

INDUSTRIAL LOT READY FOR IMMEDIATE DEVELOPMENT FOR SALE!



33 E Belmont Dr Romeoville IL 60446

AVAILABLE: Over an Acre of Land

USES: Industrial Lot

SALE RATE: \$575,000

**RE/MAX MILLENNIUM
COMMERCIAL GROUP**

14148 S Bell Rd Unit B-9, Homer
Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

OVERVIEW

RE/MAX MILLENNIUM Commercial Group is presenting **33 E Belmont Dr, Romeoville IL 60446**. An industrial lot of just **over an acre**, located in the thriving village of Romeoville. This property is fully equipped with all utilities on-site, ready for immediate development. The water detention facility is off-site, maximizing the usable area for construction. The village of Romeoville has given preliminary approval for the construction of a truck shop up to **7,000 square feet**. The plans include **6 drive-in doors, office space, and parking for 7-10 trailers**. The property is zoned **Light Industrial M-1**, making it ideal for a variety of industrial uses. Located at the intersection of Belmont and Rt 53, with a signal light for easy access. Benefit from low property taxes, enhancing the property's appeal. The site is environmentally clean with good soil conditions, ensuring a smooth development process. This property offers a unique chance to establish a significant presence in a strategic location. Please contact us for further details.



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9, Homer
Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

PROPERTY PHOTOS



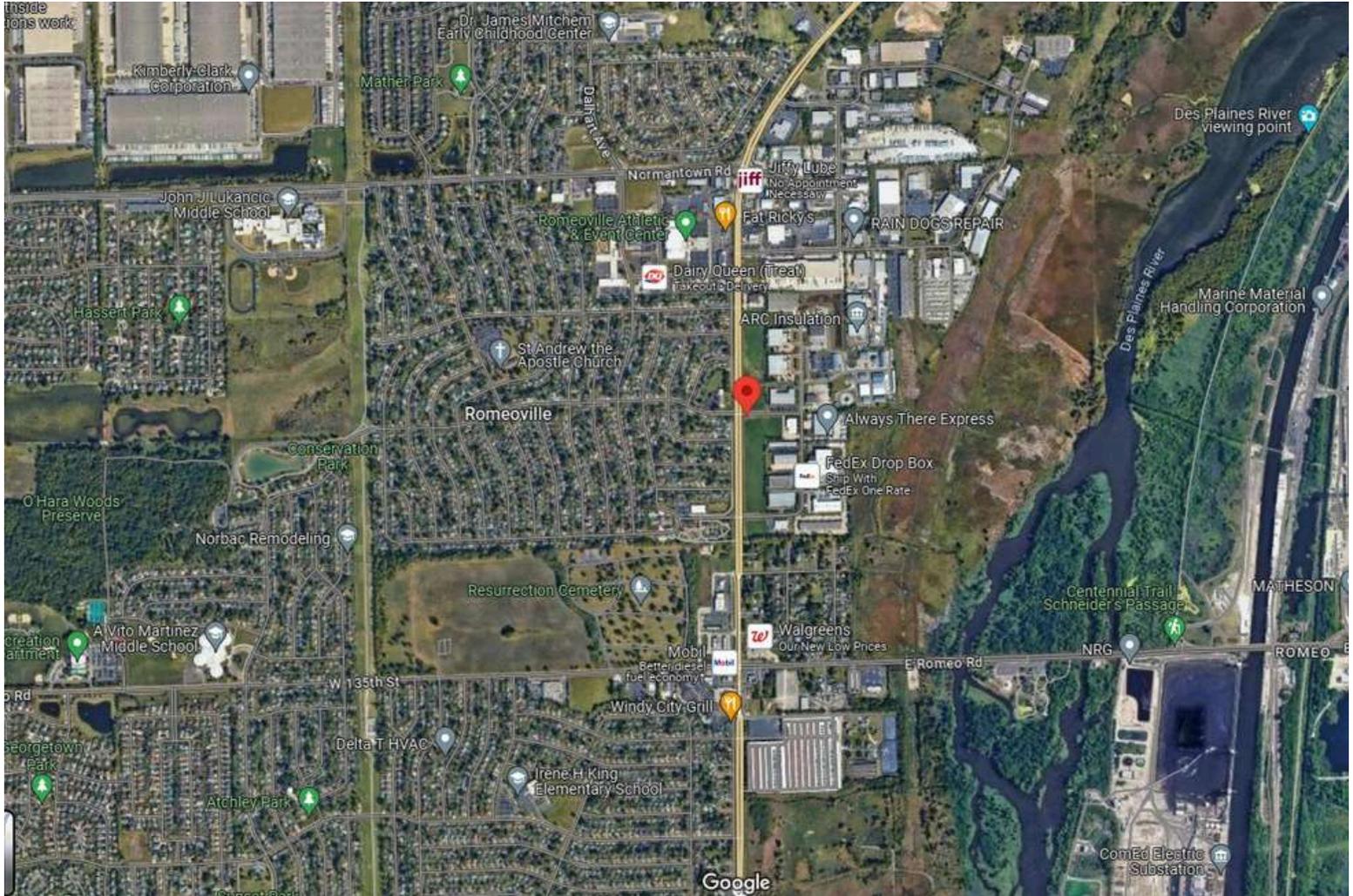
**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9, Homer
Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com



BELMONT

DRIVE

"HERETOFORE DEDICATED"
N 89°05'55" E 409.55

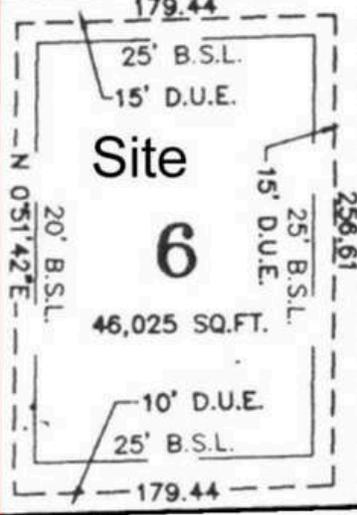
60.03

N 89

Route 53 Frontage

1

N 00°51'42" E 381.67



89°05'55" E 250.12

N 89°05'55" E

250.12

10' BSL

349.52

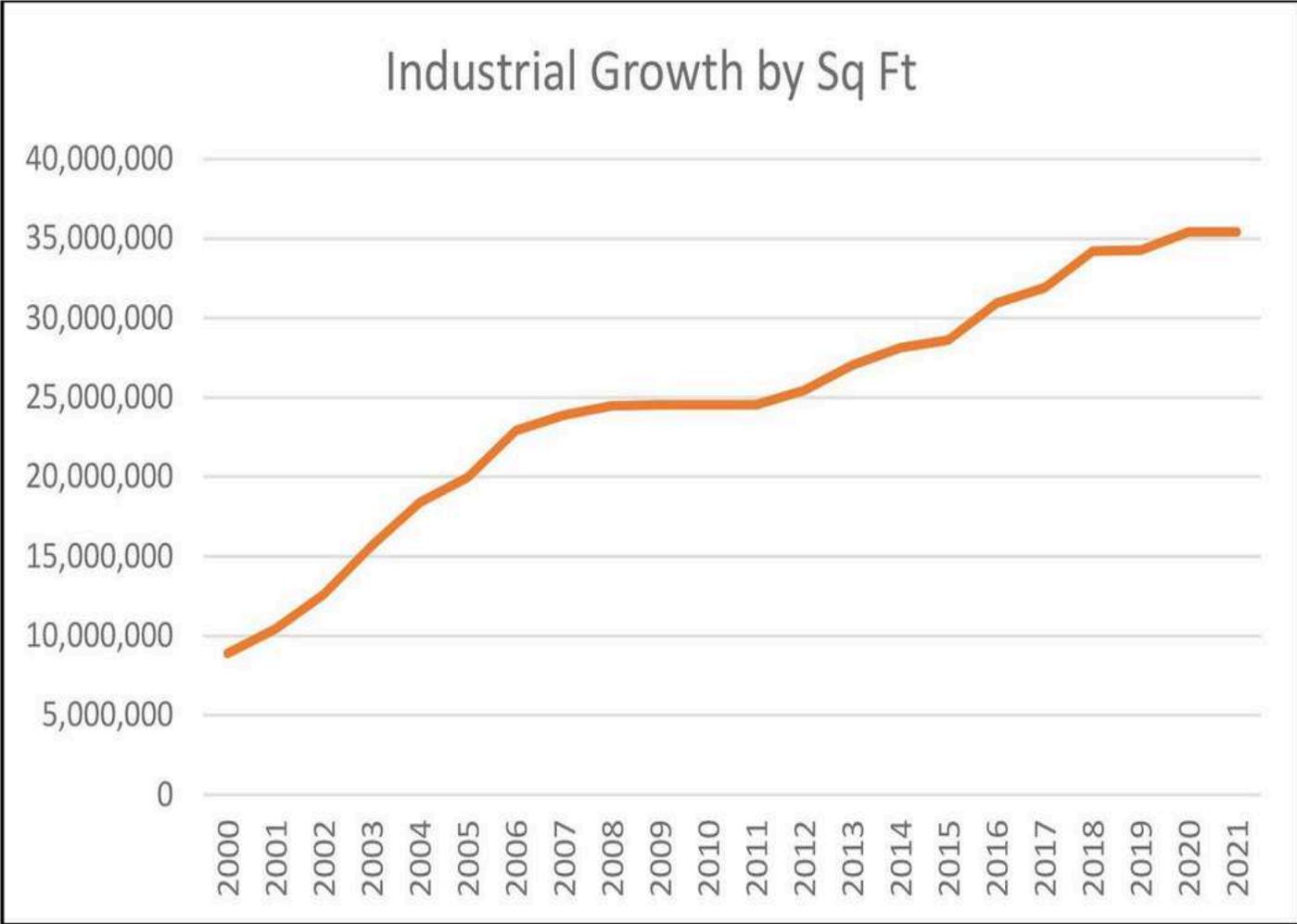
20' B.S.L.

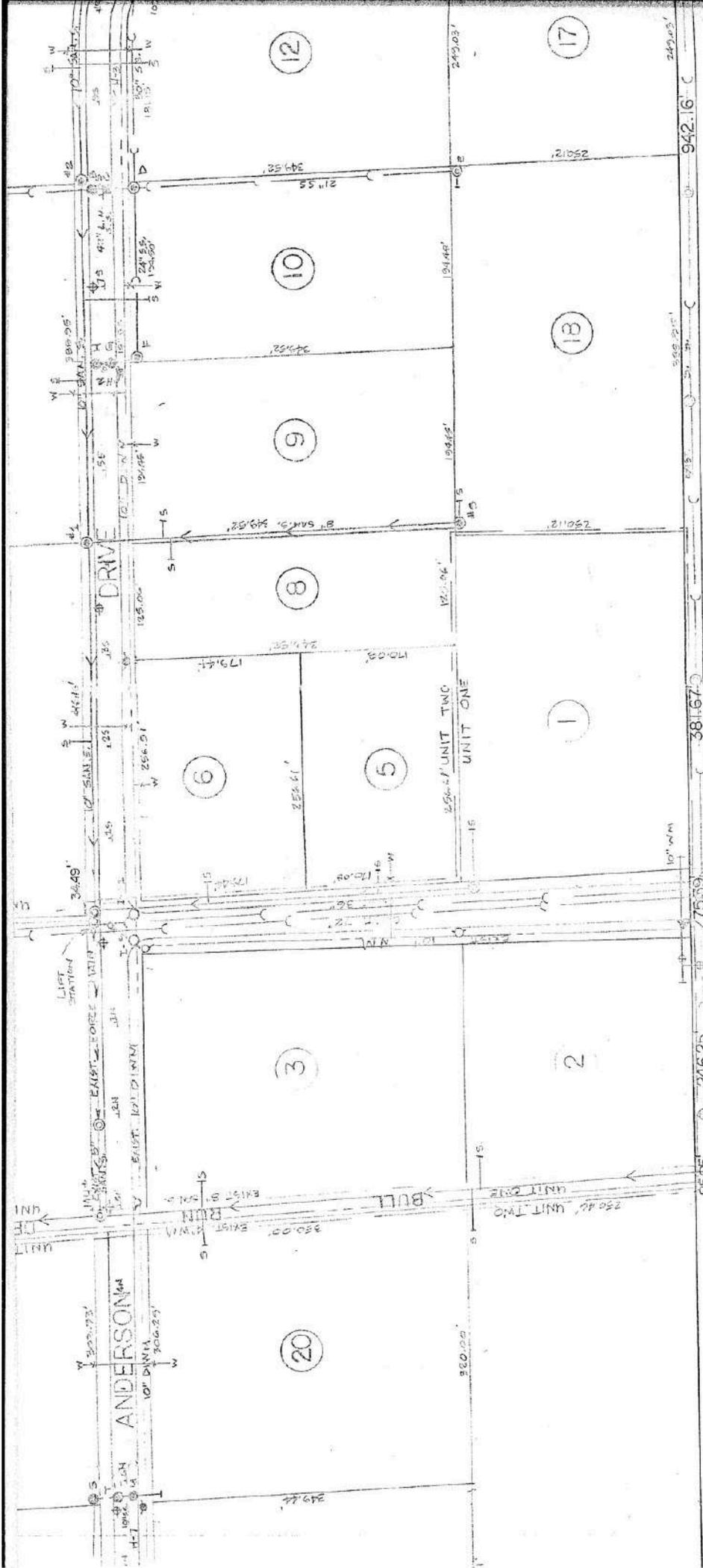
ANDERSON

309.91

15' D.U.E.
25' B.S.L.

New Industrial Construction 2000-2021



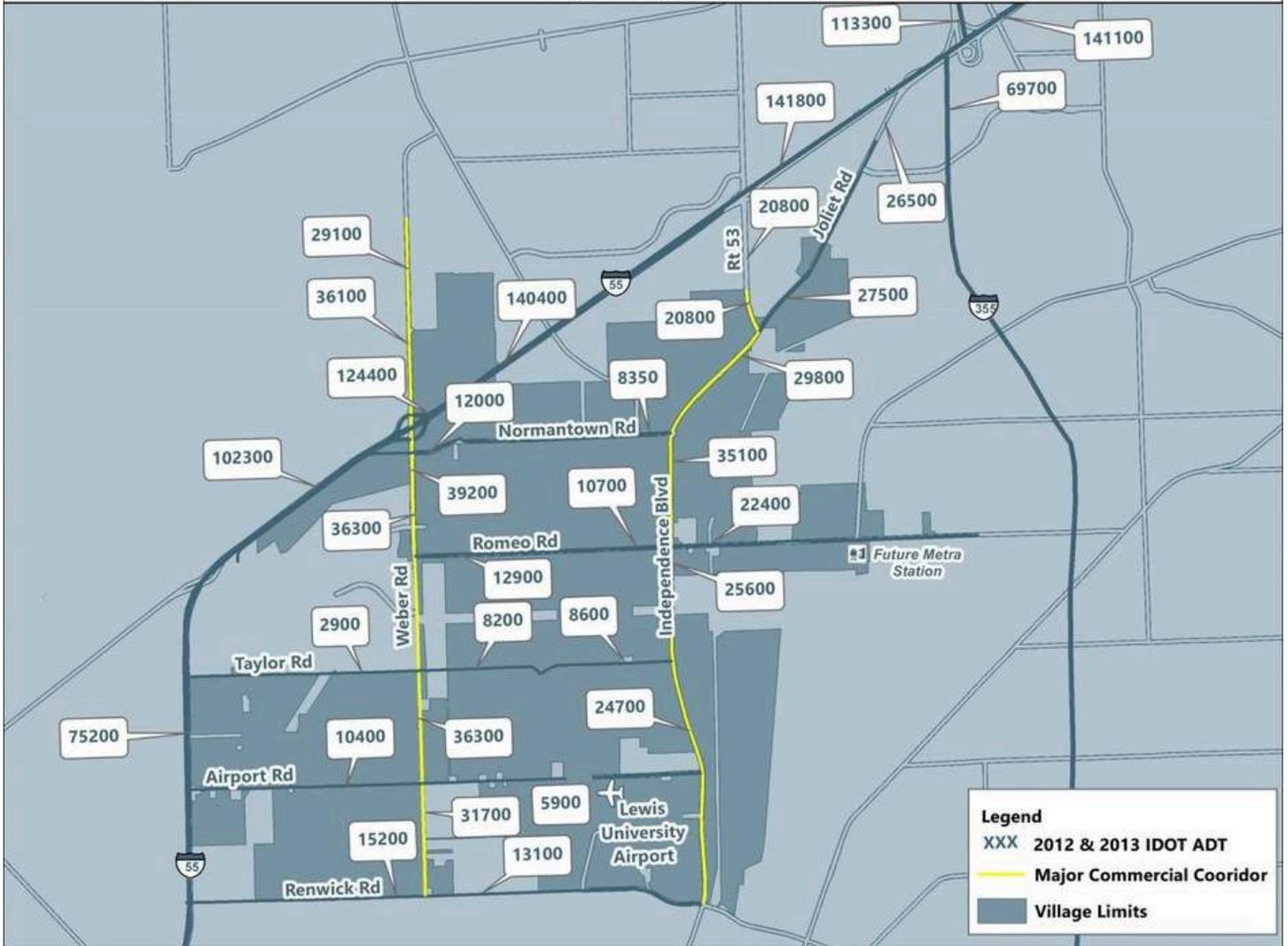


53

LEGEND

- Sanitary Sewer
- Manholes
- Water main
- Valves
- Hydrants

IDOT Average Daily Traffic Counts



Romeoville Business Parks



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.