

FOR SALE / BUILD-TO-SUIT FOR SALE/LEASE

CORPORATE CORRIDORS OF MOKENA

88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS



HIGHLIGHTS & FEATURES

- Sites from 7.3 acres to 17.3 acres for sale or build-to-suit for sale or lease
- Low Will County real estate taxes
- Zoned Industrial
- Skilled labor pool
- Improved sites: water, sewer, electric, natural gas, off-site detention
- Sales tax incentive

Points of Interest

Points of Interest	Distance
I-80 & LaGrange Road	2 miles
I-80 & Harlem Avenue	3 miles
I-80 & I-355	8 miles
I-80 & I-57	6 miles
I-80 & I-294	9 miles
I-57 & I-294	10.5 miles
I-80 & I-394	14.5 miles
Midway Airport	36.5 miles
O'Hare Airport	45 miles
Downtown Chicago	32 miles

Intermodals

Intermodals	Distance
CN Chicago Intermodal	11.5 miles
CN Joliet Yard	13 miles
IAIS Blue Island	15 miles
CSX Intermodal Bedford Park	20 miles
UP Global IV Joliet	20 miles
BNSF LPC Elwood	27 miles

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Lots 1 & 2

LOT	ACREAGE	COMBINED ACREAGE	PRICE PSF	PRICE
1	10.043	-	\$5.75	\$2,515,470
2	7.276	-	\$5.75	\$1,822,420
1 & 2	-	17.319	\$5.50	\$4,149,286

- Improved sites with infrastructure in place.
- Convenient access to full interchanges at LaGrange Road and Harlem Avenue.
- Low Will County taxes.
- Strong visibility from I-80.

[CLICK HERE FOR ADDITIONAL LOT PHOTOS](#)



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