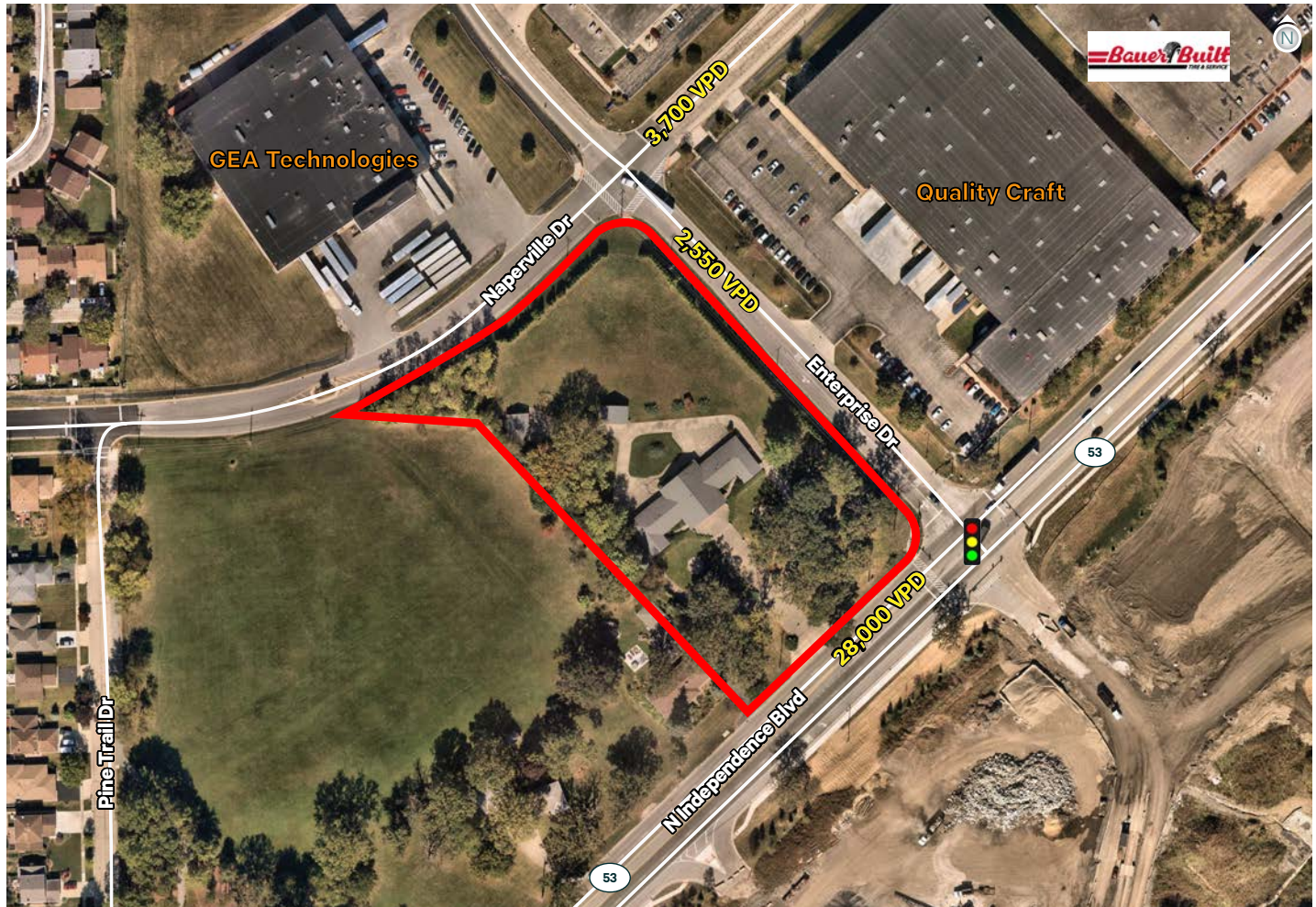


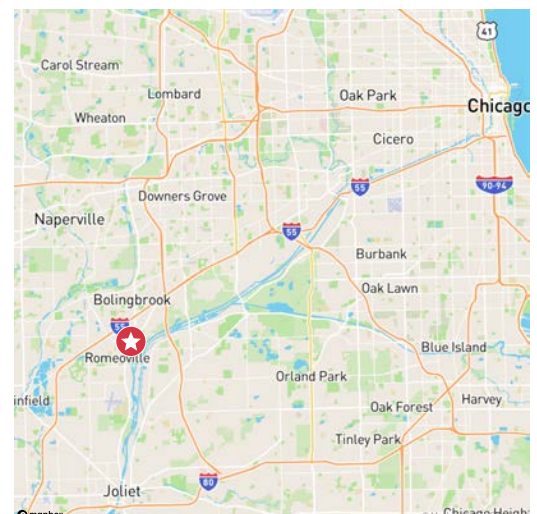
+/- 3.57 Acres of Land Available for Warehouse/Manufacturing

800 N. Independence Blvd | Romeoville, Illinois 60446



Property Highlights

- +/- 3.57 Acres of land available
- Property is located in a TIF District
- Zoning is M-1 (Light Manufacturing) and R2 (Residential)
- The Village of Romeoville views this piece as "Industrial"
- Close proximity and easy access to expressways
- Only 1.5 miles from I-55 Interchange
- Only 3 miles from I-355

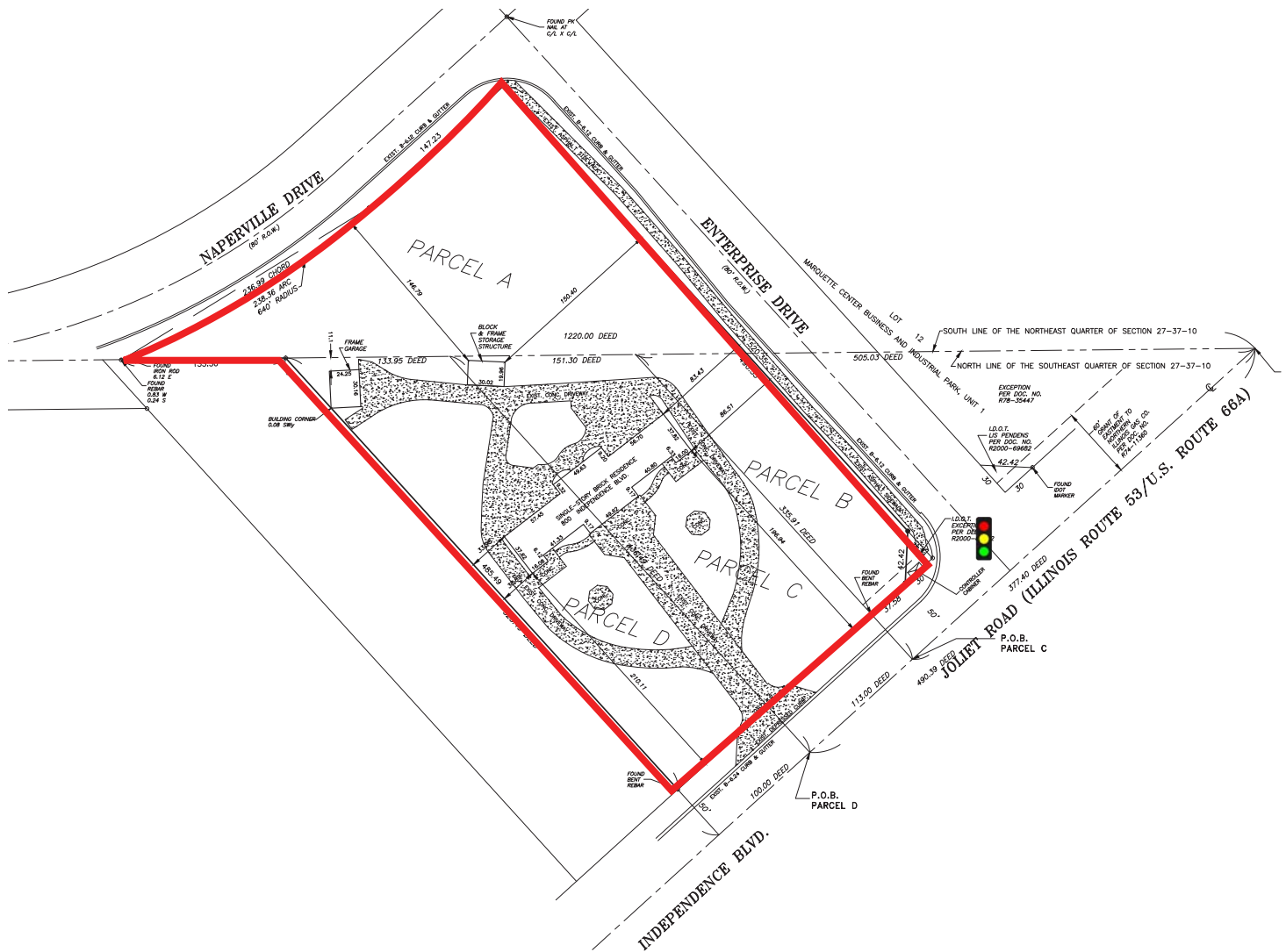


+/- 3.57 Acres of Land Available for Warehouse/Manufacturing

800 N. Independence Blvd | Romeoville, Illinois 60446

For Sale

Survey



Demographics	1 Mile	3 Mile	5 Mile
Population	4,305	47,236	147,101
Average Household Income	\$106,185	\$105,961	\$128,267
Daytime Population	9,114	58,483	142,284
Employees	6,674	30,918	64,529

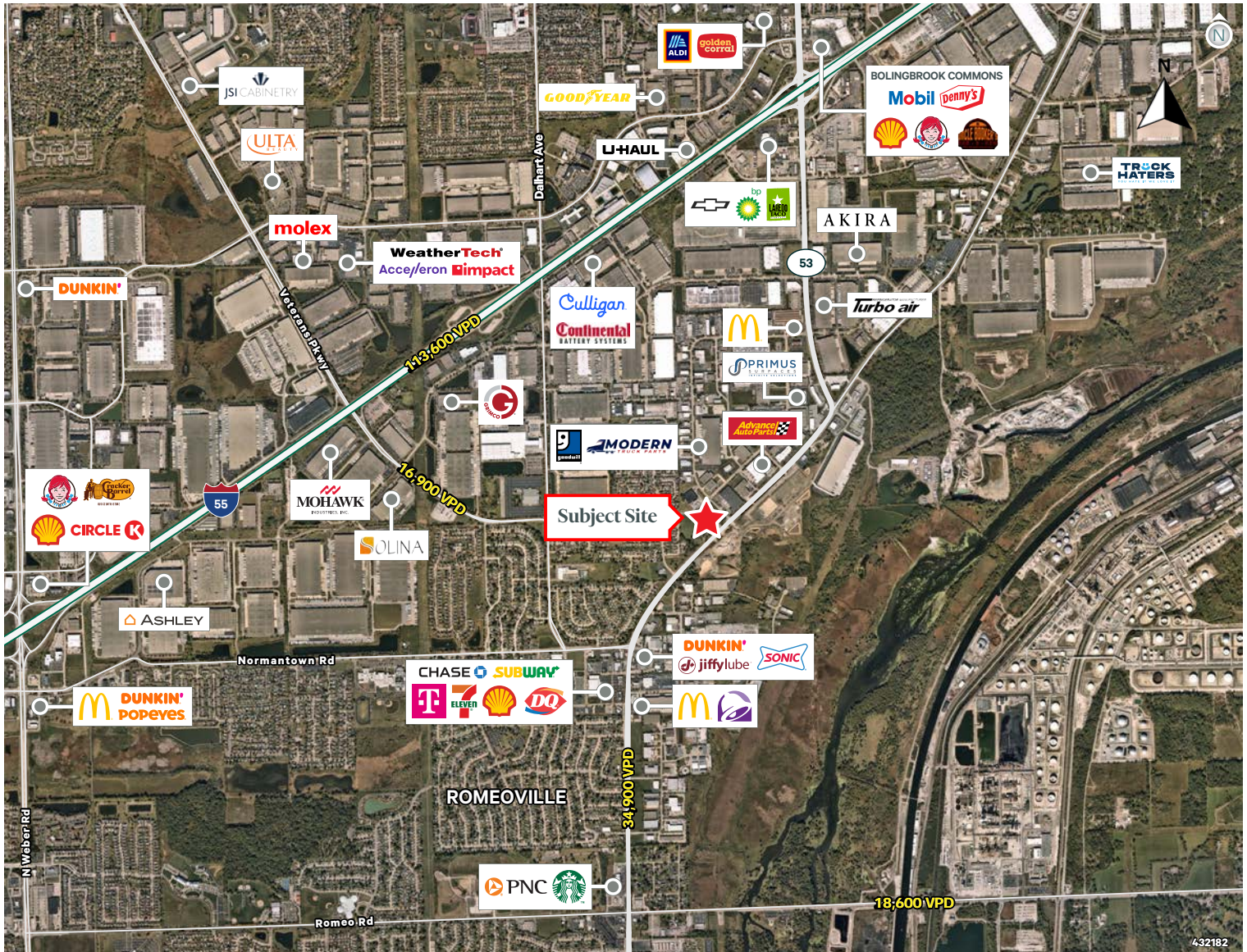
Traffic Counts	
N Independence Blvd (Rt 53)	28,000 ADT
Naperville Dr	3,700 ADT
Enterprise Dr	2,550 ADT

+/- 3.57 Acres of Land Available for Warehouse/Manufacturing

800 N. Independence Blvd | Romeoville, Illinois 60446

For Sale

Aerial



Contact Us

Les Kristof

Vice President

+1 630 573 1282

Les.Kristof@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE