

## Minooka, IL - Twin Rail Industrial Park – 31+ Total Acres

BUILD-TO-SUIT: FOR SALE OR LEASE



## SPECIFICATIONS

Available for BTS For Sale or Lease

Lots From 2+ Acres to 10+ Acres

Fully Improved with Off-Site Storm Water

Utilities to All Sites

M-2 Zoning

SALE PRICE: Subject to Proposal

LEASE RATE: Subject to Proposal

- M-2 Zoning Allowing for Heavy Uses Including Trucking
- I80 Access at Ridge Road
- Business Friendly Municipality
- New Construction
- Low Grundy County Taxes
- Professionally Owned and Managed
- Available for Sale or Lease
- Superior Utility Capacity

## Contact:

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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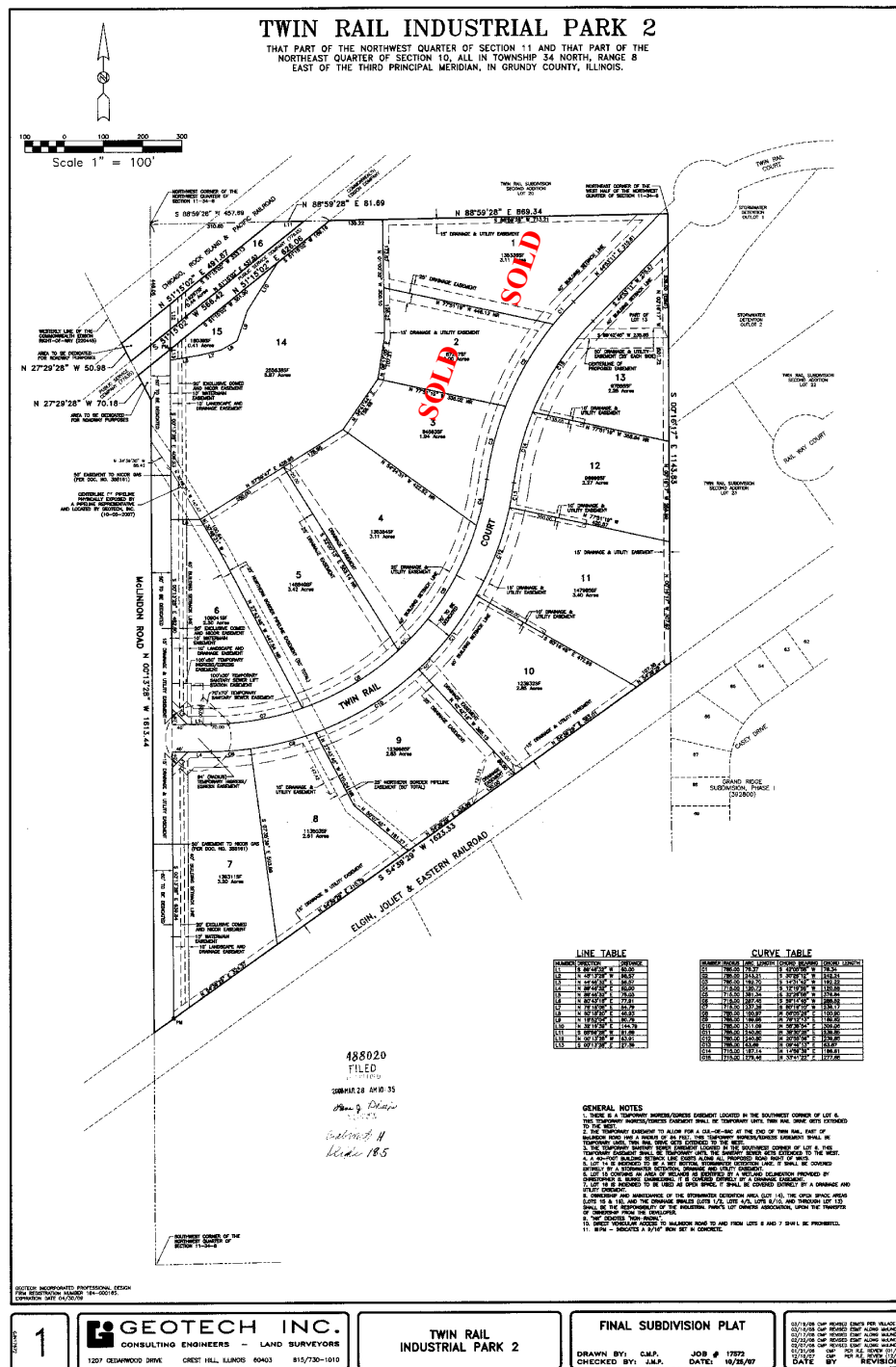
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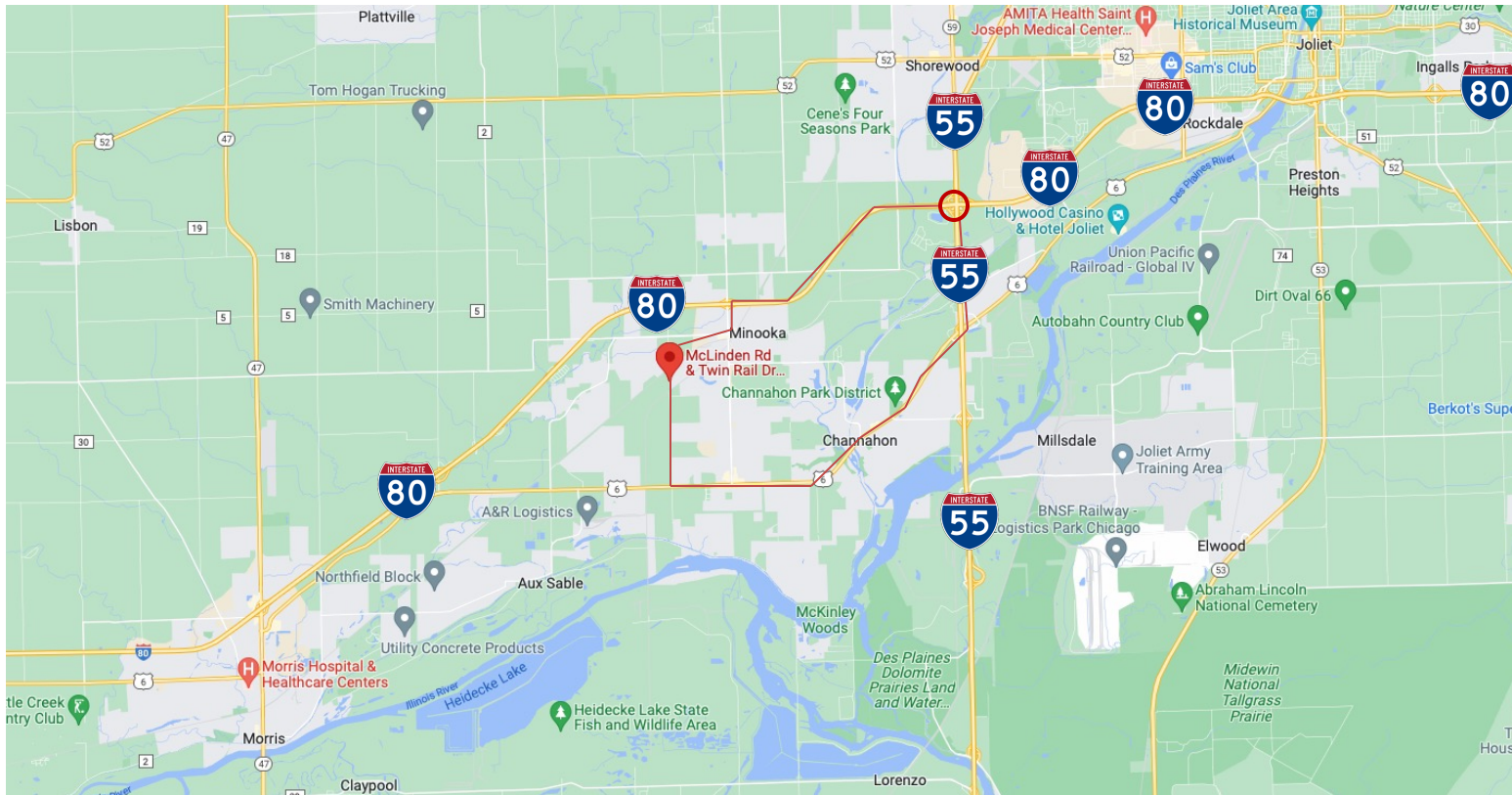
# Plat of Subdivision



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## Highway Access

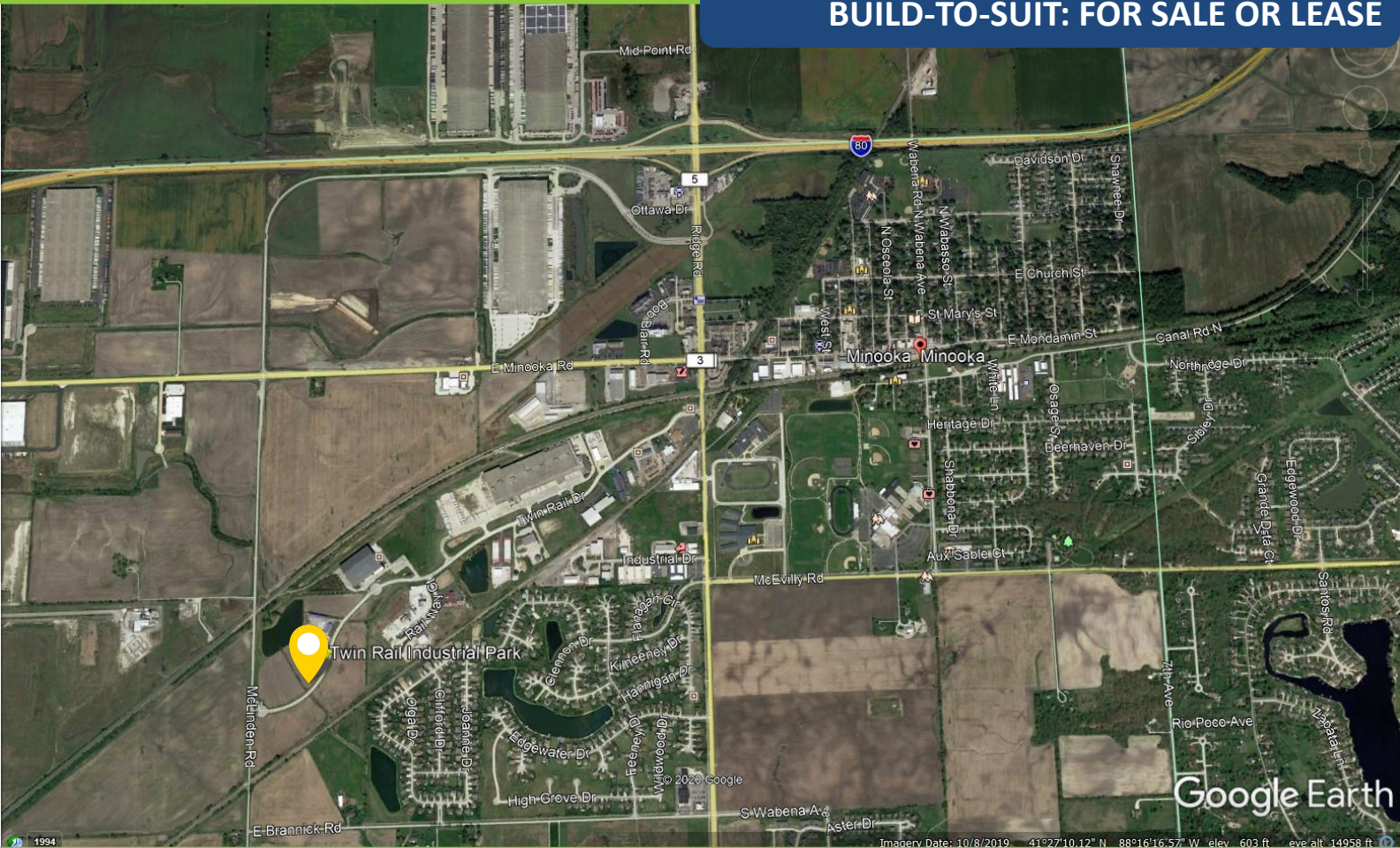
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## LOCATION

- Direct access to I-80/Ridge Road 4-way interchange
- 1.5 Miles from I80 / Ridge Road Interchange
- 6.5 Miles from I80 / I55 Interchange
- 16.5 Miles from CenterPoint Intermodal

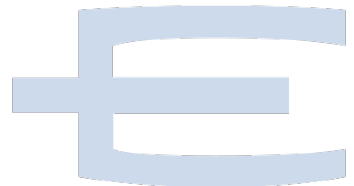


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