

# 24317 W. 143rd Street Suite 101

Plainfield, IL 60544

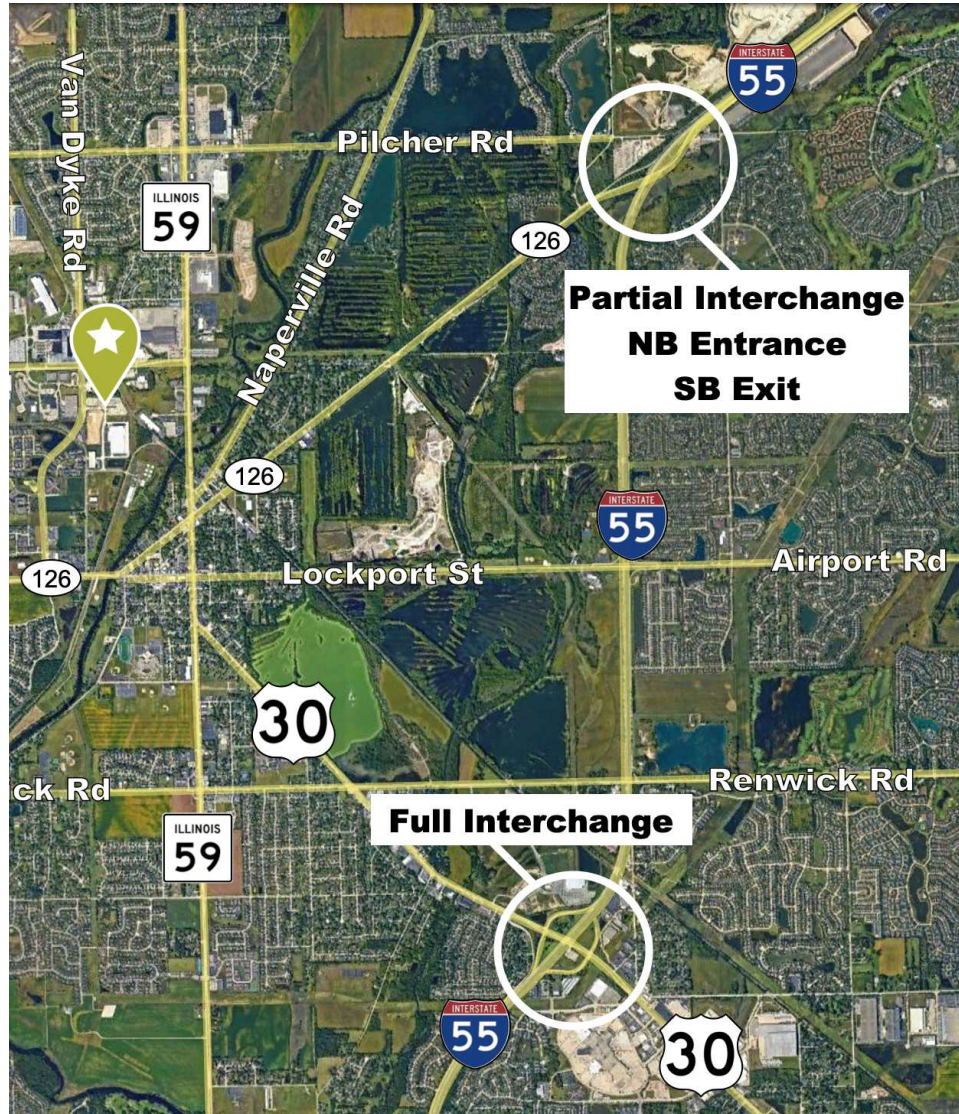
INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE



  
**WESTMOUNT**  
REALTY CAPITAL, LLC  
TIME-TESTED

**john  
greene**  
REAL ESTATE

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



### OFFERING SUMMARY

Lease Rate:	Negotiable
Availability:	11/1/24
Unit Size:	5,944± SF
Office Size:	1,642± SF
Clear Height:	26'
Overhead Doors:	1 grade level
Docks:	1 exterior
Year Built:	2007
Zoning:	Industrial

### PROPERTY HIGHLIGHTS

- Taxes and operating expenses - \$3.24 (2025)
- One 12' x 14' grade level door
- One exterior dock
- Ample Parking
- Triple catch basin
- 3 Phase power

**Cory Ramey**

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**Jon Waldron**

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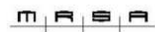
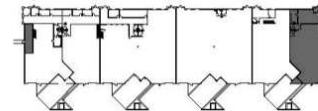
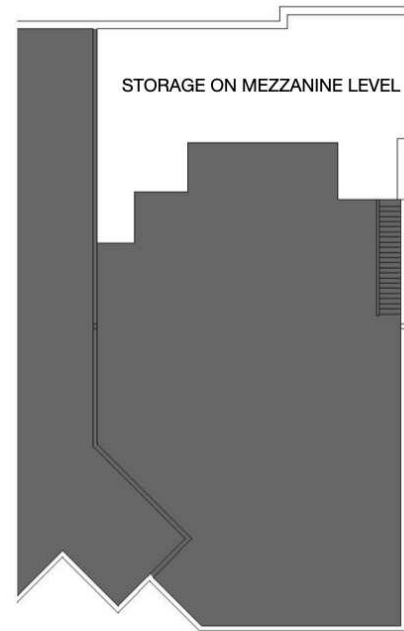
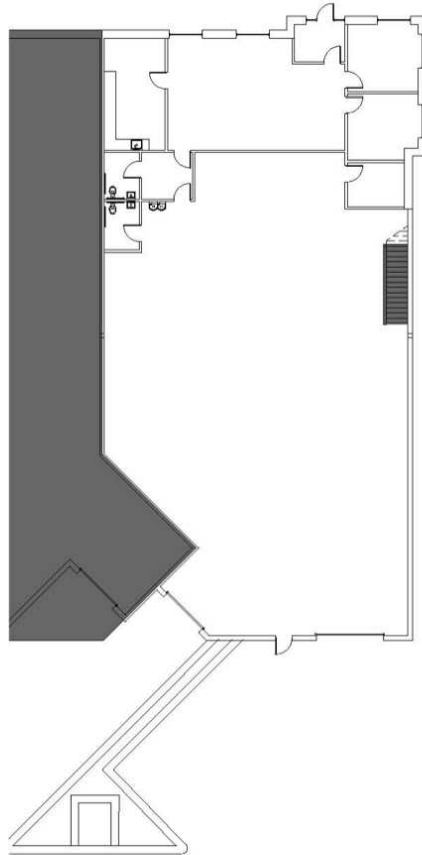
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architects and planners  
222 west washington blvd, chicago, il 60607 312.733.6772 tel 312.733.7725 fax



PROJECT	Existing Conditions Plan		
BUILDING	24317 W. 143rd St. - Suite 101		
PROJ NO	18968.2501_30888	DRAWN BY	jpalomo
DATE	1/5/2018	DATE	2018

EC.101

Floor Plan - Suite 101

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### 143RD STREET EXTENSION PROJECT

The 143rd Street Extension project completes the Comprehensive Plan vision of re-routing IL 126 onto 143rd Street by closing the gaps between Ridge Road and Steiner Road in the west (rural) and between IL 59 and existing IL 126 in the east (urban). Traffic using the bypass route will be returned to the existing IL 126 alignment west of the Village limits via Ridge Road.

The western extension of 143rd Street will be completed by developer obligations and the Village of Plainfield with engineering currently underway. As part of the overall project, a traffic signal will be installed at Meadow Lane and potentially Ridge Road.. (Source: <https://www.plainfield-il.org/community/public-improvements>)

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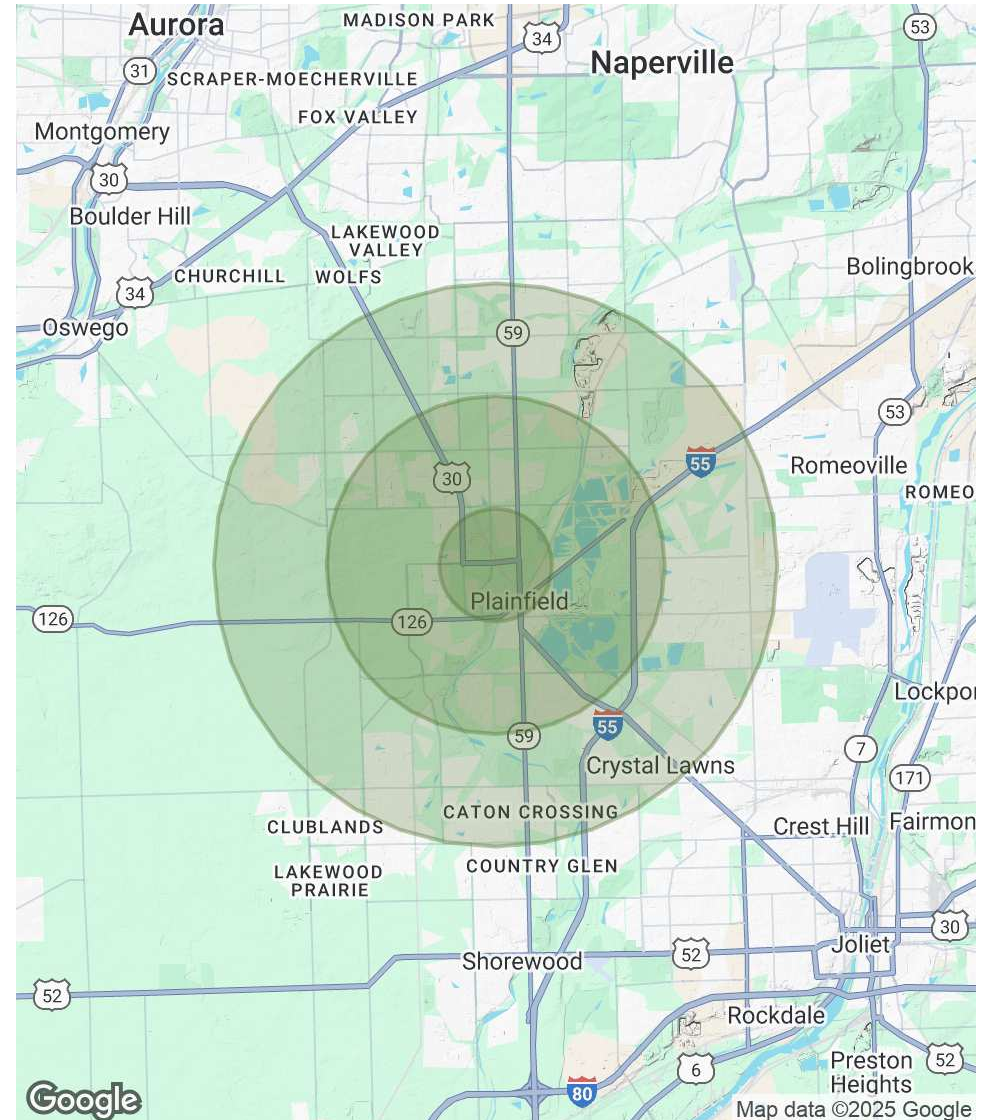
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,951	47,376	155,392
Average Age	39	38	38
Average Age (Male)	38	37	38
Average Age (Female)	40	38	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,955	14,881	50,086
# of Persons per HH	3	3.2	3.1
Average HH Income	\$159,935	\$172,358	\$160,786
Average House Value	\$398,988	\$418,754	\$384,621

Demographics data derived from AlphaMap



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