Logistics Site

TRAILER PARKING OPTION A

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Fully Detained Below Ground

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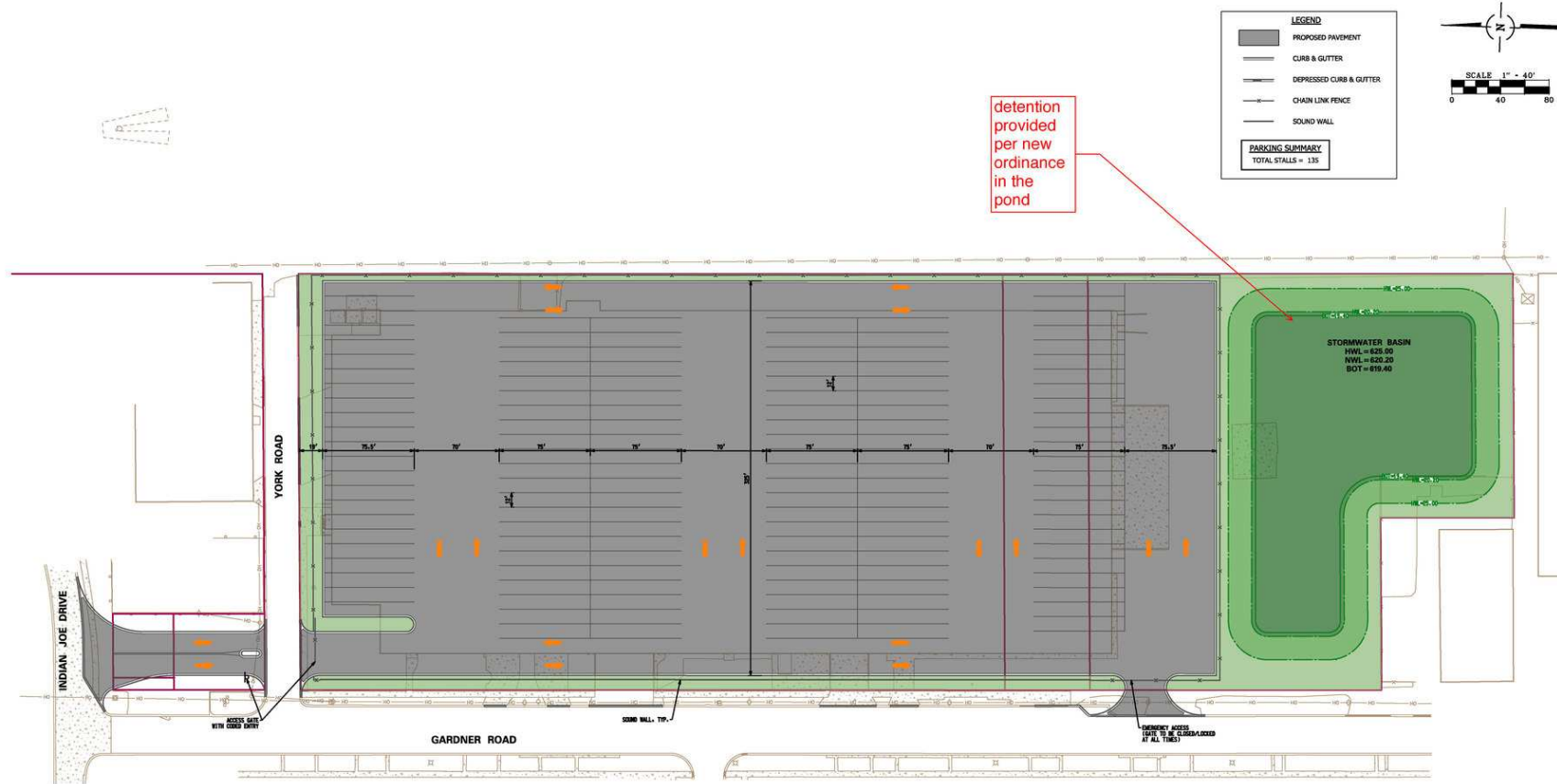
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8.23 Acre Last Mile Logistics Site

TRAILER PARKING OPTION B

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Fully Detained Above Ground

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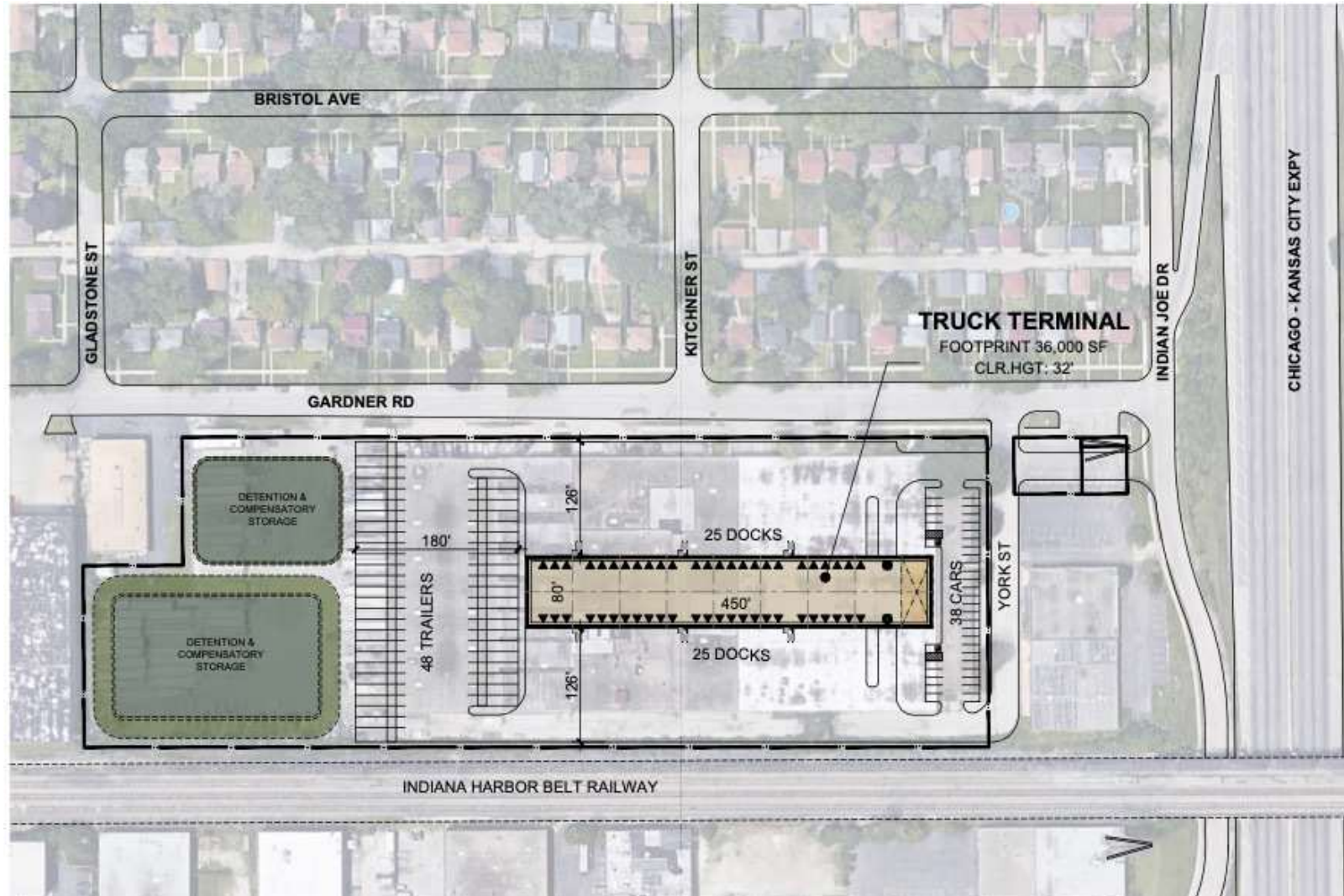
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50 Dock Plan with Detention

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