



HIGH-VISIBILITY OWNER-USER OPPORTUNITY

0.53-ACRE CORNER SITE | 12+ PARKING SPACES | MINUTES TO I-55

16214 S Lincoln Highway • Plainfield, IL 60586

Terrific owner-occupied, commercial building zoned B3 with over 1900 square feet plus basement. Perfect for any small business!

- Sits on .53 acre lot with driveway access from both Lincoln Highway & Lily Cache Roads
- Only .25 mile to I-55 with both eastbound and westbound entrance and exit ramps
- Asphalt parking lot for 12+ cars, connected to city water & sewer services
- Hardwired with Metronet fiberoptic internet service
- Features 3 areas for multiple workspaces or conference areas plus 3 private offices
- 2 restrooms as well as kitchenette/lunch room with full fridge, electric stove, room for dining table & storage
- Partial basement has laundry hookup & storage
- Converted to commercial zoning in 1998 with complete replacements of electrical & plumbing systems. 200 AMP service plus sub-panel for generator (no generator exists), light fixtures wired for LED service
- Efficient boiler heat, central AC, mostly no maintenance exterior with vinyl siding & partial brick front, vinyl windows



Measurements deemed highly reliable but not guaranteed.

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REMAX PROFESSIONALS SELECT



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Wonderful Commercial Building!

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