

FOR SALE

DEVELOPMENT OPPORTUNITY

END OF ADVANTAGE AVENUE, OFF DIVISION STREET

Crest Hill, Illinois



www.cbre.us/lsgoakbrook

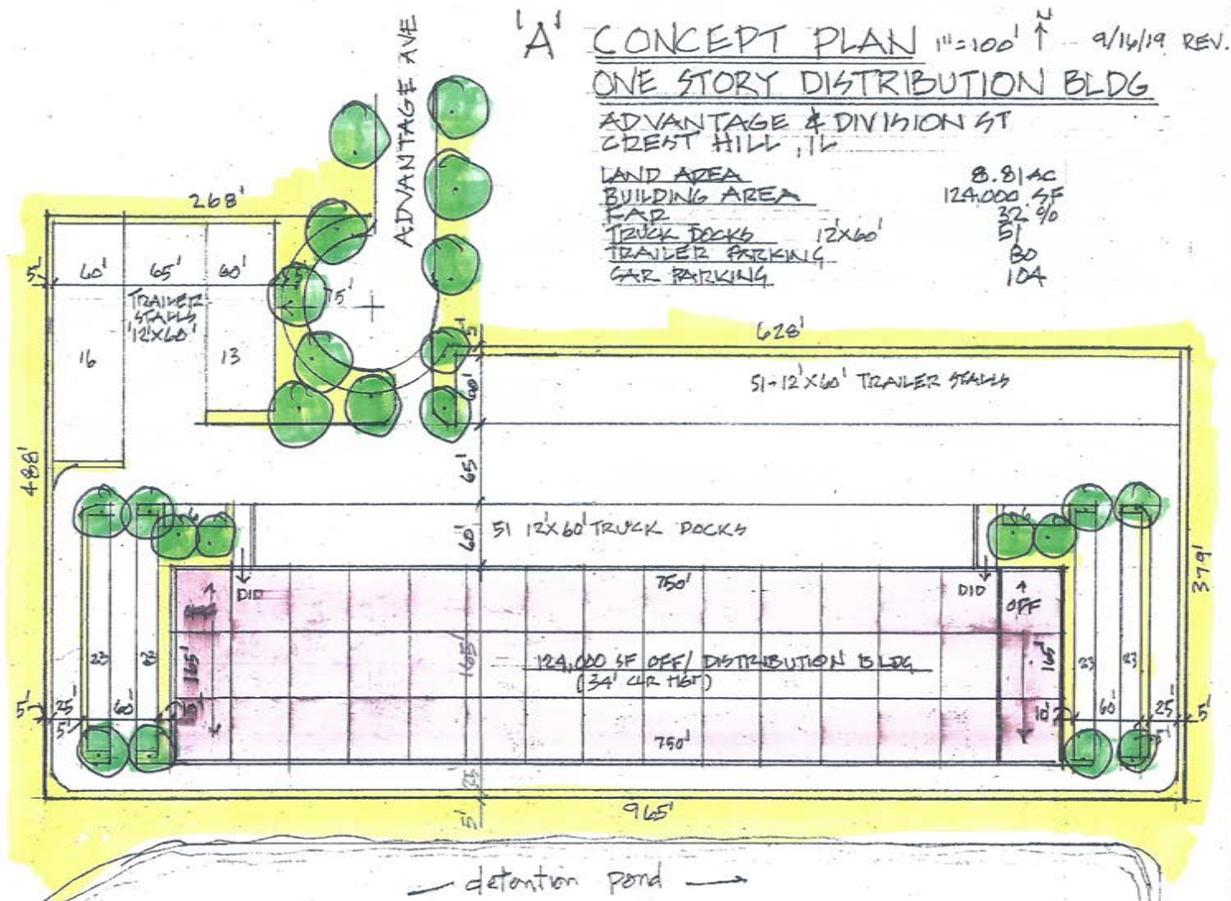
CBRE

FOR SALE DEVELOPMENT OPPORTUNITY

END OF ADVANTAGE AVE,
OFF DIVISION ST
Crest Hill, Illinois



CONCEPT PLAN A - ONE STORY DISTRIBUTION BUILDING



FOR SALE DEVELOPMENT OPPORTUNITY

END OF ADVANTAGE AVE,
OFF DIVISION ST
Crest Hill, Illinois

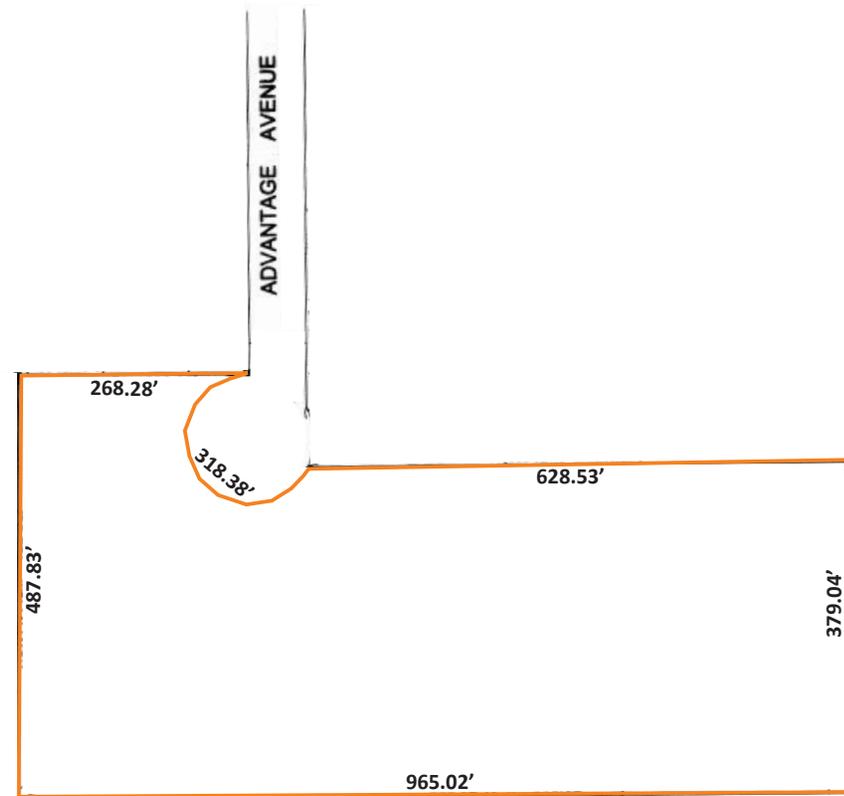


PROPERTY HIGHLIGHTS

- + ± 8.8 acres
- + Also Available - ± 1.4 acres located on Division Street
- + Zoned [M-1 Limited Manufacturing](#)
- + Utilities to site
- + Located in Will County, 1.75 miles from the I-55 full interchange
- + Adjacent to the New National Distribution Center
- + Located 9.5 miles to Center Point Joliet Intermodal 16 miles to Center Point Elwood Intermodal
- + Access to detention
- + CN Rail Service available
- + Parcel Number: 11-04-30-100-034
- + Asking \$4.95/Sq Ft
- + Please call for additional information



SURVEY

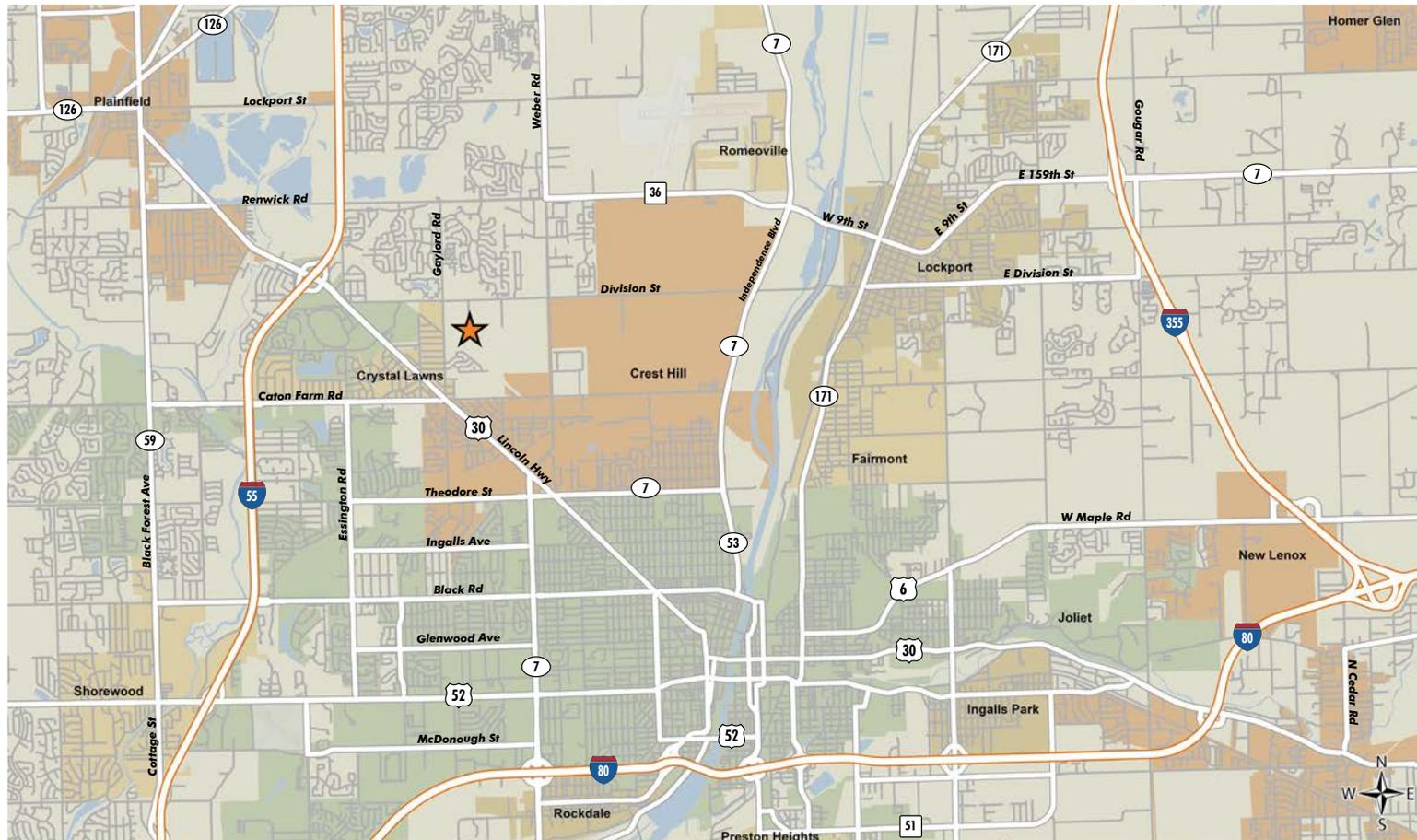


FOR SALE DEVELOPMENT OPPORTUNITY

END OF ADVANTAGE AVE,
OFF DIVISION ST
Crest Hill, Illinois



LOCATION MAP



www.cbre.us/lsgoakbrook

CBRE

FOR SALE DEVELOPMENT OPPORTUNITY

END OF ADVANTAGE AVE,
OFF DIVISION ST
Crest Hill, Illinois

AREA RETAIL



www.cbre.us/lsgoakbrook

CBRE

FOR SALE DEVELOPMENT OPPORTUNITY

**END OF ADVANTAGE AVE,
OFF DIVISION ST**
Crest Hill, Illinois



DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	6,430	73,849	204,745
Average Household Income	\$80,178	\$78,607	\$79,707
Average Housing Value	\$202,851	\$193,629	\$202,712



SITE AERIAL



CONTACT US

MATT ISHIKAWA

Senior Vice President
+1 630 573 7068
matt.ishikawa@cbre.com

DAVE ERICKSON

Senior Associate
+1 630 573 1280
david.erickson@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.us/lsgoakbrook

CBRE