

# Build-to-Suit for Sale or Lease

Unincorporated Will County



## NEC Archer Avenue & I-355 Lemont, Illinois - Will County

### PROPERTY HIGHLIGHTS

- Up to 202,000 SF
- Excellent highway access
  - > 0.2 miles from four-way interchange at Archer Avenue and I-355
  - > 4.8 miles from I-55
  - > 7.6 miles from I-80
- Highway visibility  $\pm$ 66,000 vehicles per day
- Sale Price/Lease Rate: Subject to offer



UP TO 202,000 SF



UP TO 38  
EXTERIOR DOCKS



UP TO 196  
CAR PARKING



UP TO 10  
DRIVE-IN DOORS



15.95-ACRE  
LAND SITE



32' CEILING  
HEIGHT

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI HIFFMAN | STERLING BAY | 2022

### Contact

John Whitehead  
+1 630 693 0643  
jwhitehead@hiffman.com

Alex Sutterer  
+1 630 693 0644  
asutterer@hiffman.com

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

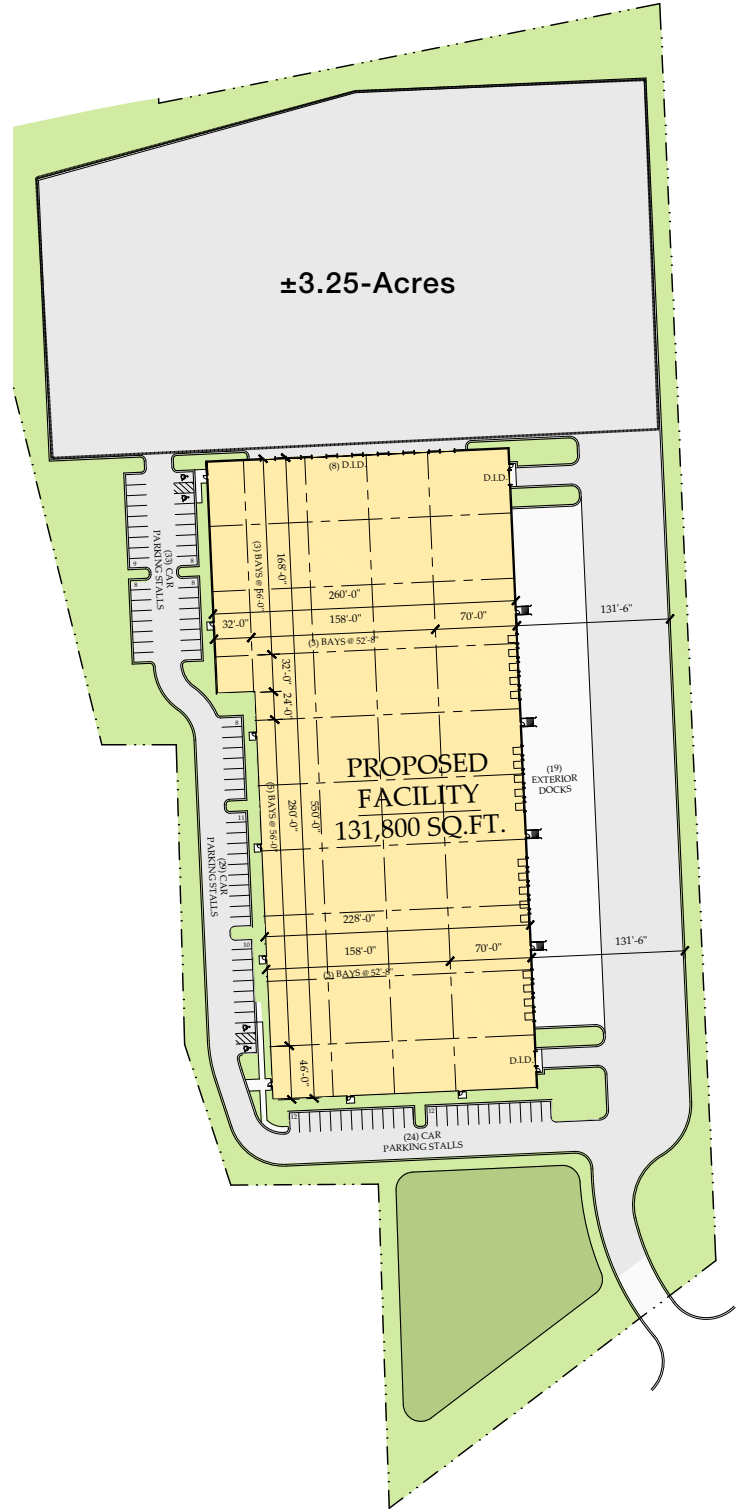
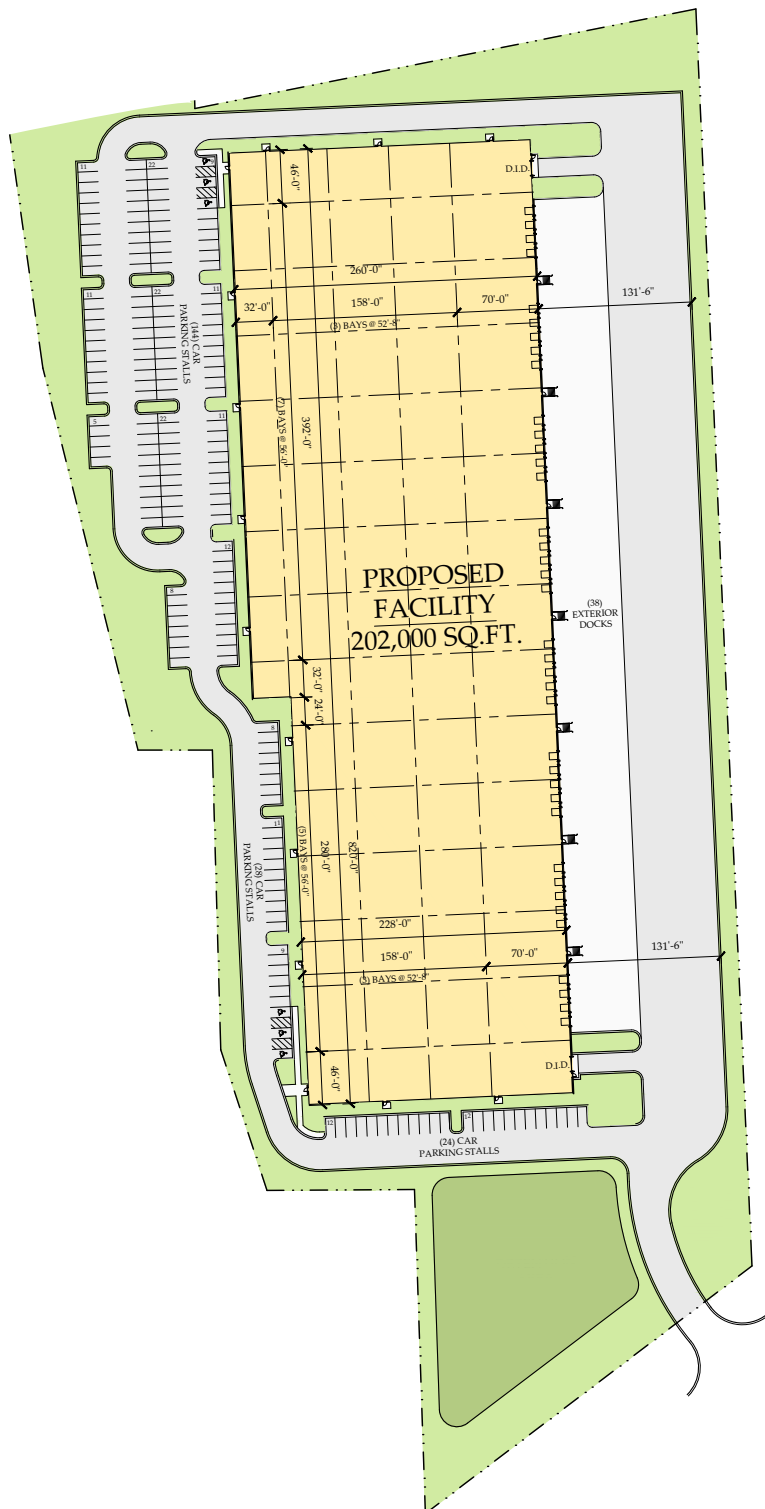
[hiffman.com](http://hiffman.com)

**Sterling Bay**  
**NAI Hiffman**  
Commercial Real Estate Services, Worldwide

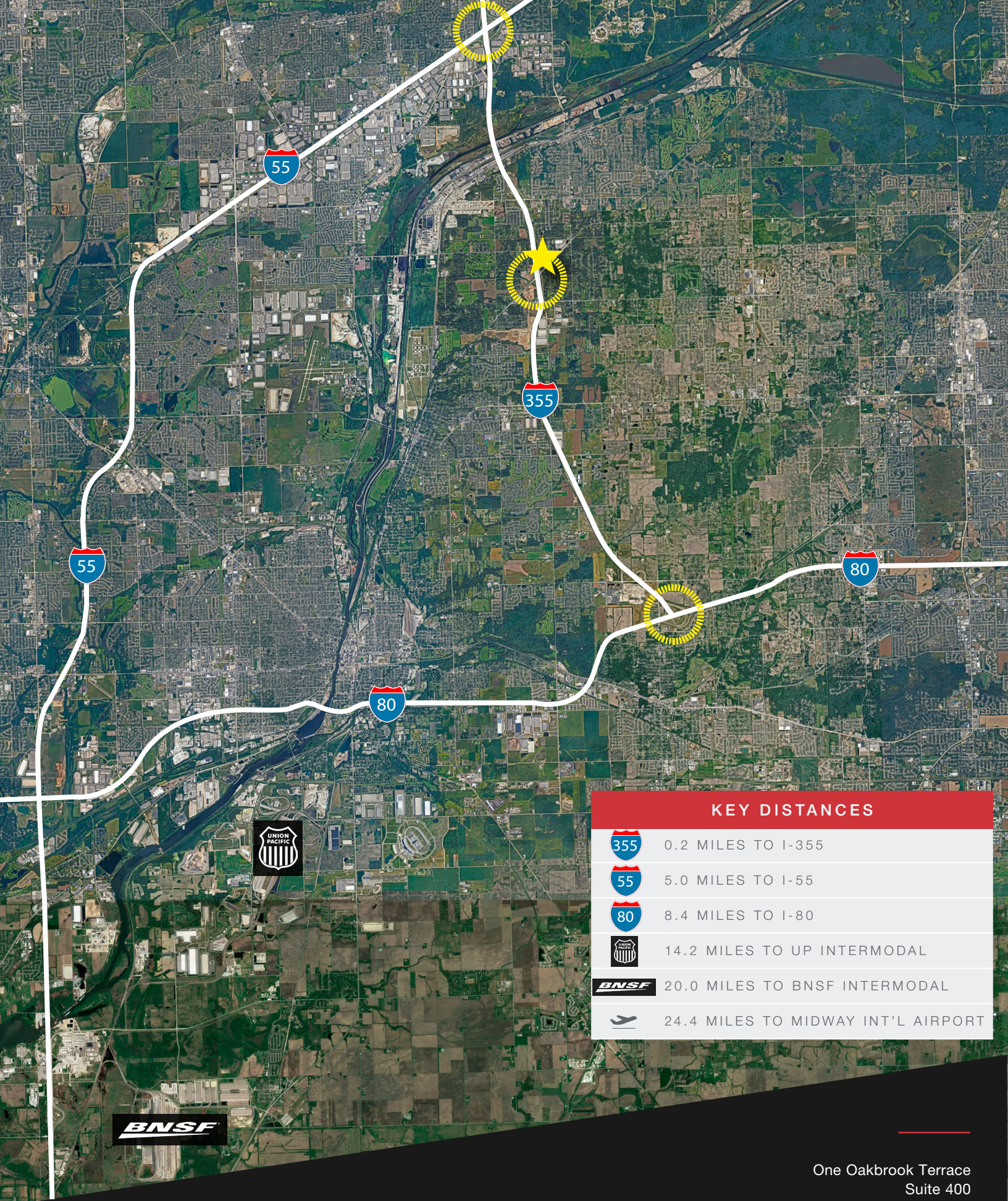


OPTION 1	
Building Size:	202,000 SF
Site Size:	15.95 acres
Ceiling Height:	32' clear
Exterior Docks:	38
Drive-in Doors:	2
Auto Parking:	196 spaces
Truck Court:	131'6"

OPTION 2	
Building Size:	131,800 SF
Site Size:	15.95 acres
Ceiling Height:	32' clear
Exterior Docks:	19 (expandable)
Drive-in Doors:	10 (expandable)
Auto Parking:	86 spaces (expandable)
Truck Court:	131'6"







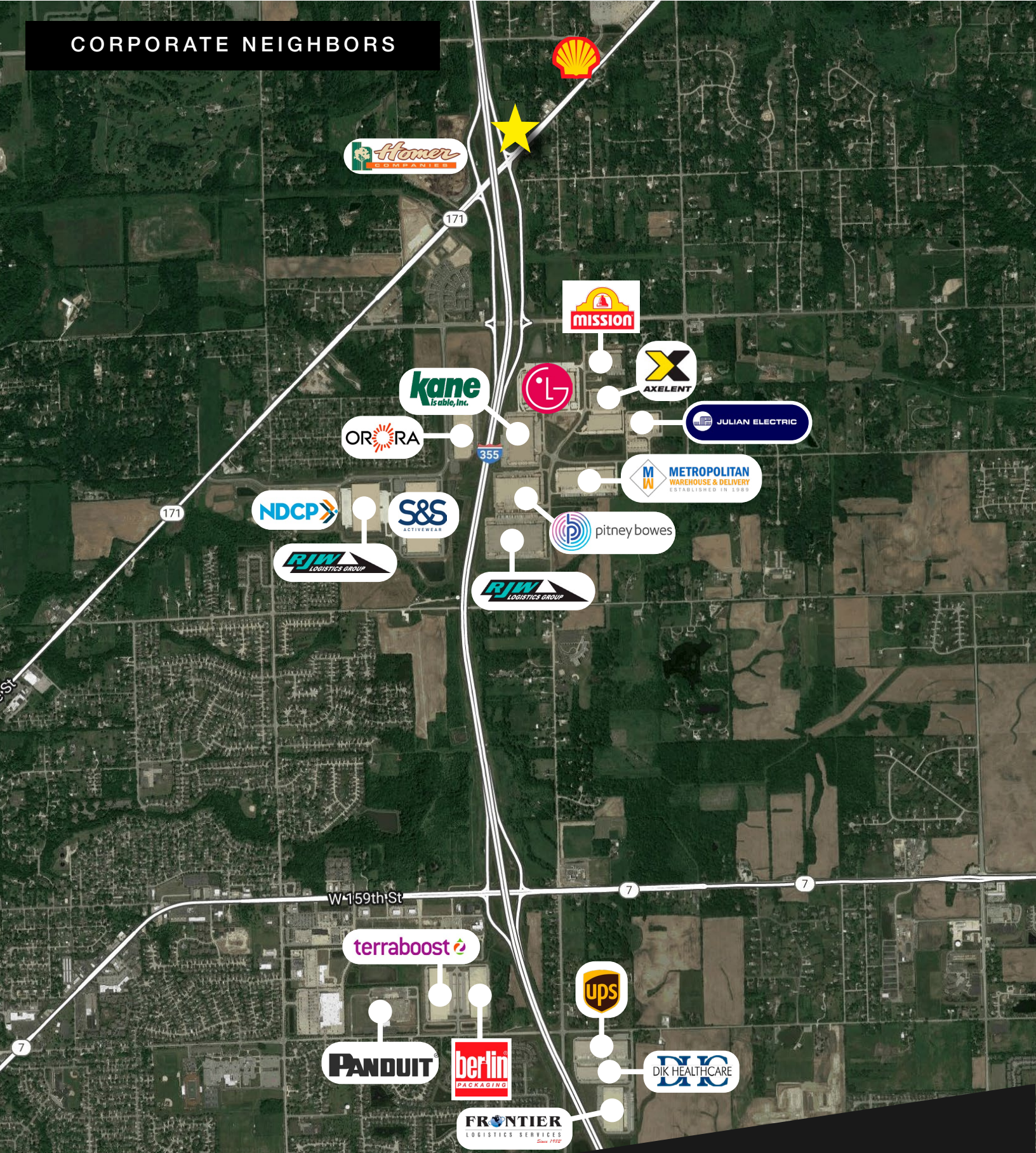
### KEY DISTANCES

	0.2 MILES TO I-355
	5.0 MILES TO I-55
	8.4 MILES TO I-80
	14.2 MILES TO UP INTERMODAL
	20.0 MILES TO BNSF INTERMODAL
	24.4 MILES TO MIDWAY INT'L AIRPORT





# CORPORATE NEIGHBORS



One Oakbrook Terrace  
Suite 400

Oakbrook Terrace, Illinois 60181

+1 630 932 1234

[hiffman.com](http://hiffman.com)