

AVAILABLE FOR SALE / BUILD-TO-SUIT

CORPORATE CORRIDORS OF MOKENA

88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS



HIGHLIGHTS & FEATURES

- Sites from 2.3 acres to 17.3 acres available for sale or build-to-suit
- Low Will County real estate taxes
- Zoned Industrial
- Skilled labor pool
- Improved sites: water, sewer, electric, natural gas, off-site detention
- Sales tax incentive

Points of Interest

Points of Interest	Distance
I-80 & LaGrange Road	2 miles
I-80 & Harlem Avenue	3 miles
I-80 & I-355	8 miles
I-80 & I-57	6 miles
I-80 & I-294	9 miles
I-57 & I-294	10.5 miles
I-80 & I-394	14.5 miles
Midway Airport	36.5 miles
O'Hare Airport	45 miles
Downtown Chicago	32 miles

Intermodals

Intermodals	Distance
CN Chicago Intermodal	11.5 miles
CN Joliet Yard	13 miles
IAIS Blue Island	15 miles
CSX Intermodal Bedford Park	20 miles
UP Global IV Joliet	20 miles
BNSF LPC Elwood	27 miles

Walter Murphy

Principal

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7 LOTS AVAILABLE



LOT	ACREAGE	COMBINED ACREAGE	PRICE PSF	PRICE
1	10.043		\$5.75	\$2,515,470
2	7.276		\$5.75	\$1,822,420
1 & 2		17.319	\$5.50	\$4,149,286
3	4.368		\$6.75	\$1,284,323
4	2.341		\$7.00	\$719,818
3 & 4		6.709	\$6.50	\$1,998,141
9	3.037		\$6.00	\$793,750
10	2.894		\$6.00	\$756,376
9 & 10		5.931	\$5.75	\$1,485,538
16	4.188		SOLD	
17	7.295		\$6.50	\$2,066,356
24	6.692		SOLD	

- Improved sites with infrastructure in place.
- Convenient access to full interchanges at LaGrange Road and Harlem Avenue.
- Low Will County taxes.
- Strong visibility from I-80.

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Lots 1 & 2

- 17.319 Acre Site



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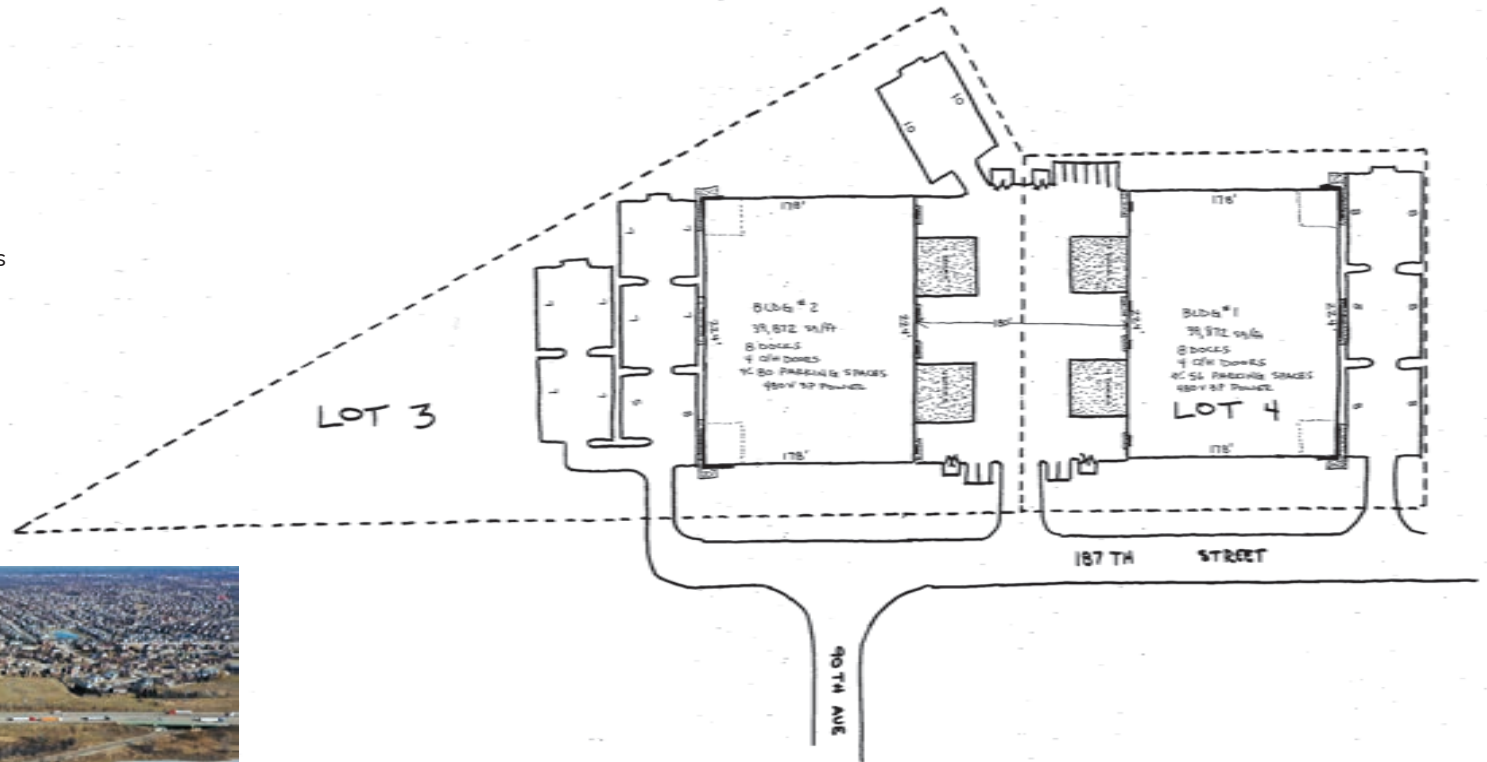
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Proposed Site Plan - Lots 3 & 4

- 6.709 Acre Site
- (2) Proposed 39,872 SF Buildings



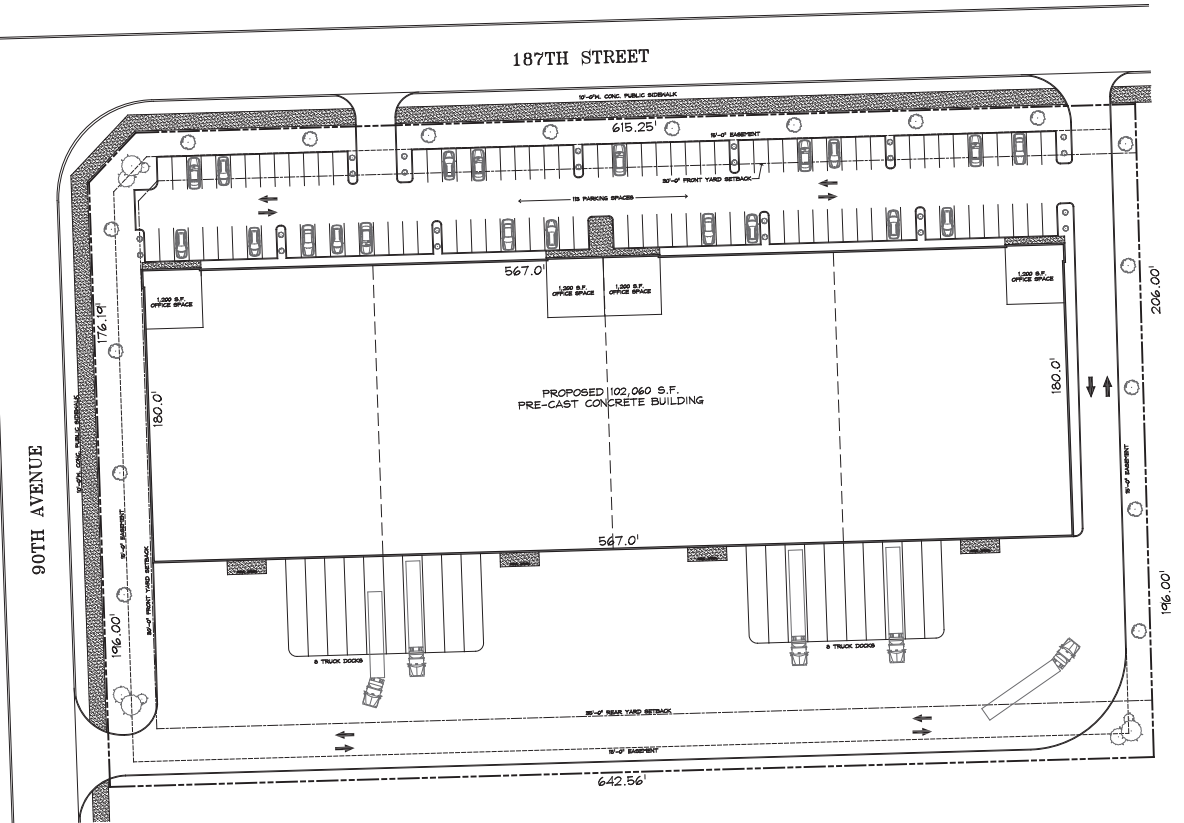
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Proposed Site Plan - Lots 9 & 10

- 5.931 Acre Site
- Proposed 102,060 SF Pre-Cast Concrete Building



PROPOSED SITE PLAN (LOTS 9 & 10)
 SCALE : N.T.S.

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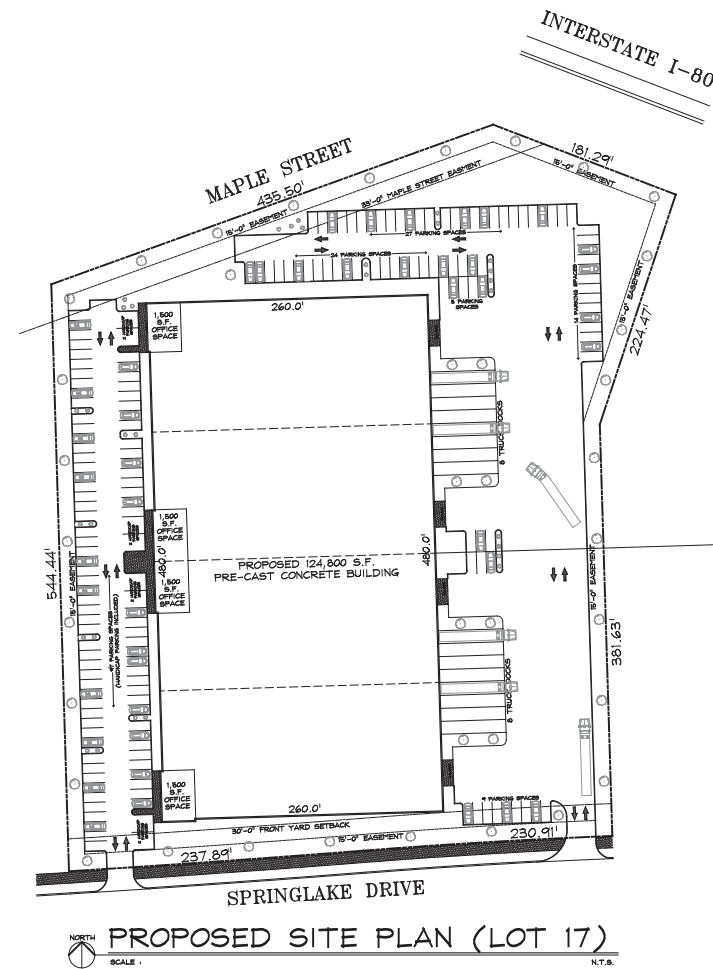
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Lot 16 – SOLD

- 4.188 Acre Site

Lot 17

- 7.295 Acre Site



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