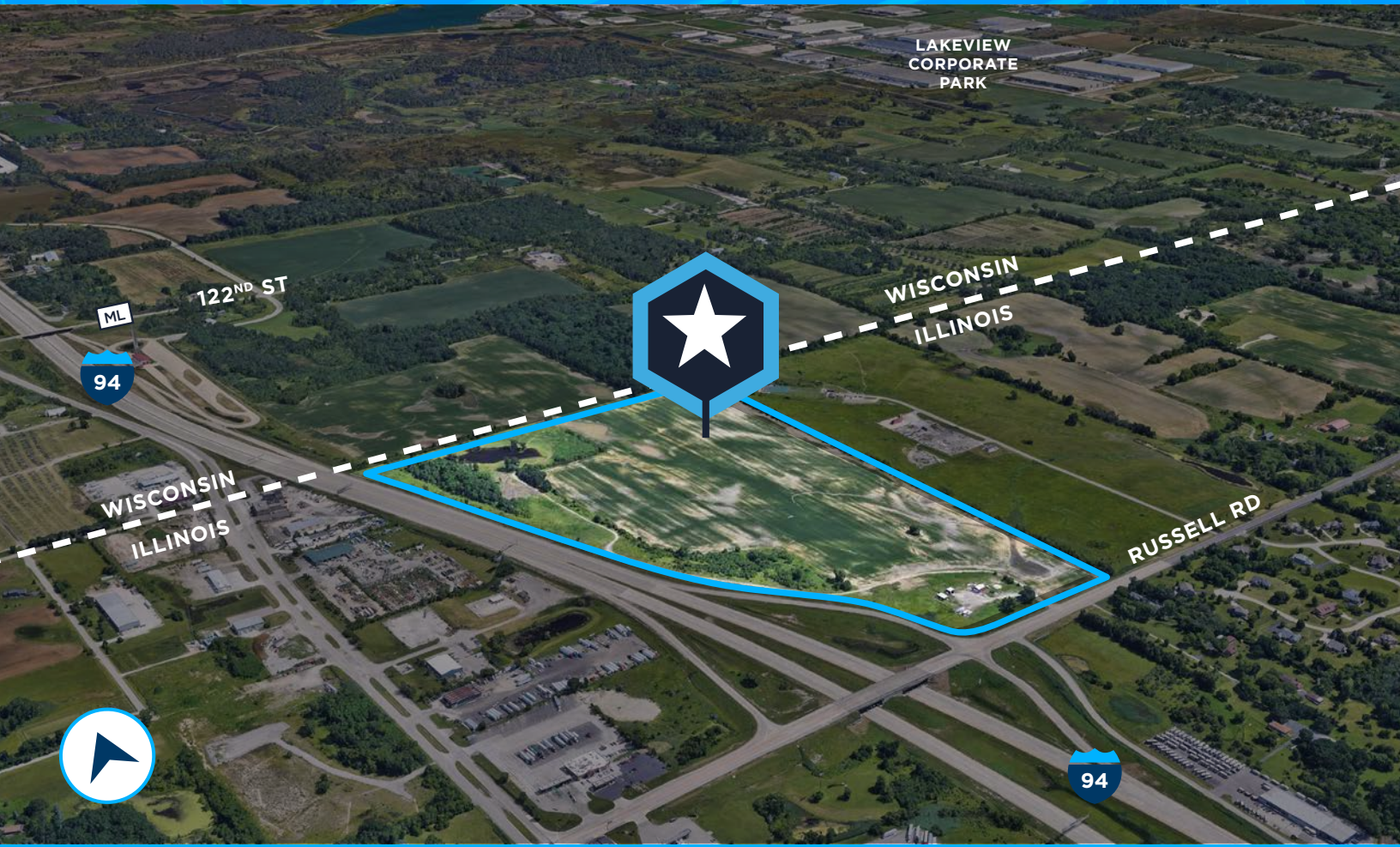


# AVAILABLE ±85 ACRES

NEW OWNERSHIP / MARCH 2022



## PRIME DEVELOPMENT SITE

*AT INTERSTATE 94 & RUSSELL RD*

*ON THE IL-WI STATE BORDER*

# PROPERTY HIGHLIGHTS

Situated along I-94 at the Russell Road interchange, this ±85-acre site offers a one-of-a-kind development opportunity on the Illinois state border with maximum interstate visibility and access. With a full half-mile of interstate frontage and immediate interchange access, the property is a prime location for users looking to capture both the Greater Chicagoland and Milwaukee markets.

Site Area: ±85 Acres

Date Available: Immediate Availability

County: Lake (IL)

Current Zoning: IL ±85 Acres Zoned AG in Lake County

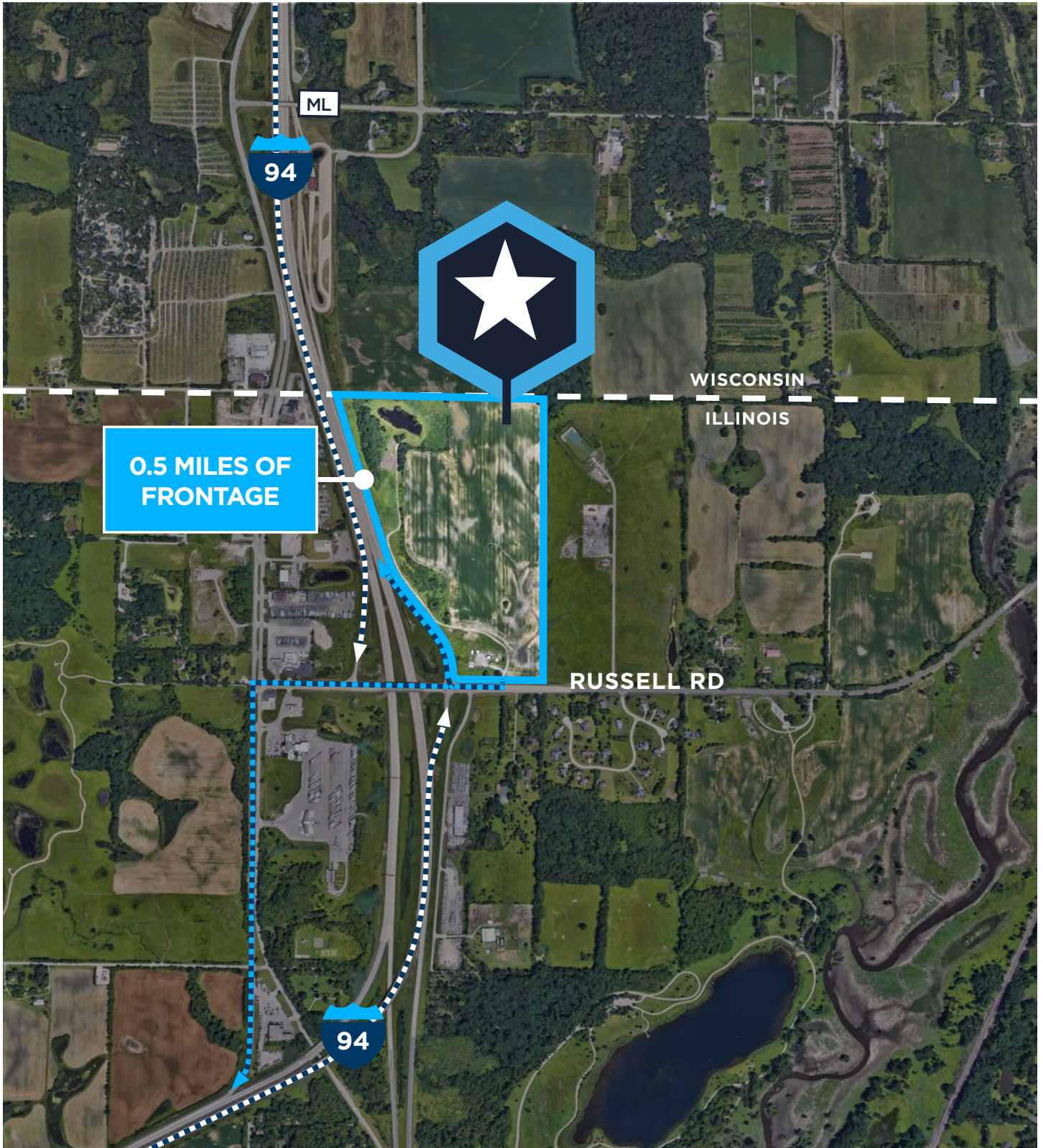
Sale Price: Subject to Offer

IDEAL LOCATION FOR ECOMMERCE, DISTRIBUTION, MANUFACTURING, CORPORATE HEADQUARTERS, PHARMA, AND LIFE SCIENCES.



# SITE AERIAL

## ±85 ACRES



# A PLACE FOR BUSINESS

Neighboring some of Wisconsin's largest industrial occupiers, the site's prime location along I-94 at the IL-WI border gives users access to the best of both states—making it an ideal place for business.



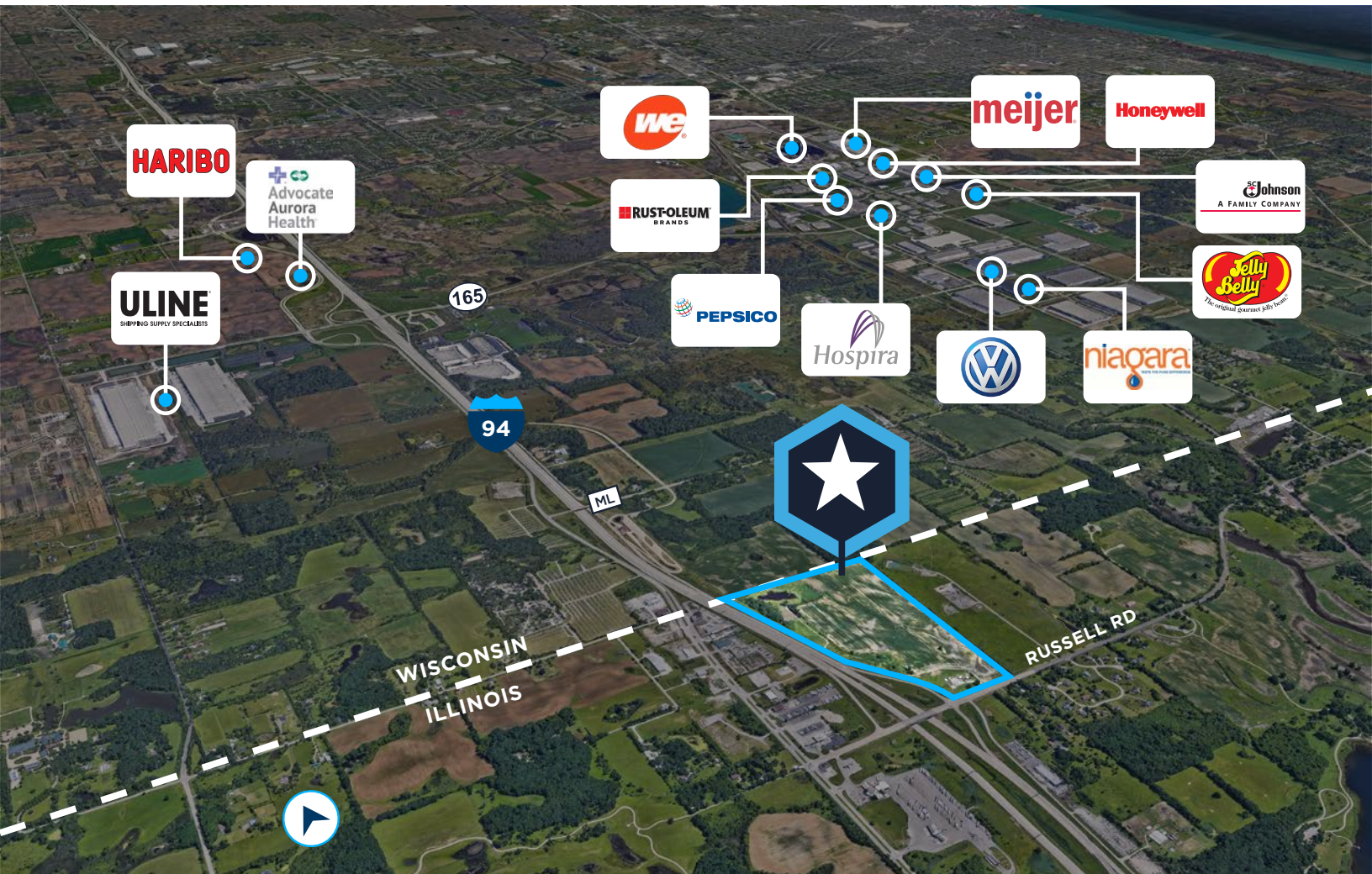
44 MILES TO  
**MILWAUKEE**

56 MILES TO  
**CHICAGO**

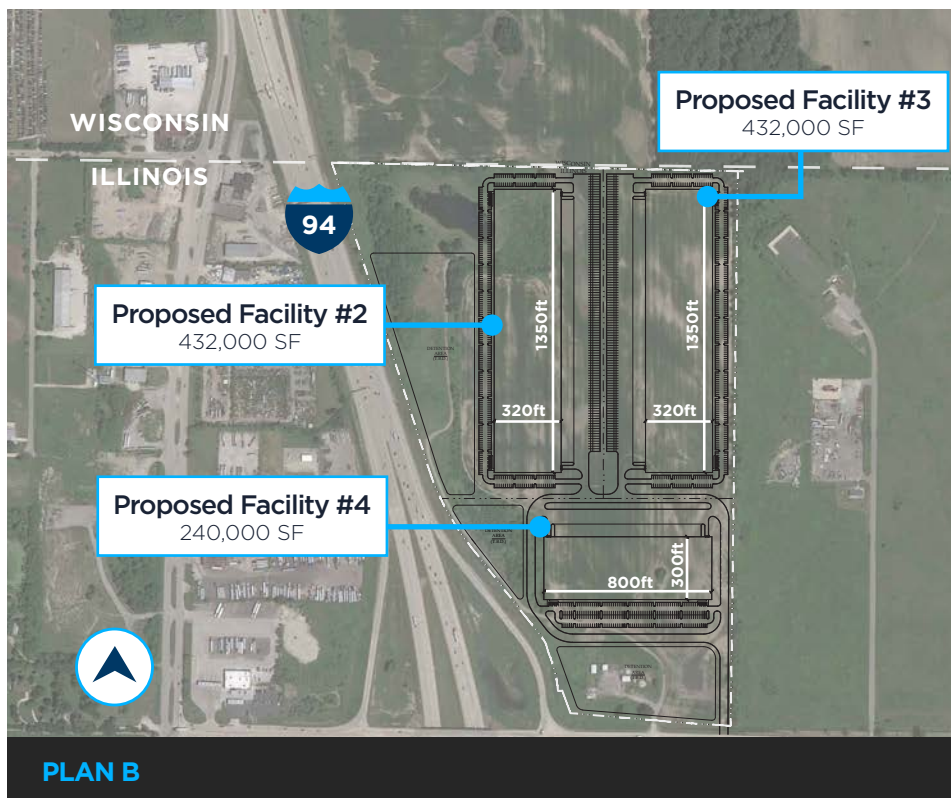
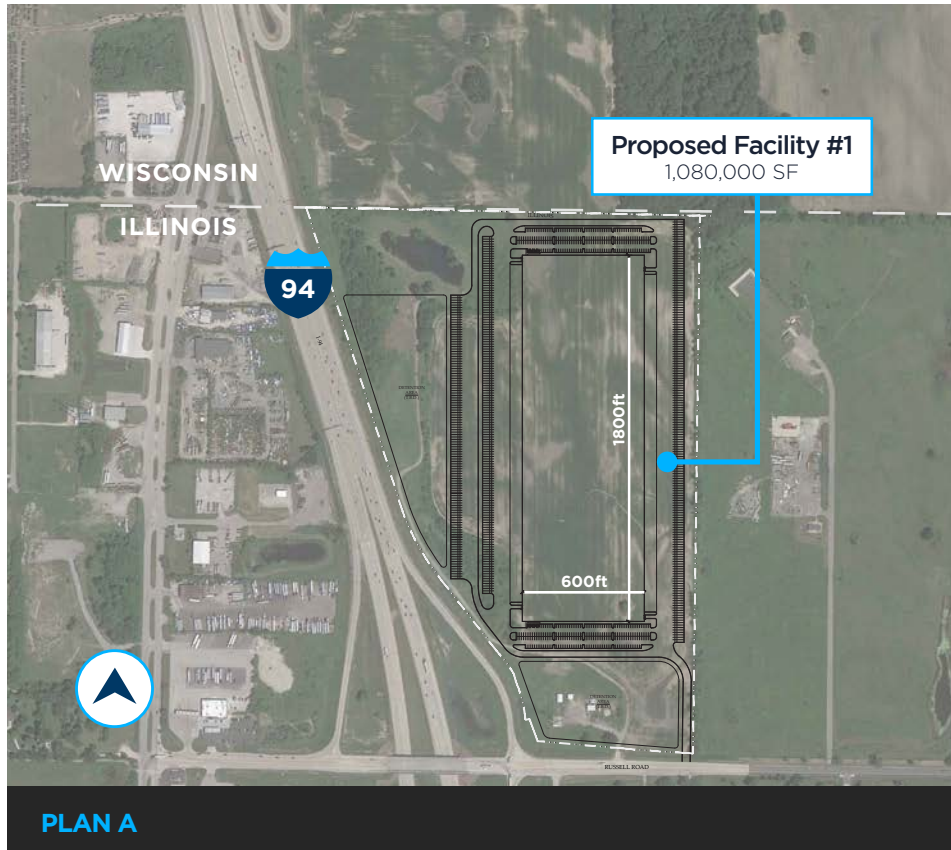


38 MILES TO  
**GENERAL MITCHELL**

43 MILES TO  
**O'HARE**

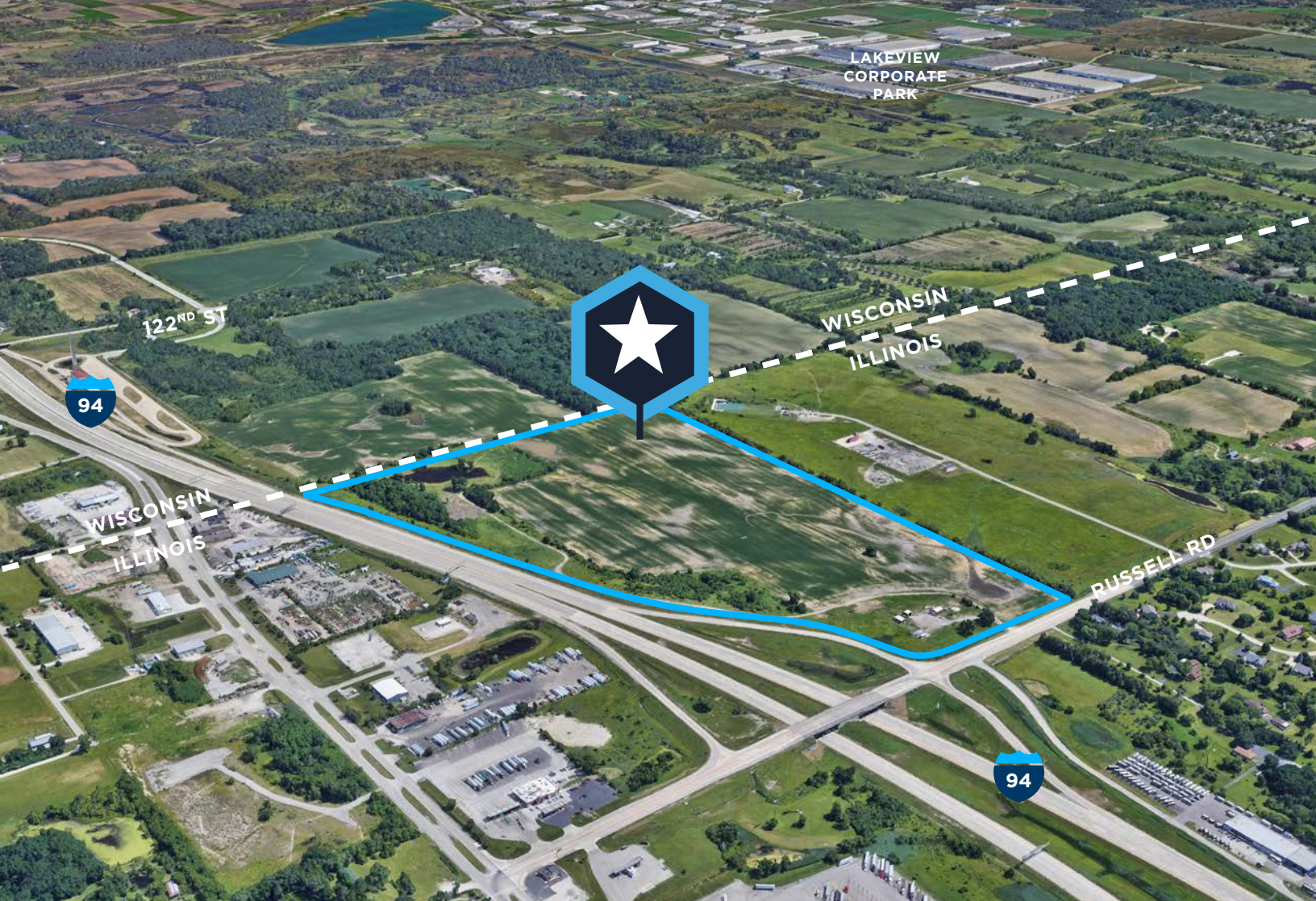


# CONCEPTUAL SITE PLANS



# LOCAL AMENITIES





LAKEVIEW  
CORPORATE  
PARK

122<sup>ND</sup> ST

94

WISCONSIN  
ILLINOIS

WISCONSIN  
ILLINOIS

RUSSELL RD

94

# WANT MORE? GET IN TOUCH

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