

LOTS 9 & 10 – PROPOSED 100,000 SF CORPORATE CORRIDORS OF MOKENA NORTH

MOKENA, IL



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	100,000 SF (Proposed)
OFFICE:	2,000 SF
SITE SIZE:	5.931 Acres
CLEAR HEIGHT:	30'
LOADING:	<ul style="list-style-type: none">› 16 exterior docks (8' X 9' doors, 40,000 lb 7' X 7' levelers, and bumpers)› 4 drive-in doors
FLOOR:	6" reinforced. 4,000 PSI over 6" of grade eight stone
CAR PARKING:	±100 cars
CONSTRUCTION:	Precast
SPRINKLER:	ESFR
POWER:	1,600 amps/480 volts/3-phase
REAL ESTATE TAXES:	Estimated at \$1.40 PSF
SALE PRICE:	\$10,920,000 (2/2024 pricing estimate)

HIGHLIGHTS & FEATURES

- Low Will County real estate taxes
- Zoned Industrial
- Skilled labor pool
- Sales tax incentive
- Convenient access to I-80 full interchanges at LaGrange Road and Harlem Avenue
- Strong visibility from I-80

Walter Murphy

Principal

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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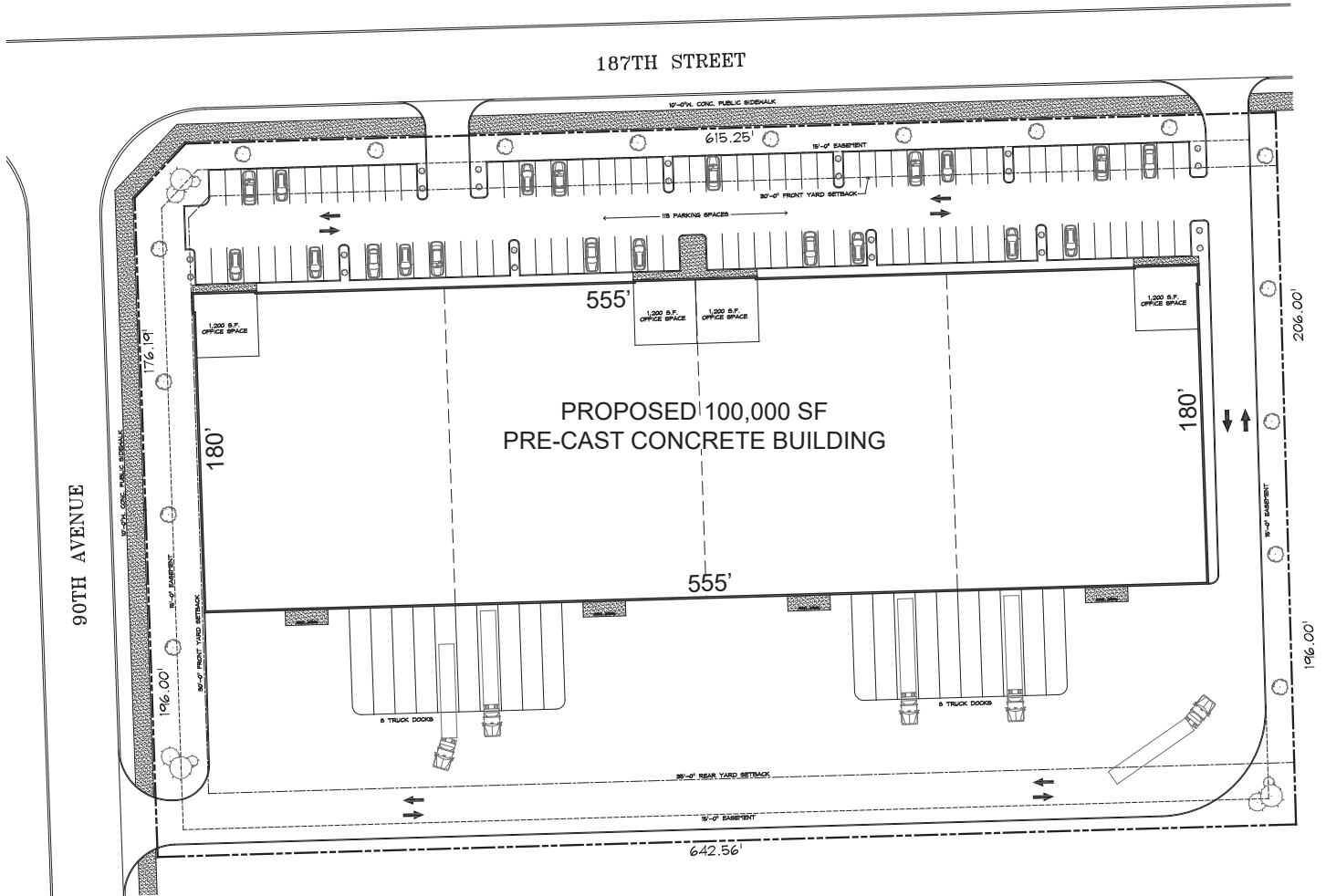
MOKENA, IL



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CONCEPTUAL SITE PLAN



PROPOSED SITE PLAN (LOTS 9 & 10)

SCALE :

N.T.S.

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Points of Interest	Distance	Intermodals	Distance
I-80 & LaGrange Road	2 miles	CN Chicago Intermodal	11.5 miles
I-80 & Harlem Avenue	3 miles	CN Joliet Yard	13 miles
I-80 & I-355	8 miles	IAIS Blue Island	15 miles
I-80 & I-57	6 miles	CSX Intermodal Bedford Park	20 miles
I-80 & I-294	9 miles	UP Global IV Joliet	20 miles
I-57 & I-294	10.5 miles	BNSF LPC Elwood	27 miles
I-80 & I-394	14.5 miles		
Midway Airport	36.5 miles		
O'Hare Airport	45 miles		
Downtown Chicago	32 miles		

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