

259,470 SF
AVAILABLE FOR
BUILD TO SUIT

16701 W 135th Street

Lemont, Illinois 60439

PROPERTY HIGHLIGHTS

- ±35 acre land site
- Up to 259,470 SF of building
- 32' clear
- Headquarter Facility site
- Proximity to I-355 and I-55
- Will County has expanded 135th Street heading east
- Entitlements in Process - subject to Lemont approval
- 2026 delivery

Contact

Kelly Disser
+1 630 317 0721
kdisser@hiffman.com

Michael J Freitag
+1 630 693 0652
mf Freitag@hiffman.com

Bill Byrne
+1 630 389 8907
bbyrne@hiffman.com

TJ Feeney
+1 630 693 0680
tfeeney@hiffman.com



259,470 SF
FACILITY



259,470 SF
AVAILABLE
FOR BUILD TO SUIT



OFFICE SPACE
TO SUIT



±35 AC
SITE SIZE



32' CLEAR
HEIGHT



58 EXT DOCKS



294
CAR PARKING
SPACES



109
TRAILER PARKING
SPACES

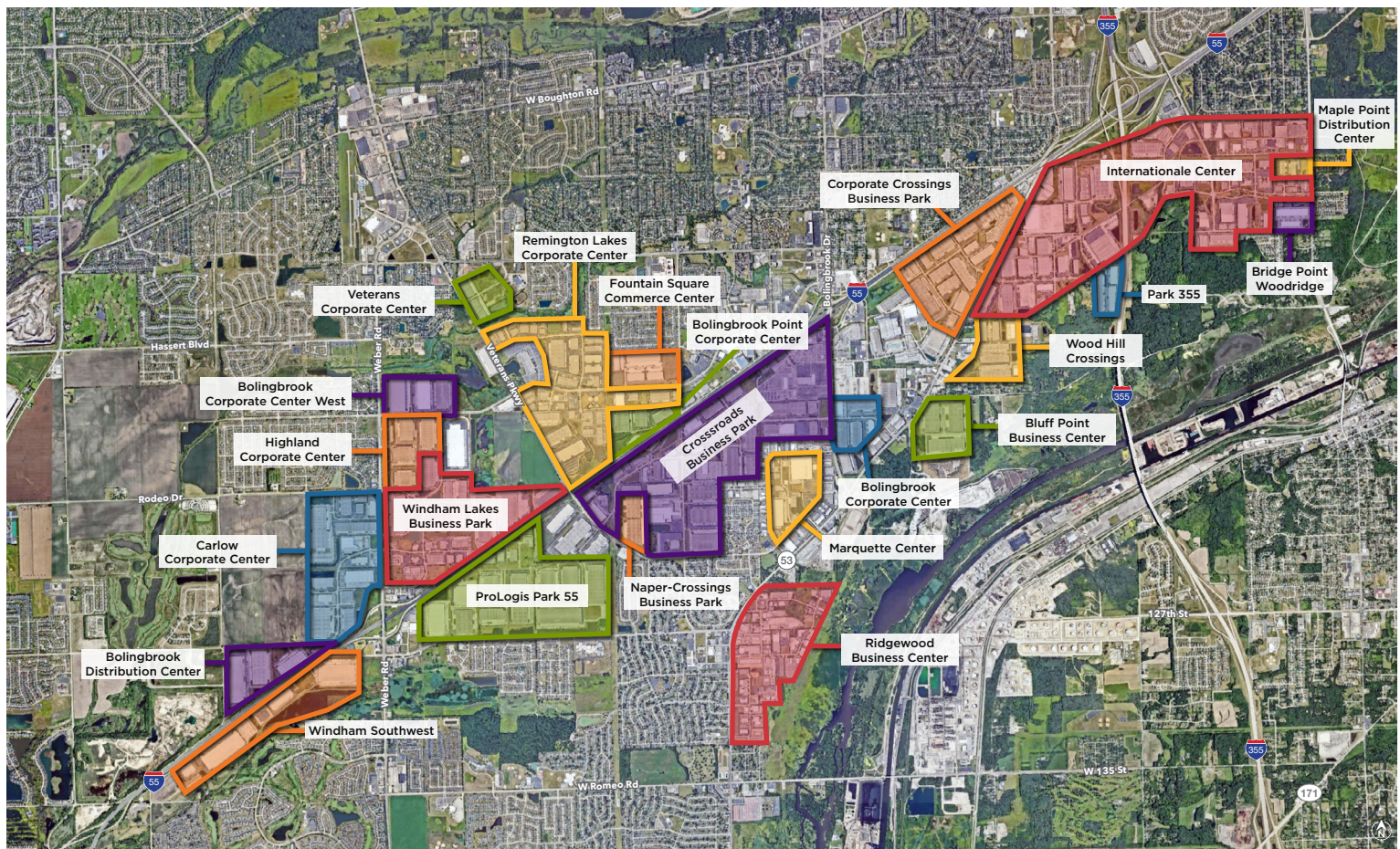


PROXIMITY
TO
EXPRESSWAYS

PROPERTY SPECIFICATIONS: Planned Building

- 259,470 SF BUILDING
- ±35 AC SITE
- 32' CLEAR CEILING HEIGHT
- 58 EXTERIOR DOCKS
- OFFICE SPACE TO SUIT
- 294 CAR PARKING SPACES
- 109 TRAILER PARKING SPACES
- ENTITLEMENTS IN PROCESS, PENDING APPROVAL
- CLOSE PROXIMITY TO I-355 AND I-55 INTERCHANGES
- PREMIER CORNER DEVELOPMENT SITE

AREA BUSINESS PARKS







16701 W 135TH STREET offers exceptional access to the region's vast transportation infrastructure, abundant skilled labor and proximity to an array of retail amenities including restaurants, lodging, gas stations, shopping centers, sports / entertainment venues, and attractions.

NOTABLE DISTANCES

	Drive Miles (One-Way)	Drive Minutes (One-Way)
I-294 Expressway	13.1	17
I-90 Expressway	31.4	33
I-290 Expressway	24.9	27
I-390 Expressway	27.2	27
I-355 Expressway	2.0	4
I-88 Expressway	13.3	16
I-55 Expressway	6.7	9
O'Hare Airport	31.9	40
Midway Airport	24.4	33
Chicago Business District	31.3	42

DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)**108,177**

TOTAL POPULATION

**\$109,603**

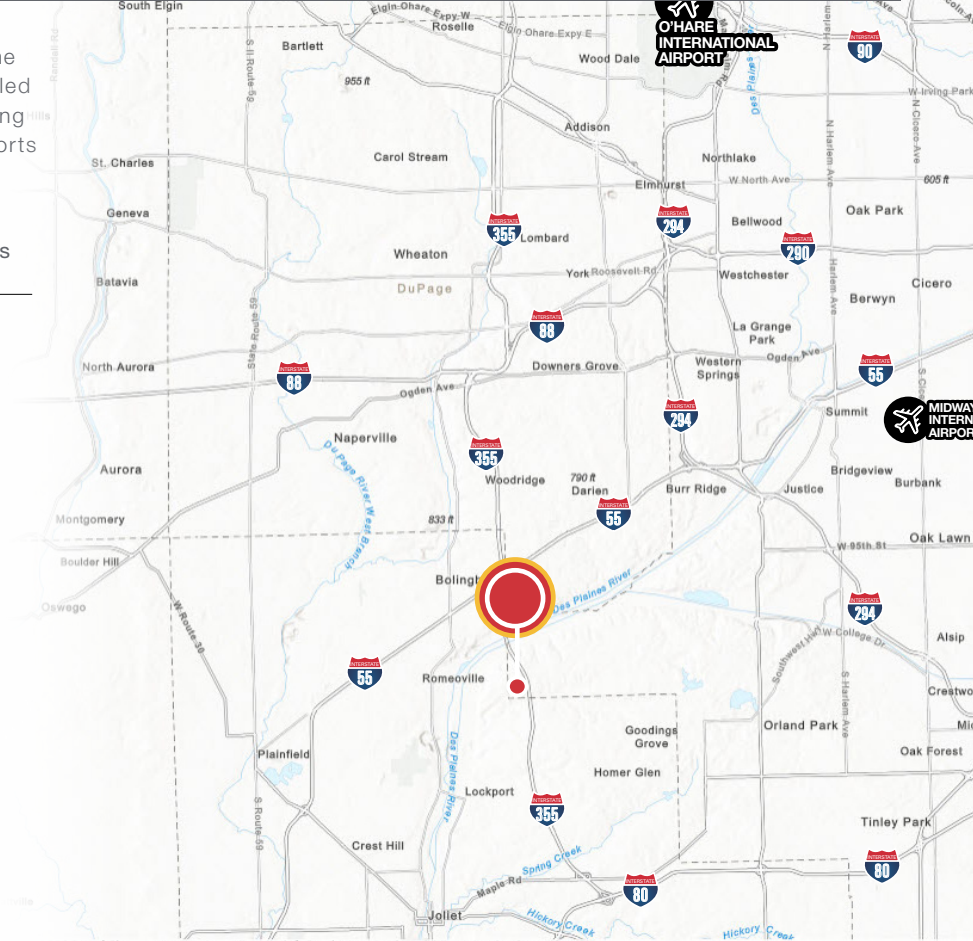
AVG. HOUSEHOLD INCOME

**20.0%**

BACHELOR'S DEGREE+

**40,512**

LABOR FORCE

**Contact**

Kelly Disser
+1 630 317 0721
kdisser@hiffman.com

Michael J Freitag
+1 630 693 0652
mfreitag@hiffman.com

Bill Byrne
+1 630 389 8907
bbyrne@hiffman.com

TJ Feeney
+1 630 693 0680
tfeeney@hiffman.com