

SWC 143rd St. & Steiner Rd.

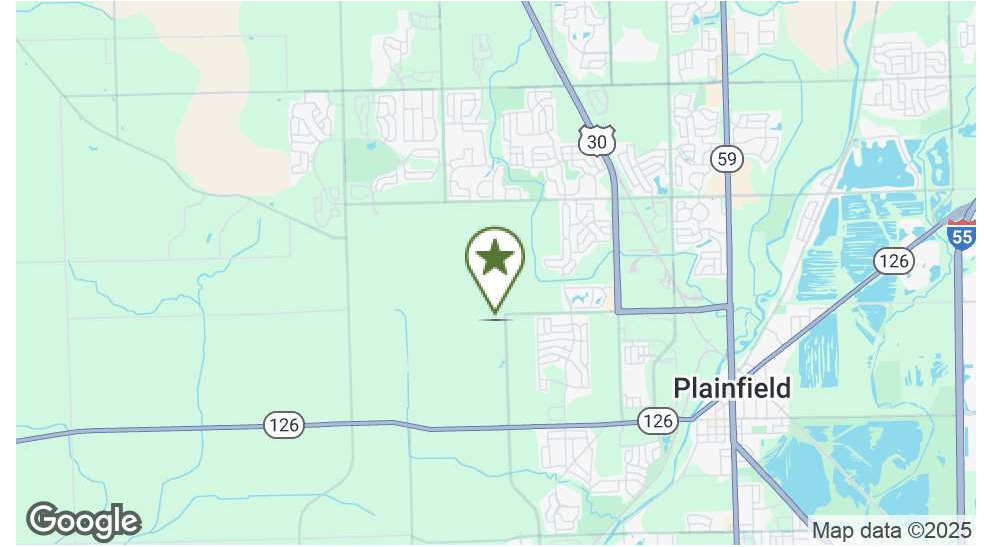
25725 W 143rd, Plainfield, IL 60544

LAND FOR SALE



john
greene
COMMERCIAL

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



OFFERING SUMMARY

Sale Price:	\$6,583,220
Lot Size:	21.59 Acres
Zoning:	A-1
APN:	06-03-07-200-001
Taxes:	\$6,768 (2023)

PROPERTY OVERVIEW

21.59± AC of development land, located at the SWC of 143rd Street and Steiner Road. Site is located along the western portion of the 143rd Street expansion, closing the gap between Steiner Road and Ridge Road, and adjacent to multiple ongoing development projects. This site is the only remaining on-market parcel available for purchase at this time.

The 143rd Street corridor is undergoing significant industrial development, with ongoing construction of a 300,000 SF cold storage facility and a 1.5 million SF industrial building, with plans approved for an additional 1 million SF building. Additionally, over four hundred acres of land in the immediate vicinity are under contract for development.

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



143RD STREET EXTENSION PROJECT

The 143rd Street Corridor improvements are a series of projects to reroute Illinois Route 126 onto 143rd Street, away from downtown Plainfield. These projects fulfill the Village's Comprehensive Plan and Transportation and Mobility Plan vision of reducing congestion in the downtown area and creating opportunities for growth west of Plainfield. The initial projects will close gaps along the corridor while future projects will increase capacity along the existing corridor.

The 143rd Street West Extension, which closes the gap between Steiner Road and Ridge Road, has made significant progress throughout the site. As of October 2024, the Ridge Road and Johnson Road intersection has been paved and is open to local traffic. Paving on Ridge Road has also been completed, and paving on 143rd Street is in progress. Temporary daytime lane closures are expected through November and the project is on track to be completed by early 2025.

The 143rd Street East Extension, which involves construction a new road between Illinois Route 59 and Illinois Route 126, with improvements at both intersections, a bridge over the DuPage River, a new signalized intersection at Plainfield-Naperville Road, and multiple culverts and retaining walls. The East Extension is still in early stages, and is expected to open to traffic in Fall of 2025 and the project to be completed in Spring 2026.

Source: <https://143corridor.plainfieldil.gov/>

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources John Greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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



Jon Waldron
jonwaldron@johngreenecommercial.com
815.693.0544

Shamus Conneely
shamusconneely@johngreenecommercial.com
773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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



Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

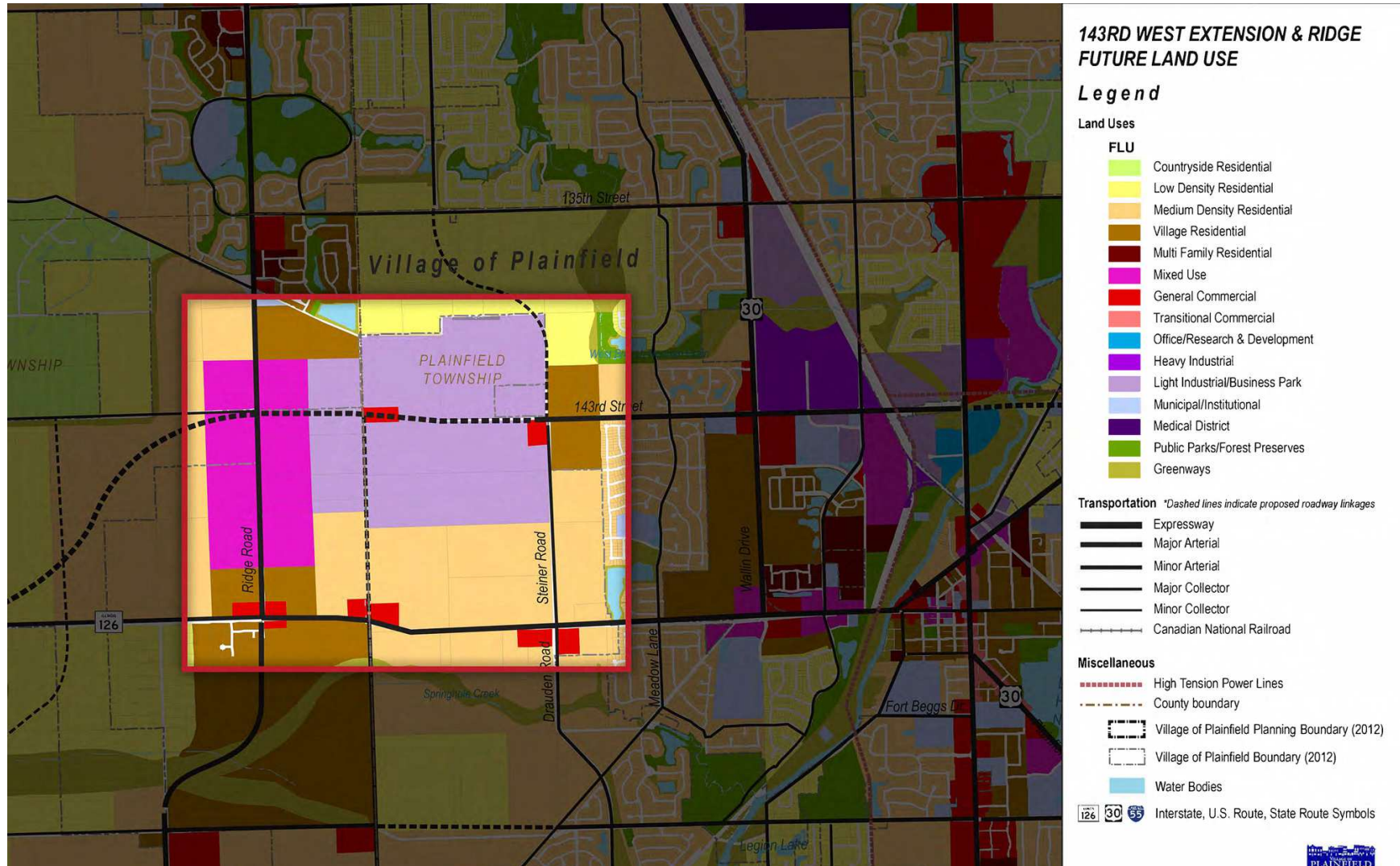
Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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



Proposed changes to future land use designations for parcels in the vicinity of the 143rd St. west extension. See "Future Land Use Discussion" Memo dated July 8, 2021 for additional information.

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

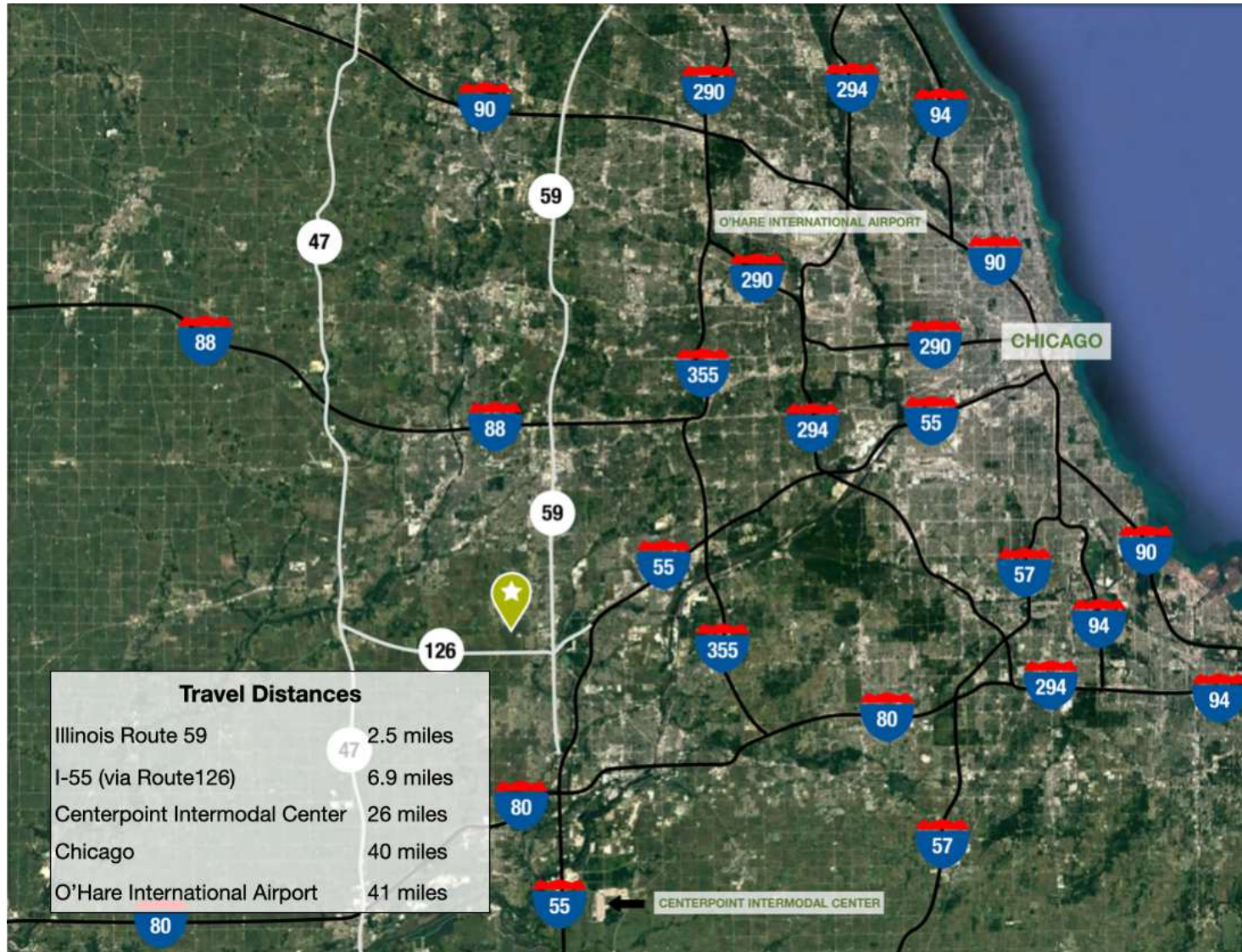
shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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



Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

