



# For Sale

**Prime 21-acre  
development site**

## 22200-22270 Sherman Road

**Chicago Heights, IL**



### Property features

- 21 acre development site
- PIN: 32-27-400-022-0000
- Cook County
- Bloom Township
- Industrial (I-1) zoning
- Flat and wooded terrain
- Utilities available: power, water, gas along East Sauk Trail
- \$84,327.83 (2021 taxes)
- Asking price is subject to offer

### Property highlights

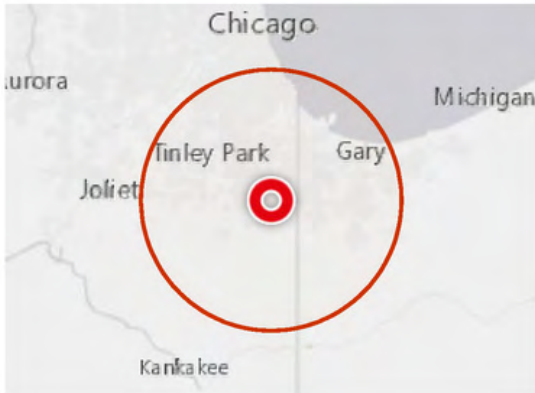
- Cook County labor pool
- Access at Sauk Trail Road and Interstate 394-Chicago Heights

# Local demographics



## 22200-22270 Sherman Rd, Chicago Heights IL

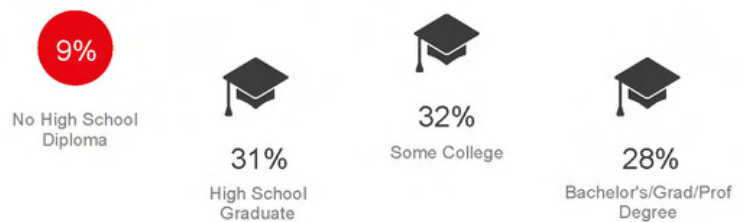
Ring: 20 mile radius



### KEY FACTS



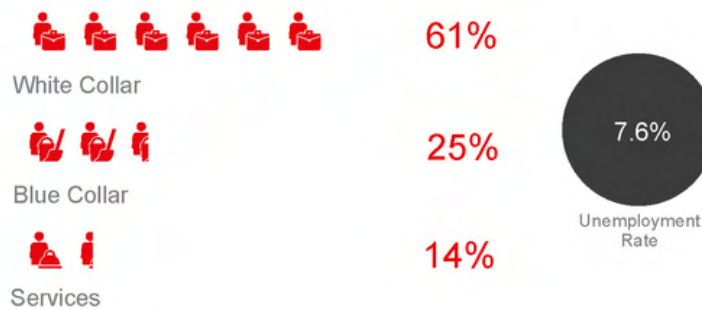
### EDUCATION



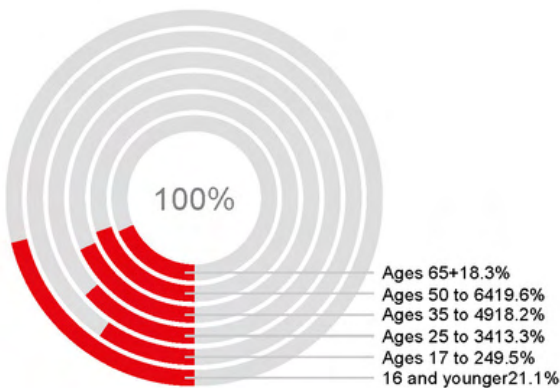
### INDUSTRY CONCENTRATION



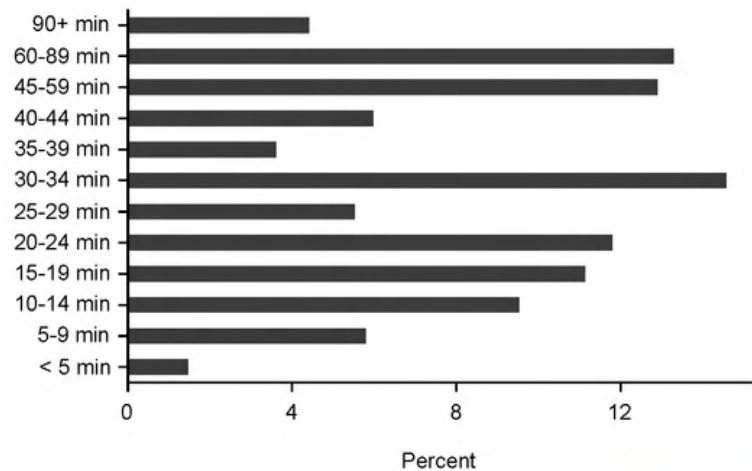
### EMPLOYMENT



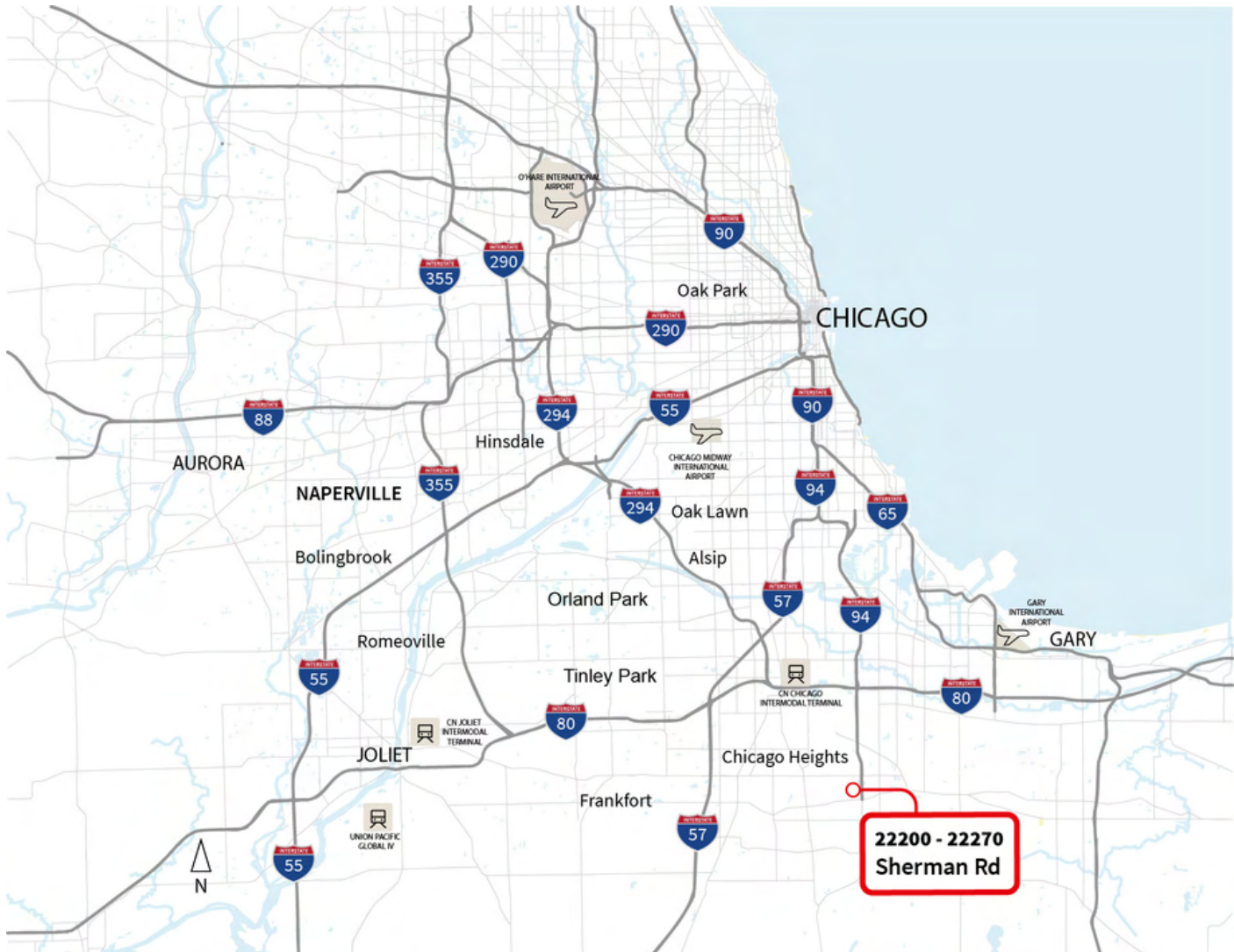
### AGE STRATIFICATION



### AVERAGE TRAVEL TIME TO WORK



# Regional access



## Location features

**3 miles**  
IL-394

**1.7 miles**  
IL-395/Hwy 30

**8 miles**  
I-94/I-294 Interchange

**30 miles**  
Downtown Chicago

## JLL

### Conor Mullady

SVP, Brokerage  
8755 W. Higgins Road  
Chicago, IL 60631

312.228.3122  
conor.mullady@jll.com

### Chuck Rosien

EVP, Brokerage  
8755 W. Higgins Road  
Chicago, IL 60631

312.228.2856  
chuck.rosien@jll.com

[22200sherman.com](http://22200sherman.com)

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