

±31.27 AC LOT  
FOR SALE

REDEVELOPMENT  
OPPORTUNITY

FORMER  
US STEEL  
FACILITY

TEMPORARY  
STORAGE  
SPACE  
AVAILABLE

NEAR  
INTERSTATE  
I-88

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 109 OHIO STREET

Joliet, IL 60432



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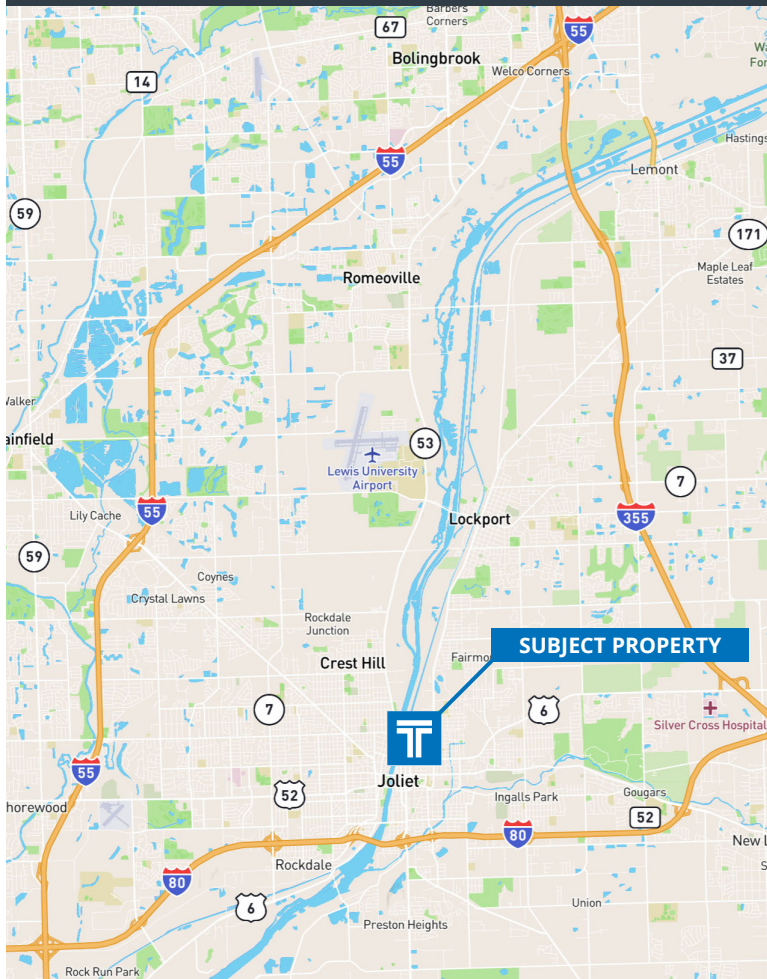
## LAND SPECIFICATIONS

- **LAND AREA:** ±1,362,121 on ±31,27 AC
- **PARKING:** 100+
- **LEASE RATE:** \$1 PSF for Temporary Storage Space

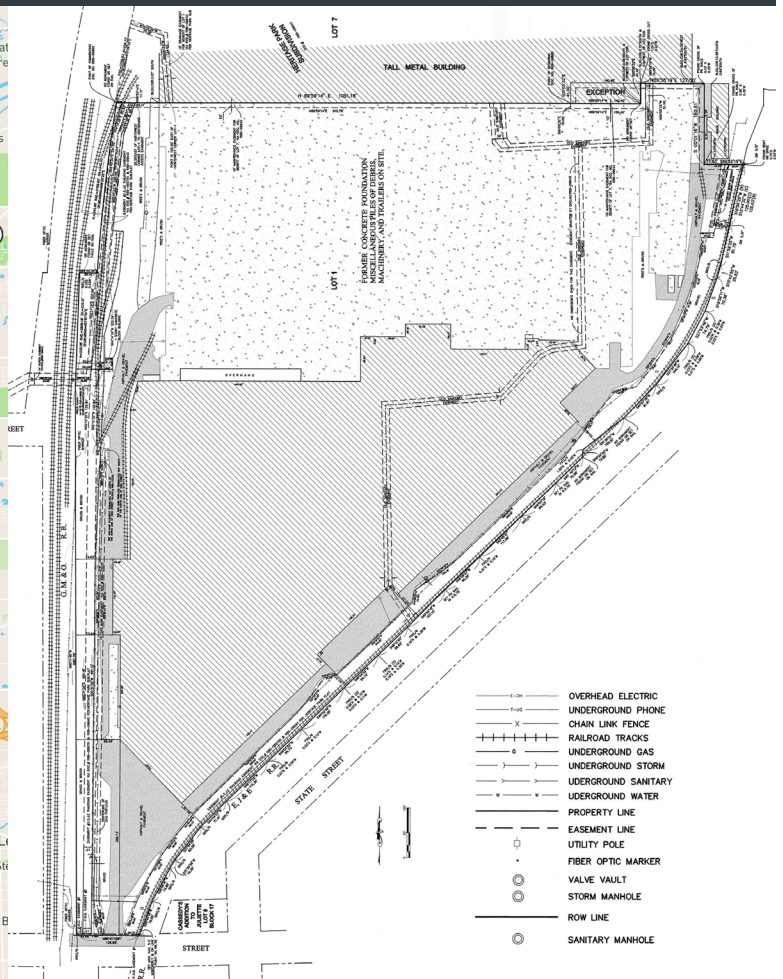
## PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- Economic Development Incentives Available
- Zoned I-2: General Industrial
- Close Proximity to Joliet Intermodal
- Close Access to Interstate I-88

## SURROUNDING MAP



## SITE PLAN



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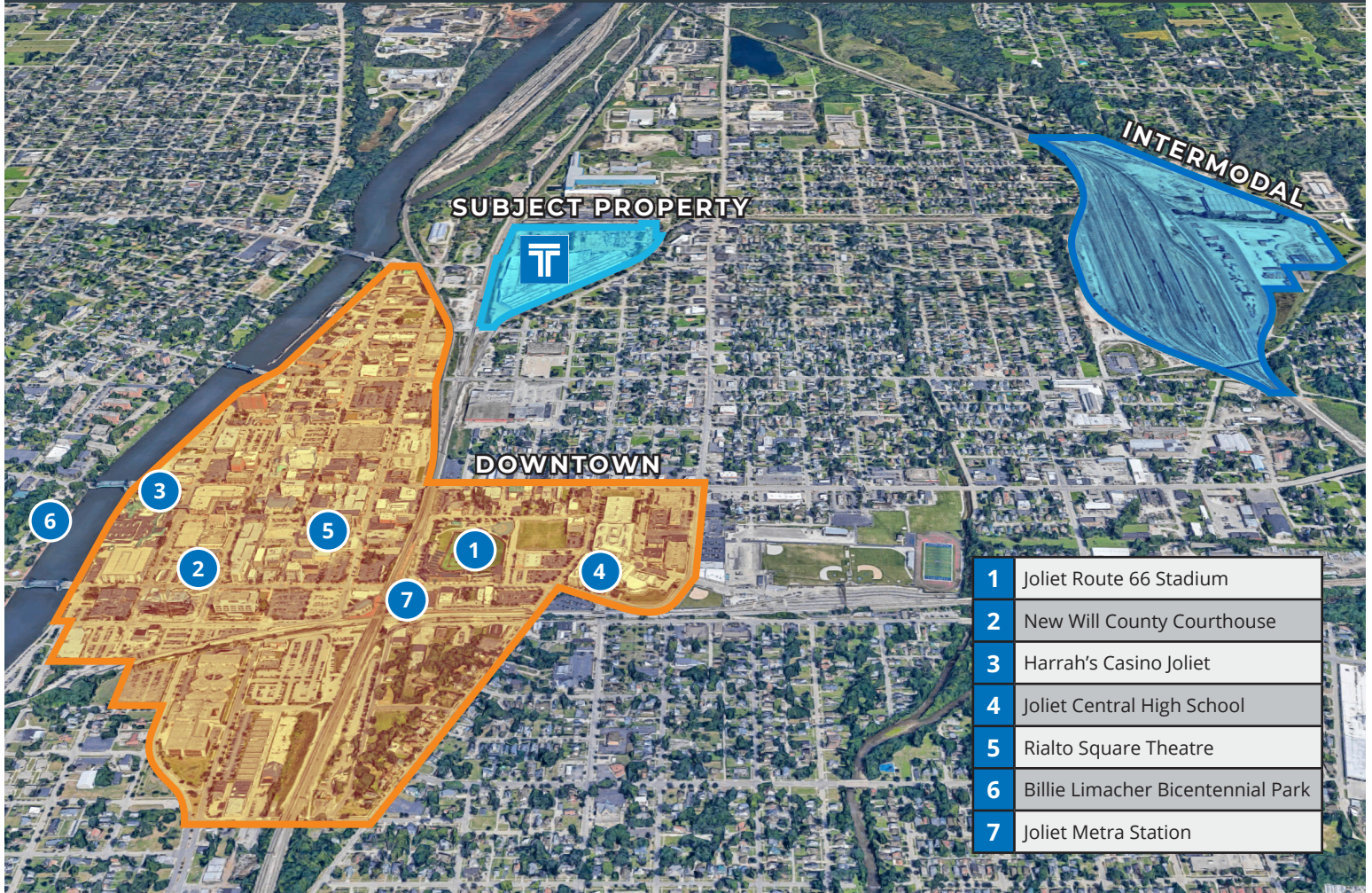
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## LOCAL POINTS OF INTEREST



### KEY AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,868	91,647	161,047
MEDIAN AGE	29	33	36
MEDIAN HOUSEHOLD INCOME	\$40,494	\$57,718	\$72,430
NUMBER OF HOUSEHOLDS	5,132	30,114	56,116

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