

85.36± AC Industrial Land

Kankakee River Drive & Route 53, Wilmington, IL 60481

INDUSTRIAL LAND FOR SALE

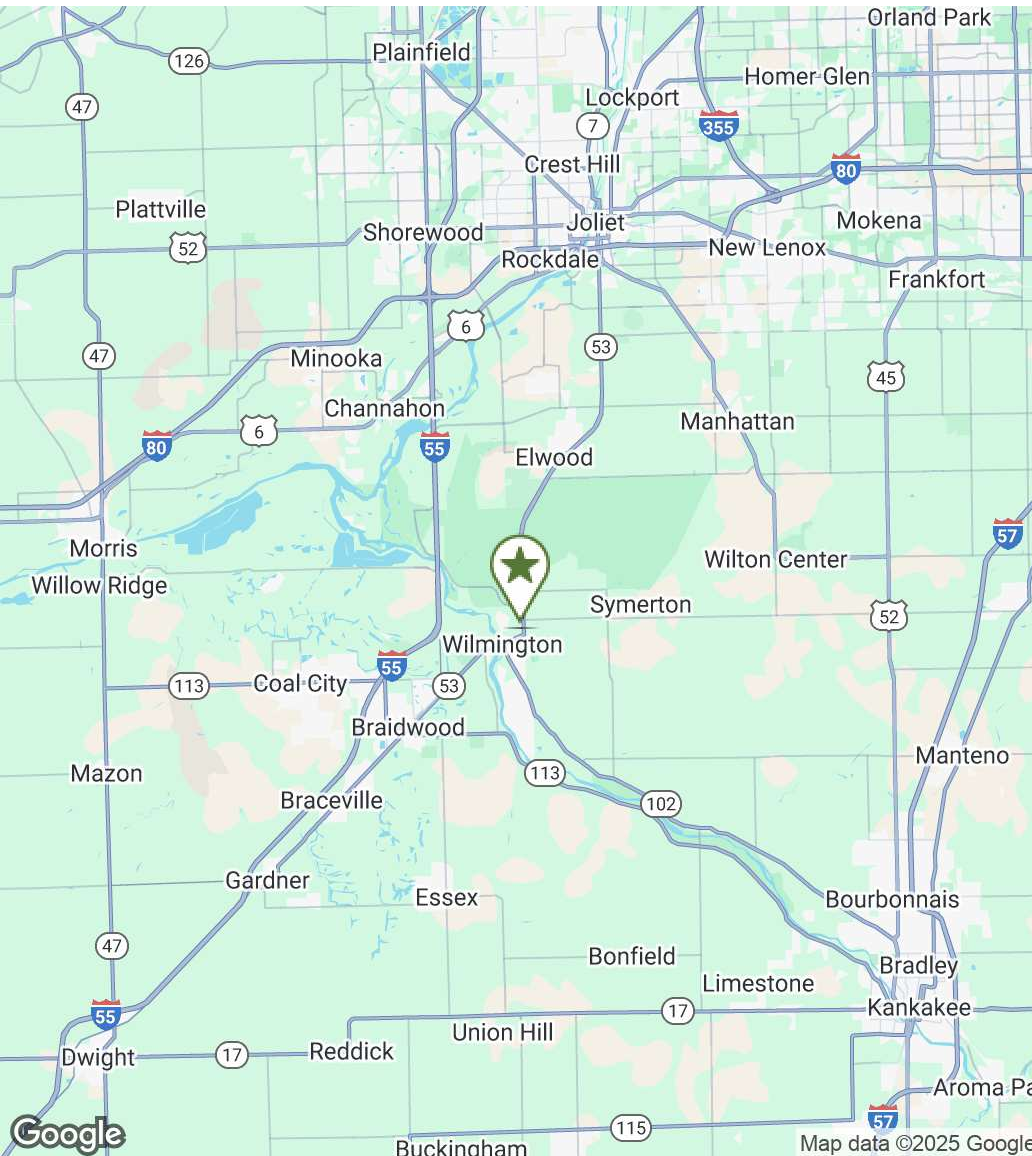


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REAL ESTATE

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INDUSTRIAL LAND FOR SALE

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



OFFERING SUMMARY

Sale Price:	\$6.00 PSF
Lot Size:	85.36± AC (Divisible)
Zoning:	I-2 Industrial
County:	Will
2024 Taxes:	\$4,899
PIN:	03-17-25-200-011-0000

PROPERTY DESCRIPTION

85.36± AC available (divisible or build to suit). The site is annexed into City of Wilmington and zoned I-2. City sewer and water utilities to site. Conveniently located with immediate access to I-55 via Wilmington exit and close proximity to I-57 to the east and I-80 to the north.

PROPERTY HIGHLIGHTS

- Rail-served site (Union Pacific Rail)
- Opportunity for build-to-suit
- Immediate access via I-55 at Wilmington exit
- Located 5 miles south of Centerpoint Intermodal Center
- Significant real estate abatements from City of Wilmington and Will County
- Potential for alternate uses (multi-family, senior, etc)

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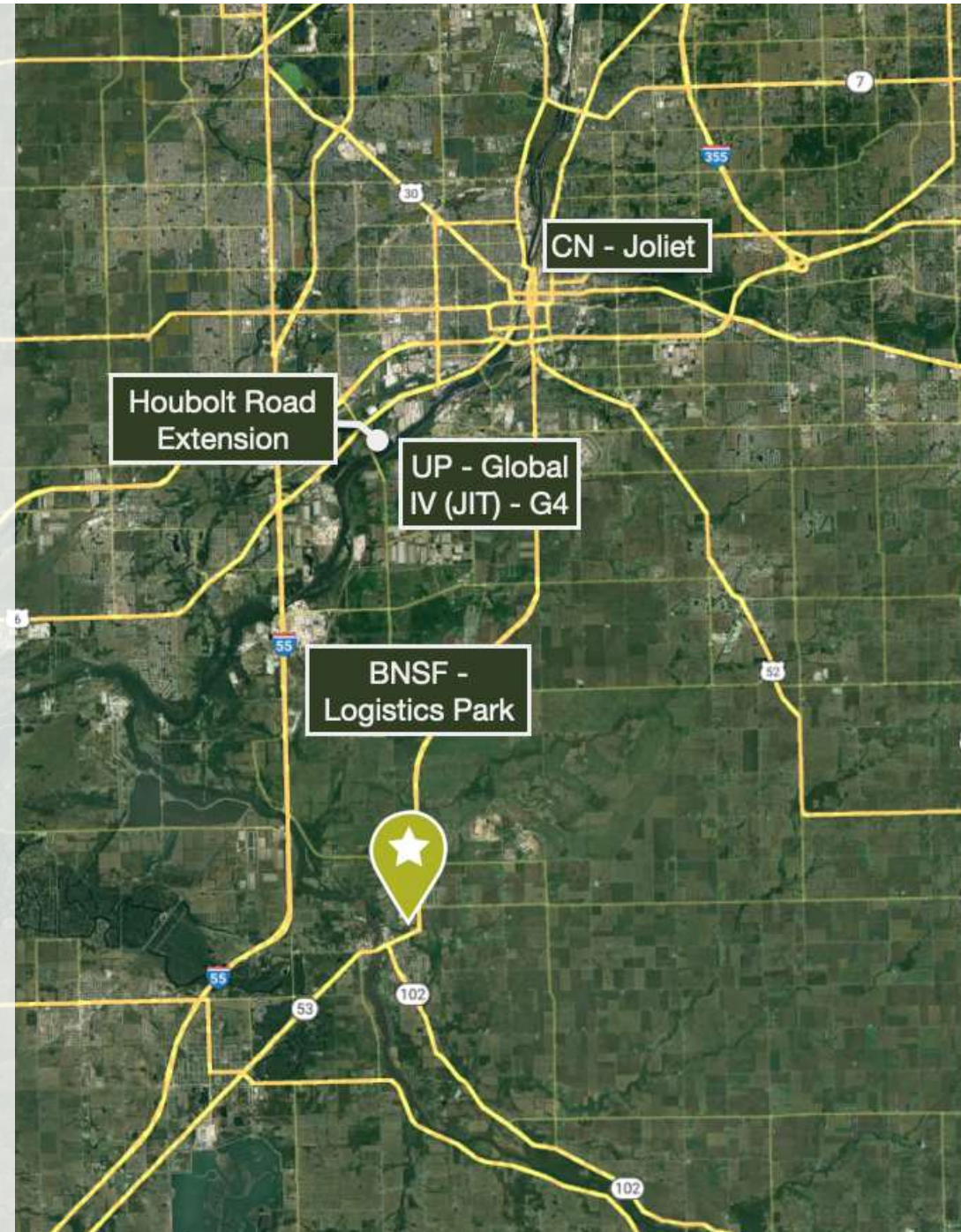
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DISTANCE TO INTERMODALS

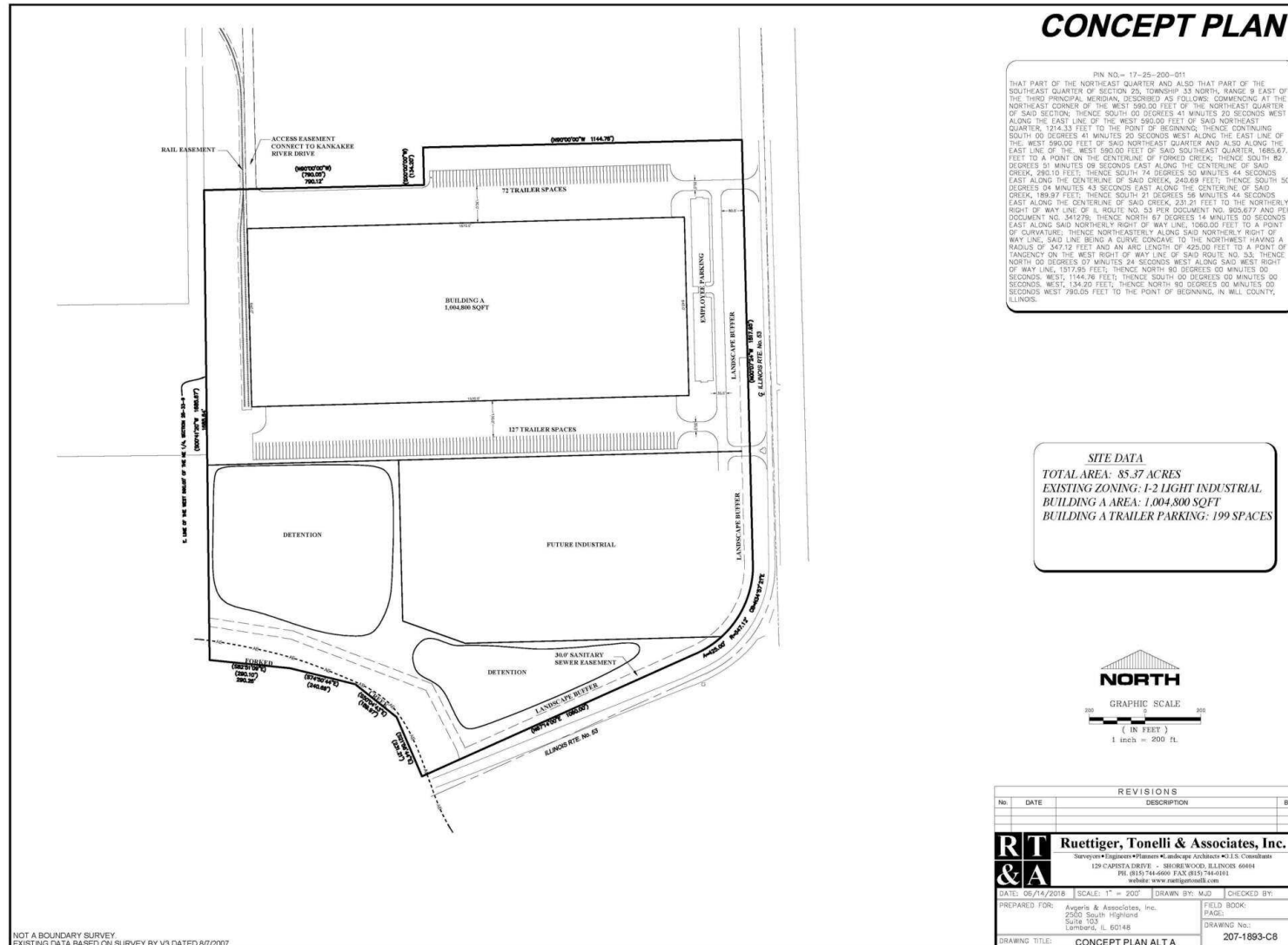
BNSF - Logistics Park	5 miles
UP Global IV (JIT) - G4	10 miles
CN Joliet	15 miles



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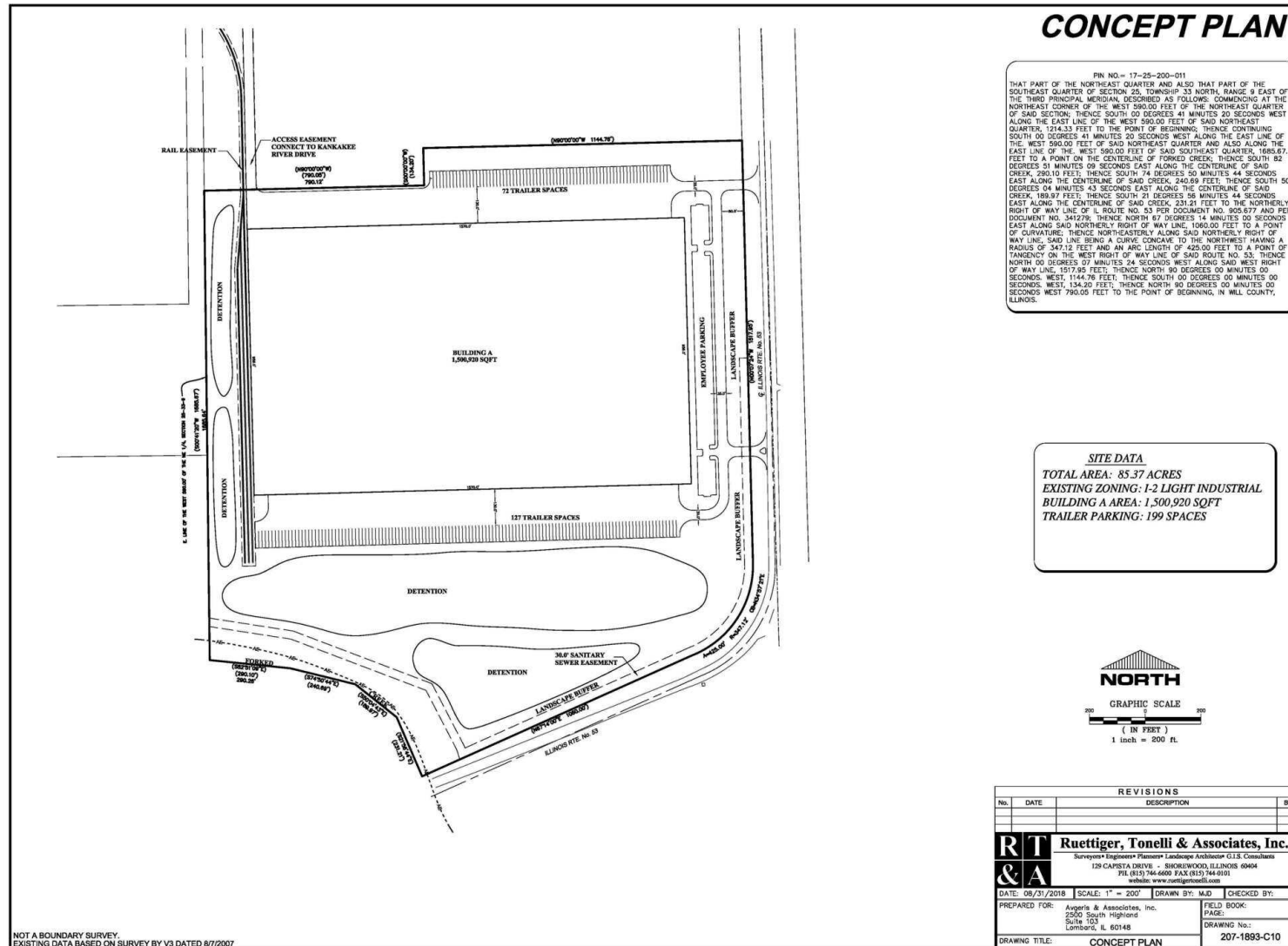
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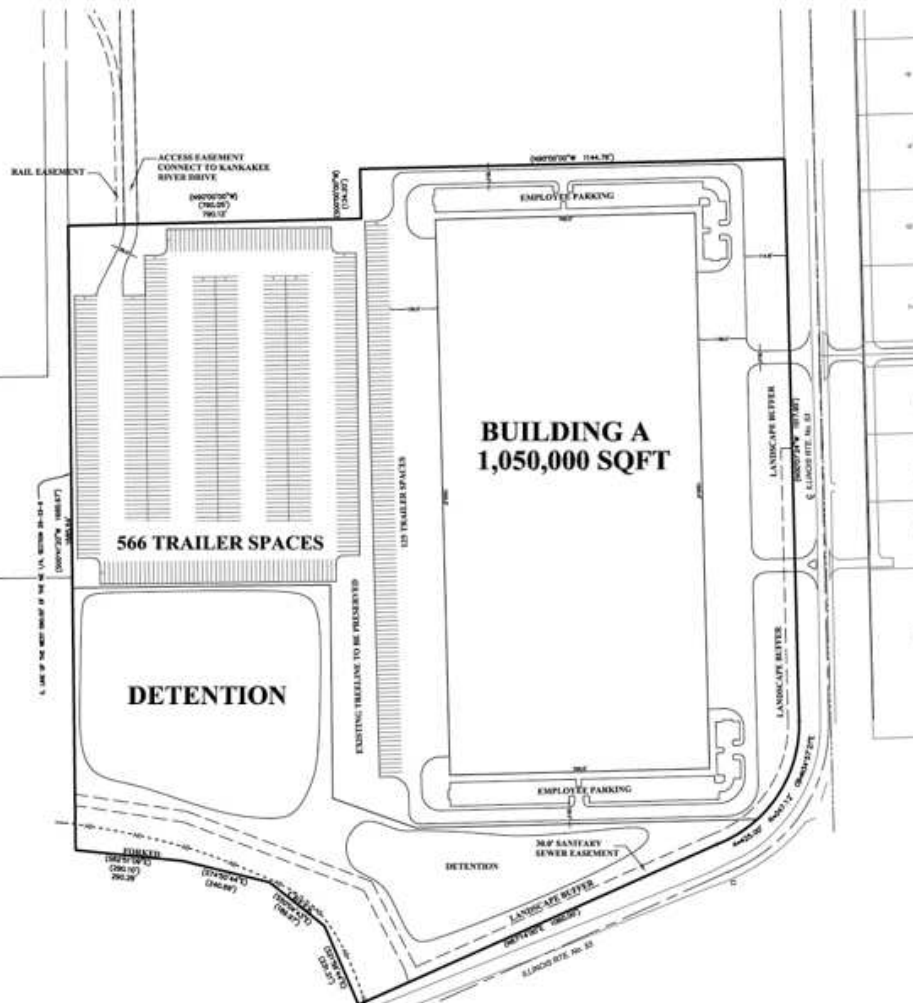
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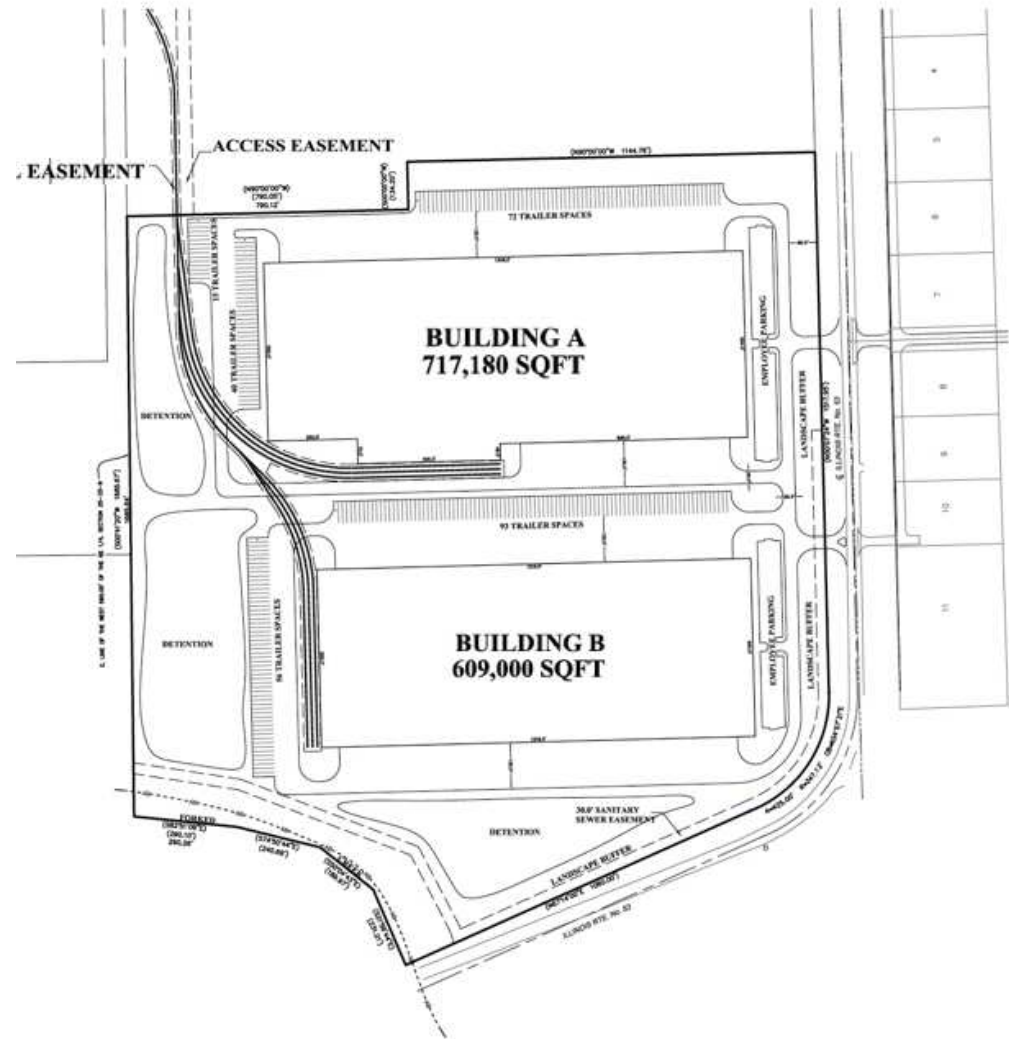
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Concept Plan A



Concept Plan B

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