

# NOW AVAILABLE - PLAINFIELD IL

## +/-35 - 235 Acres

Will County Development Opportunity  
EAST OF RT 30, SOUTH OF 111TH & 119TH STREETS - PLAINFIELD, IL

700 new single family  
and 55+ community



**MICHAEL HAWRYLUK**

Managing Broker

847.736.3040 | mhawryluk@icgchicago.com

**MICHAEL PISCORAN, SIOR**

Senior Vice President

312.391.1738 | mpiscoran@icgchicago.com

ICG Chicago | 2000 W. ATT Center Dr Suite East C201 | Hoffman Estates, IL 60192 | 847.619.4000 | ICGCRE.com

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# NOW AVAILABLE FOR SALE OR LEASE

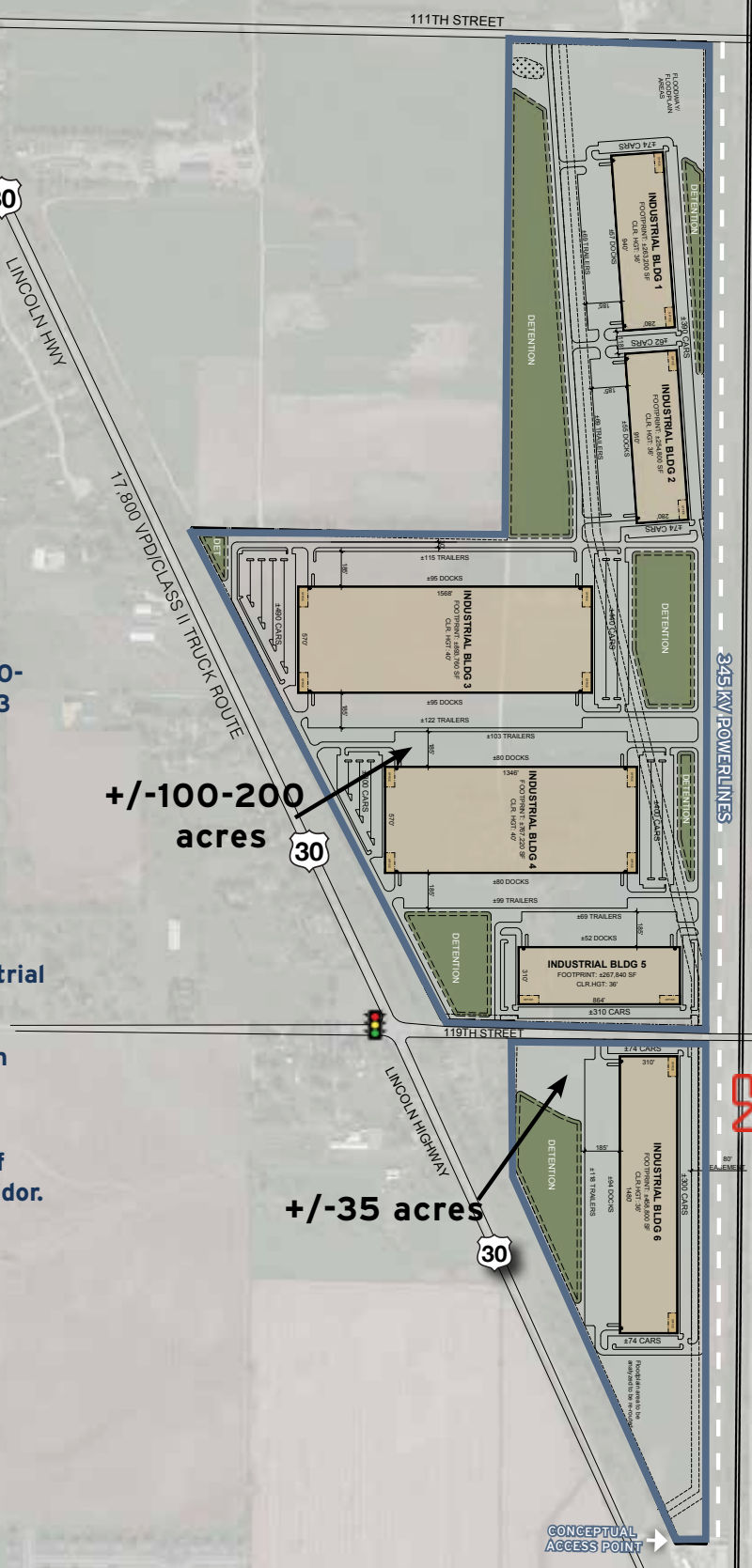
+/-35 - 235 Acres - Plainfield, IL



## POTENTIAL CONCEPTUAL LAYOUT (+/-235 ACRES)

### Features & Amenities

- Annexed into Plainfield
- Currently leased/can terminate or continue
- Public water and sewer nearby
- Parcel Numbers: 07-01-19-402-001, 07-01-20-100-003, 07-20-300-002, 07-01-29-101-003
- Taxes: \$12,398.82
- Pricing: Subject to Offer
- Currently zoned I-1 Industrial; Plainfield may alternatively be open to commercial and/or residential
- Approximately 3 million square feet of industrial product conceptually designed
- Flat topography, currently an active sod farm
- Potential CN rail service
- Only Industrial landsite available in excess of 200 acres west of Weber Rd in the I-55 corridor.



+/-100-200 acres

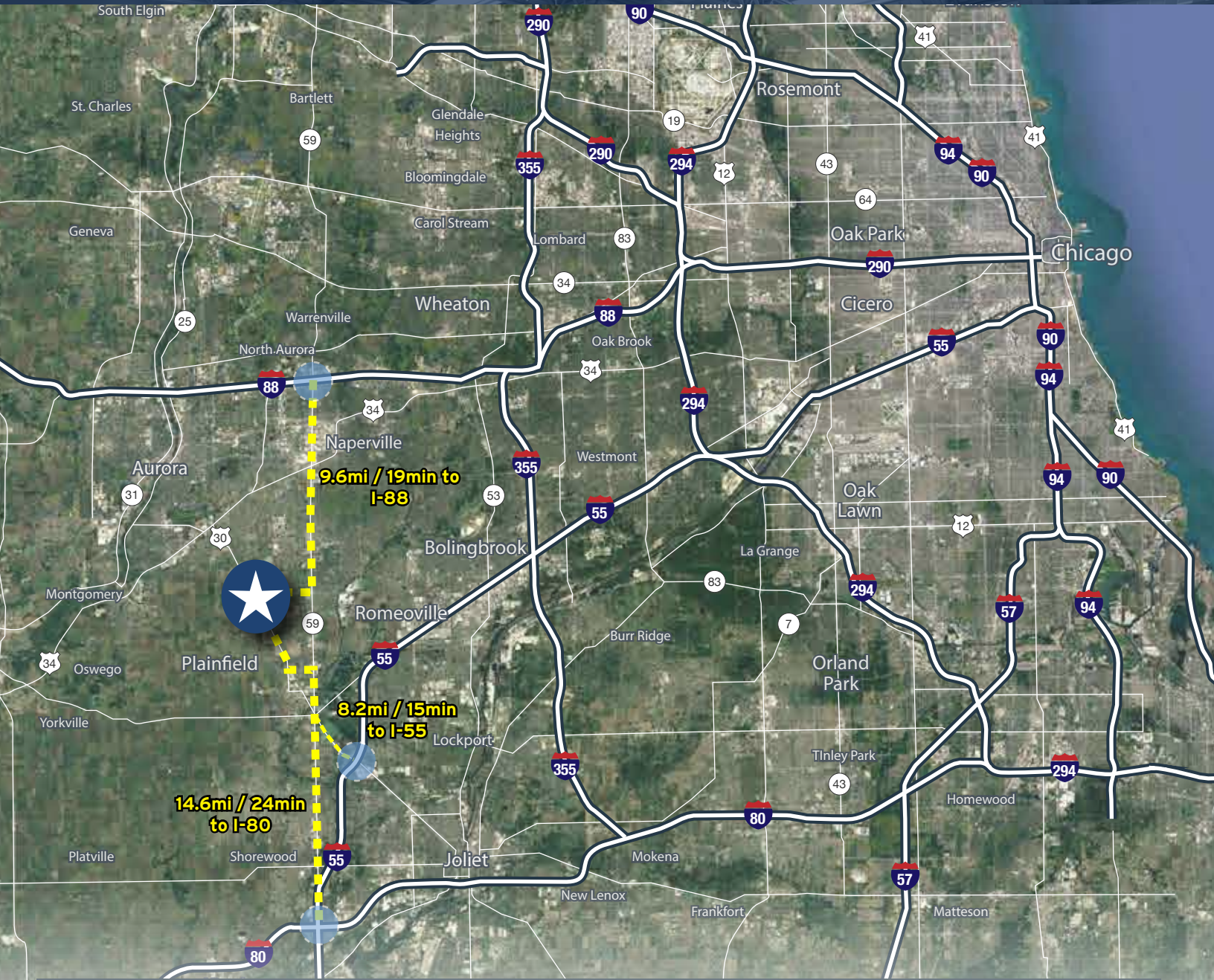
+/-35 acres

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## PROPERTY HIGHLIGHTS

- Strategic centralized location with direct highway access to multiple expressway systems and key transportation corridors
- Significant skilled labor force in close proximity
- Multiple ingress/egress areas available
- Located within the Oswego School District 308

- State, County and Municipal development incentives available
- Significant power infrastructure running along eastern perimeter of site.

Demographic Snapshot	1 miles	3 miles	5 miles
Population	3,509	55,081	150,873

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**+/-35 to 235 acres**  
**data center / industrial / commercial / residential**

**STRATEGIC LOCATION**

**DISTANCE (MILES)**

- |            |      |                  |      |
|------------|------|------------------|------|
| • Route 59 | 4.6  | • I-294          | 32.1 |
| • I-55     | 8.2  | • Midway Airport | 34.6 |
| • I-88     | 10   | • O'Hare Airport | 38.9 |
| • Route 47 | 11.8 | • I-94           | 39.2 |
| • I-80     | 14.6 | • Chicago        | 41.3 |
| • I-355    | 21.7 | • I-57           | 45   |
| • I-90     | 29.4 |                  |      |

**INTERMODAL AND RAIL (MILES)**

- |                          |      |
|--------------------------|------|
| • CN Joliet              | 16.6 |
| • UP Automotive Facility | 17.4 |
| • UP Global IV Joliet    | 20.8 |
| • BNSF LPC Elwood        | 28.2 |
| • CSX - Bedford Park     | 30.3 |
| • UP Global II           | 31.5 |
| • BNSF - Cicero          | 34.8 |

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