



1,002,971 SF
BUILD-TO-SUIT
FOR SALE/LEASE

8815 N Rt. Illinois 47

Morris, Illinois | Grundy County







PROPERTY HIGHLIGHTS

Located in business friendly, well established Morris area with numerous amenities, strong labor demographics and exposure on Illinois Route 47. 1.3 miles from I-80 full interchange, 16 miles from I-55 full interchange and 28 from UP and BNSF intermodals.

For More Information Please Contact

Steve Connolly, SIOR
630 693 0642
sconnolly@hiffman.com

John Basile
630 693 0641
jbasile@hiffman.com

 <p>1,002,971 SF PROPOSED BTS</p>	 <p>250,000 SF - 1,900,000 SF BTS</p>	 <p>+/-145 Acres (Divisible)</p>
 <p>UTILITIES TO SITE</p>	 <p>Proximity to UP and BNSF intermodals</p>	 <p>1.3 MILES TO I-80 INTERCHANGE</p>

- Fully annexed, zoned and entitled
- 1.3 miles to 4-way interchange at I-80 via Route 47 (Division Street) and 16 minutes to I-55 4-way interchange
- Flexible sizes
- Partnership with industrial developer Seefried Industrial Properties

LOGISTICS PARK 80

DISTANCE TO:



1.3 Miles



16 Miles



28 Miles



Click on this blue box to visit:
Grundy County Economic
Development Website



ILLINOIS
47



LOGISTICS PARK 80

[Click Here to Download Full Site Plan](#)

- M-1 zoning
- Utilities to site
- Proximity to UP and BNSF intermodals
- Tax abatement program for qualifying companies
- Business friendly Morris and Grundy County
- Restaurants and hotels
- Skilled labor pool
- Corporate neighbors include: Costco, Mondelez, Proctor & Gamble

2024 DEMOGRAPHICS

ESTIMATES BASED ON A 5-MILE RADIUS



17,308

TOTAL POPULATION



\$88,516

AVERAGE HOUSE-HOLD INCOME



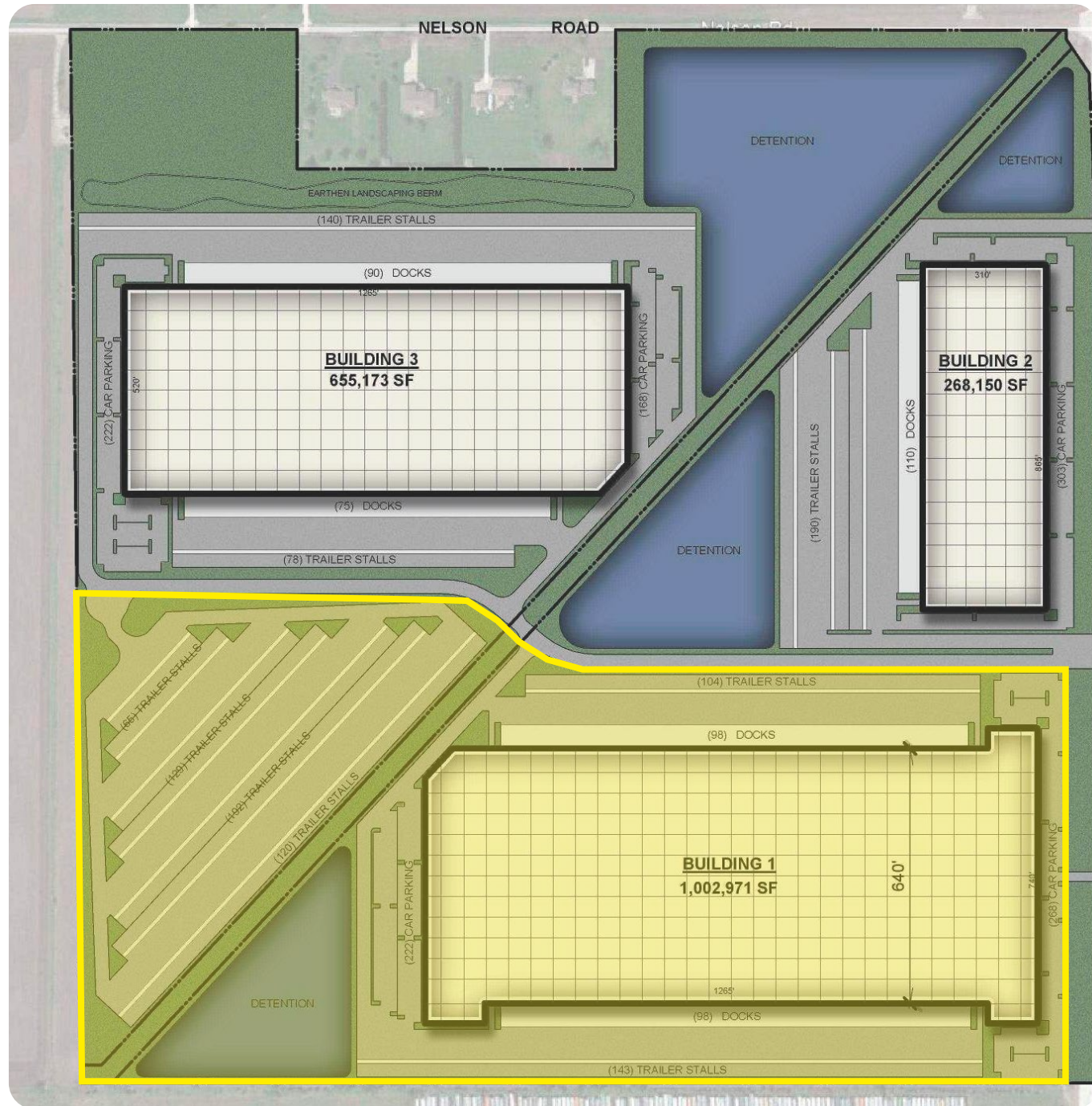
10,881

LABOR FORCE



22%

BACHELOR DEGREE+





For More Information Please Contact

Steve Connolly, SIOR
 630 693 0642
 sconolly@hiffman.com

John Basile
 630 693 0641
 jbasile@hiffman.com



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

hiffman.com