

7.88± AC on Katherine Rd

Joliet, IL 60433

DEVELOPMENT LAND AVAILABLE



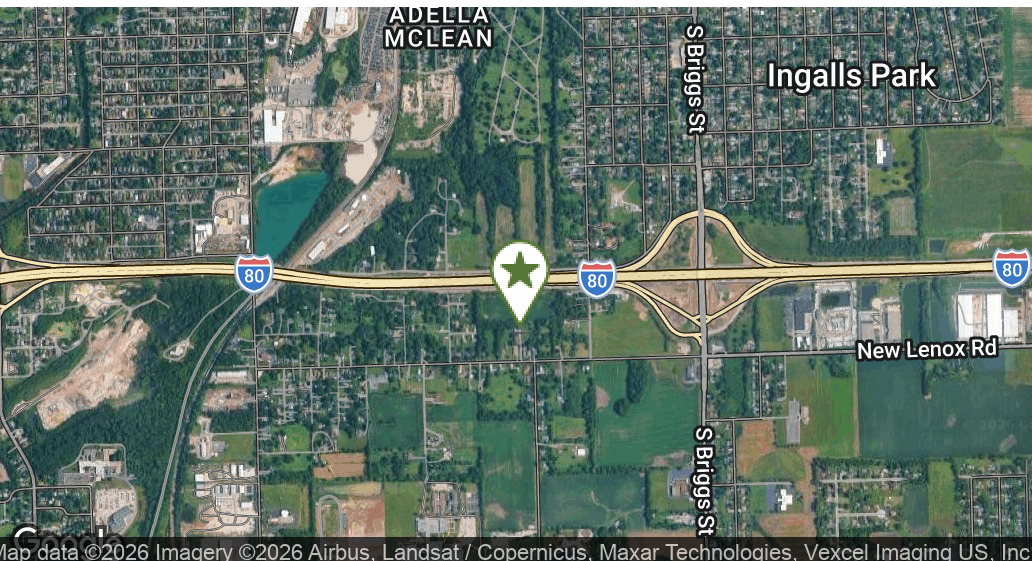
New Lenox Rd.

john
greene
REAL ESTATE

7.88± AC on Katherine Rd | Joliet, IL 60433

DEVELOPMENT LAND AVAILABLE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



PROPERTY OVERVIEW

Two parcels totaling 7.88± acres in unincorporated Joliet, Illinois. Zoned R-4 (Will County), the property is located just southwest of the Briggs Street interchange, which is being rebuilt as part of the larger I-80 modernization project. The site offers excellent visibility, convenient access to major transportation corridors, and proximity to both the CN Joliet Intermodal Terminal and Union Pacific Global Intermodal Facility. Ownership controls additional land holdings north of I-80 that is contiguous to Joliet city limits.

PROPERTY HIGHLIGHTS

- Minutes from the Joliet Intermodal Center and CN Intermodal Terminal
- Full I-80 interchange at Briggs Street
- Located along the I-80 modernization project
- Nearby industrial, manufacturing and retail uses

OFFERING SUMMARY

Sale Price: Subject to Offer

Lot Size: 7.88 Acres

Zoning: R-4 (Will County)

Traffic Count: 71,168 (I-80)

County: Will

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

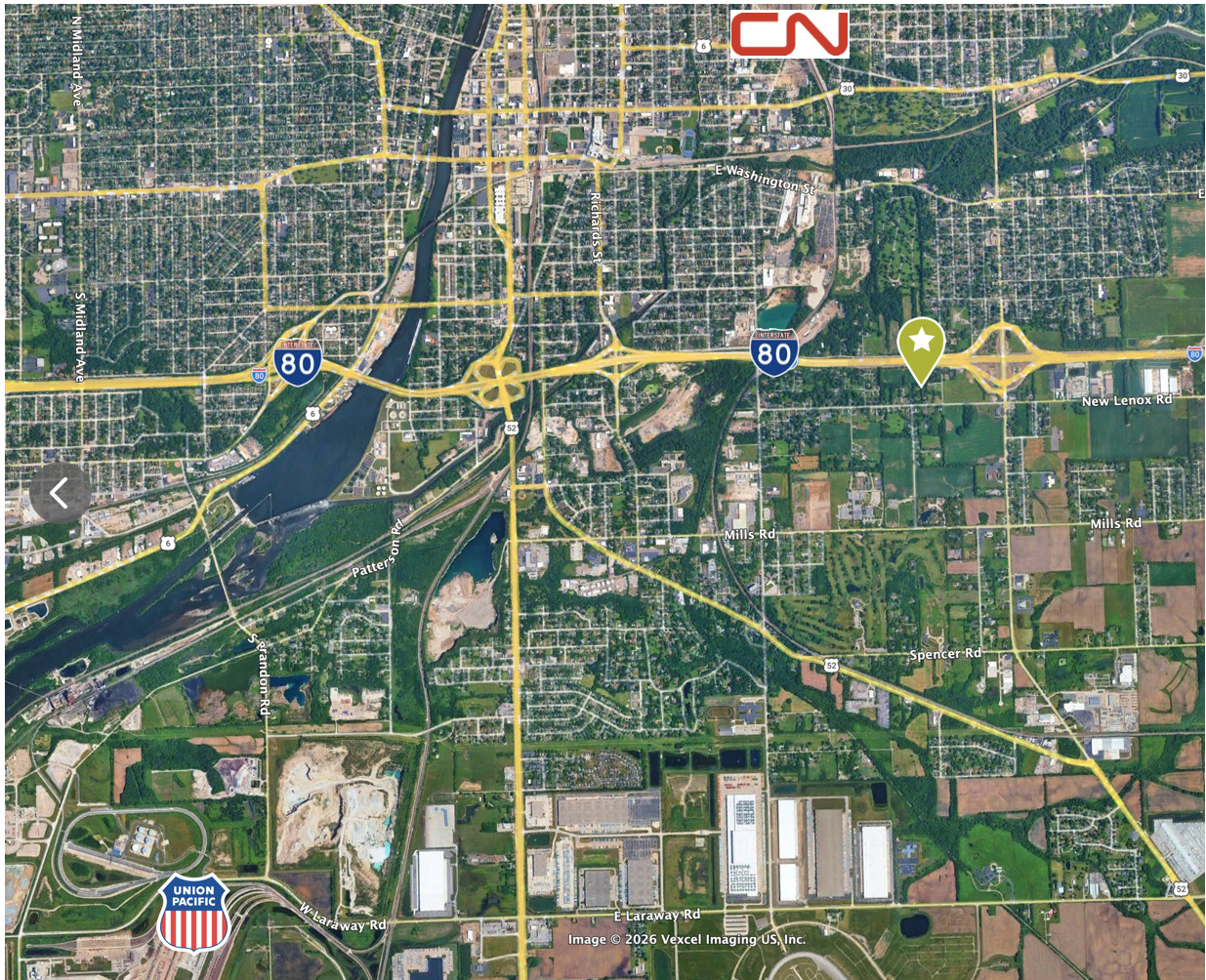
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
REAL ESTATE

7.88± AC on Katherine Rd | Joliet, IL 60433

DEVELOPMENT LAND AVAILABLE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



HIGHWAY ACCESS

I-80	0.2 mi
I-55	2.7 mi



NEARBY INTERMODALS

CN	8.5 mi
UP	9 mi



MAJOR AIRPORTS

Midway	35 mi
O'Hare	50 mi

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

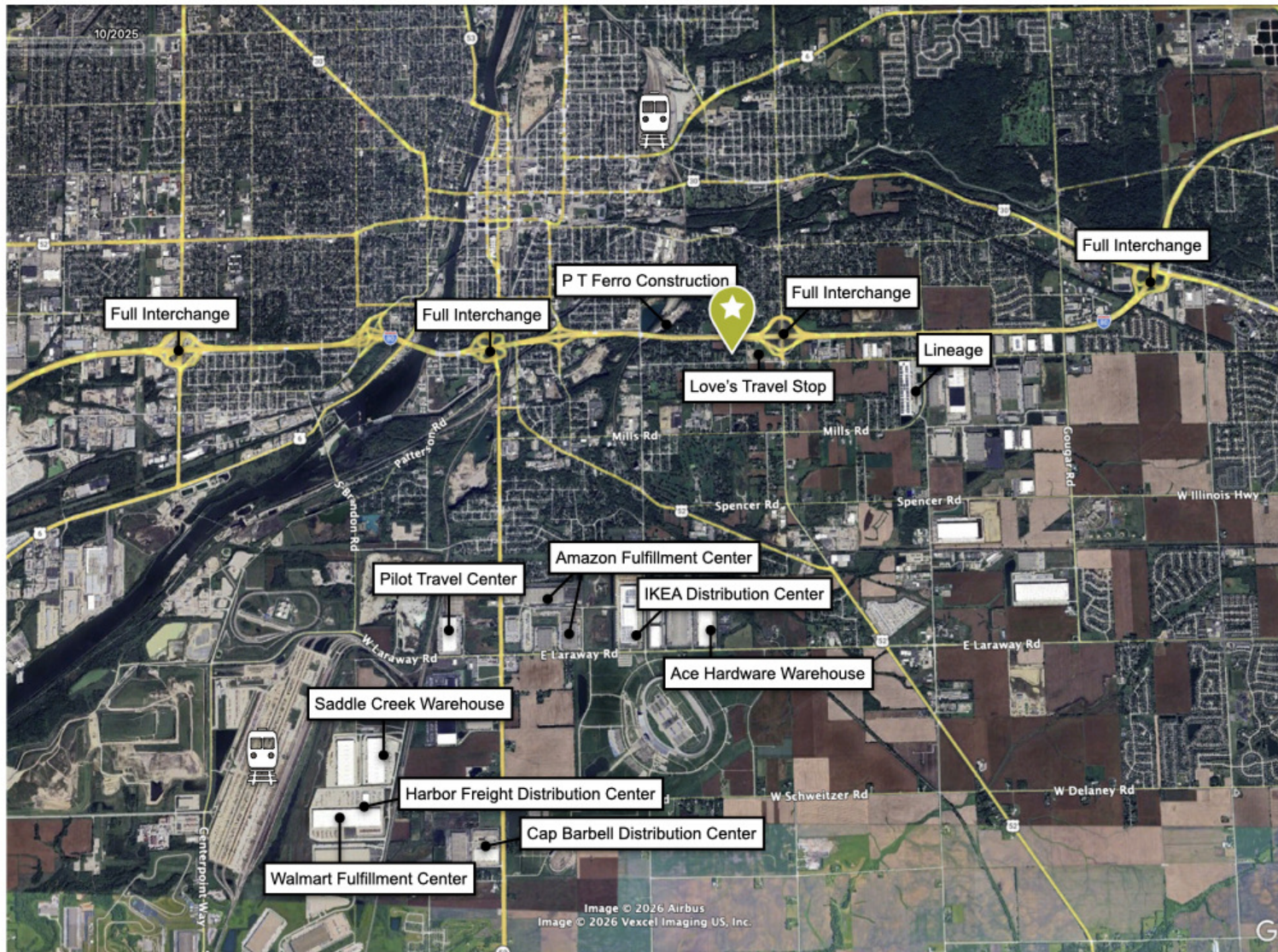
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
REAL ESTATE

7.88± AC on Katherine Rd | Joliet, IL 60433

NEARBY USERS

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

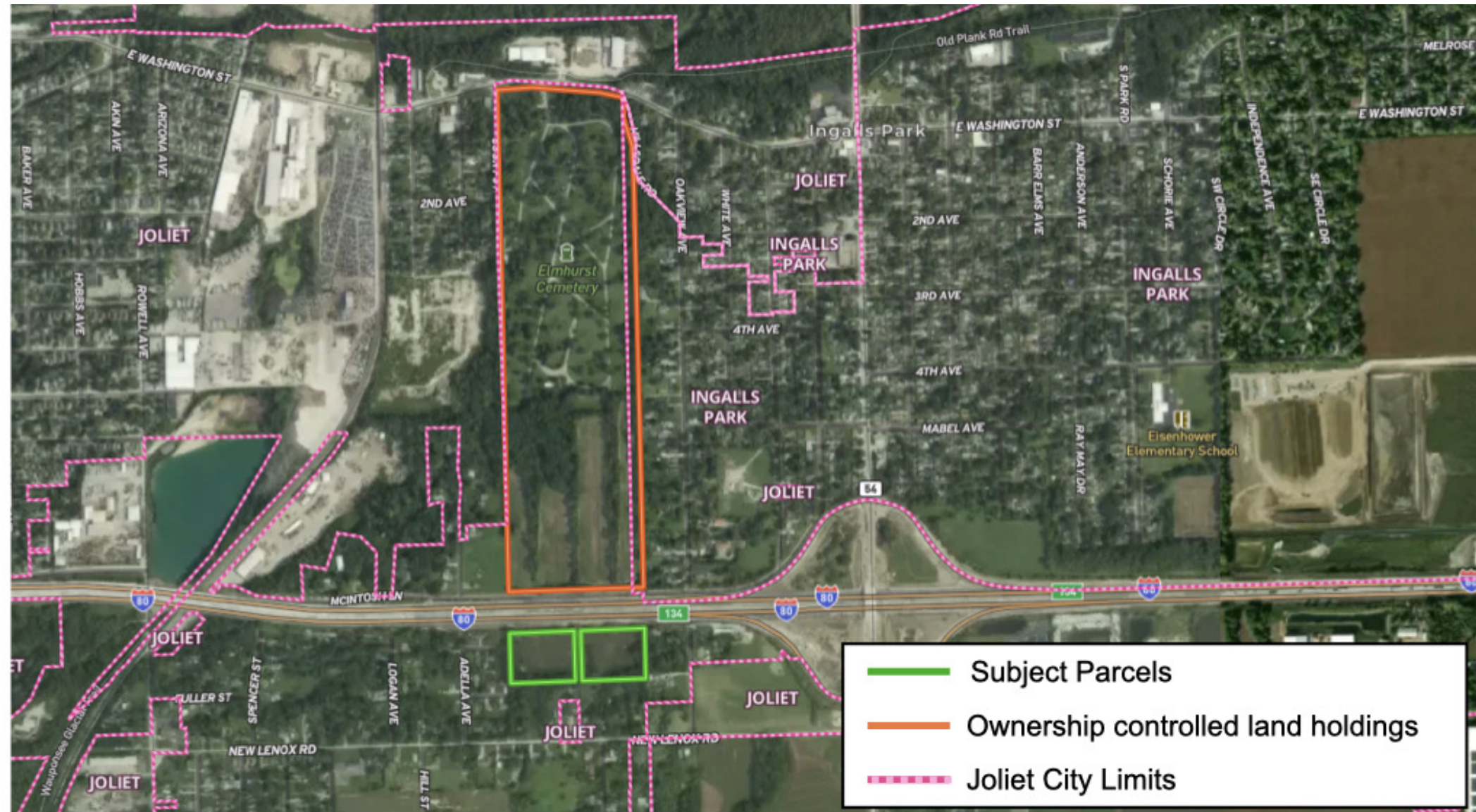
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
REAL ESTATE

7.88± AC on Katherine Rd | Joliet, IL 60433

JOLIET CITY LIMITS

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Chris Condon

chriscondon@johngreenecommercial.com

815.693.3005

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
REAL ESTATE

ZONING

The map displays the following zoning districts and features:

- Zoning Districts:** R-4, R-5, A-1, A-2, and MUN (Municipal).
- Roads:**
 - McIntosh Ln (top)
 - I-80 (horizontal highway)
 - Katherine Rd (vertical road, labeled vertically)
 - Oakview Ave (vertical road, labeled vertically)
 - New Lenox Rd (horizontal road, labeled horizontally)
 - Rmans Ln (vertical road, labeled vertically)
- Other Labels:**
 - A-1*
 - 2*
 - R-4
 - R-5
 - MUN
 - A-2
 - Will County Zoning

Surrounding Joliet Zoning

Legend:

- B-1 (Neighborhood Business Districts)
- B-2 (Central Business Districts)
- B-3 (General Business Districts)
- I-1 (Light Industrial Districts)
- I-2 (General Industrial Districts)
- I-3 (Intermodal Terminal)
- I-4 (Intermodal Terminal-Intermodal Terminal)
- I-5 (Intermodal Terminal-Transportation Equipment)
- I-6 (Intermodal Terminal-Industrial Park)
- R-1 (Single-Family Residential Districts)
- R-1A (Single-Family Residential Districts)
- R-1B (Single-Family Residential Districts)
- R-2 (Single-Family Residential Districts)
- R-2A (Single-Family Residential Districts)
- R-3 (One and Two Family Residential Districts)
- R-4 (Low Density Multi-Family Residential Districts)
- R-5 (High Density Multiple-Family Residential Districts)
- R-8 (Restricted Business Districts)