

NOW AVAILABLE FOR SALE/LEASE/GROUND LEASE/JV



Can be acquired as vacant land, or turnkey to suit



+/-58-150 GROSS ACRES
AVAILABLE ACREAGE

PROPERTY HIGHLIGHTS

- Immediate proximity to Full I-80 and I-55 Interchanges
- Largest and heaviest zoned site available with immediate proximity to the Centerpoint Intermodal Center, the largest Inland Port in North America
- +/-3,500' of I-80 frontage
- I-2 Zoned; Heaviest Industrial Zoning permitted within Joliet
- Trailer Parking, Truck Terminals/Repair, Container and Outdoor Storage potential
- Public utilities adjacent to site
- Property Taxes: \$30,166.50 (2022 - both PINs)
- PINs: 05-06-24-100-010-0000 - 65.36 Acres
05-06-24-300-008-0000 - 58.03 Acres
- Significant tax, energy, carbon emission credits potentially available
- Methane recapture potential for income and energy creation opportunities, tax credits, etc
- Pricing: Subject to offer

MICHAEL HAWRYLUK

Managing Broker

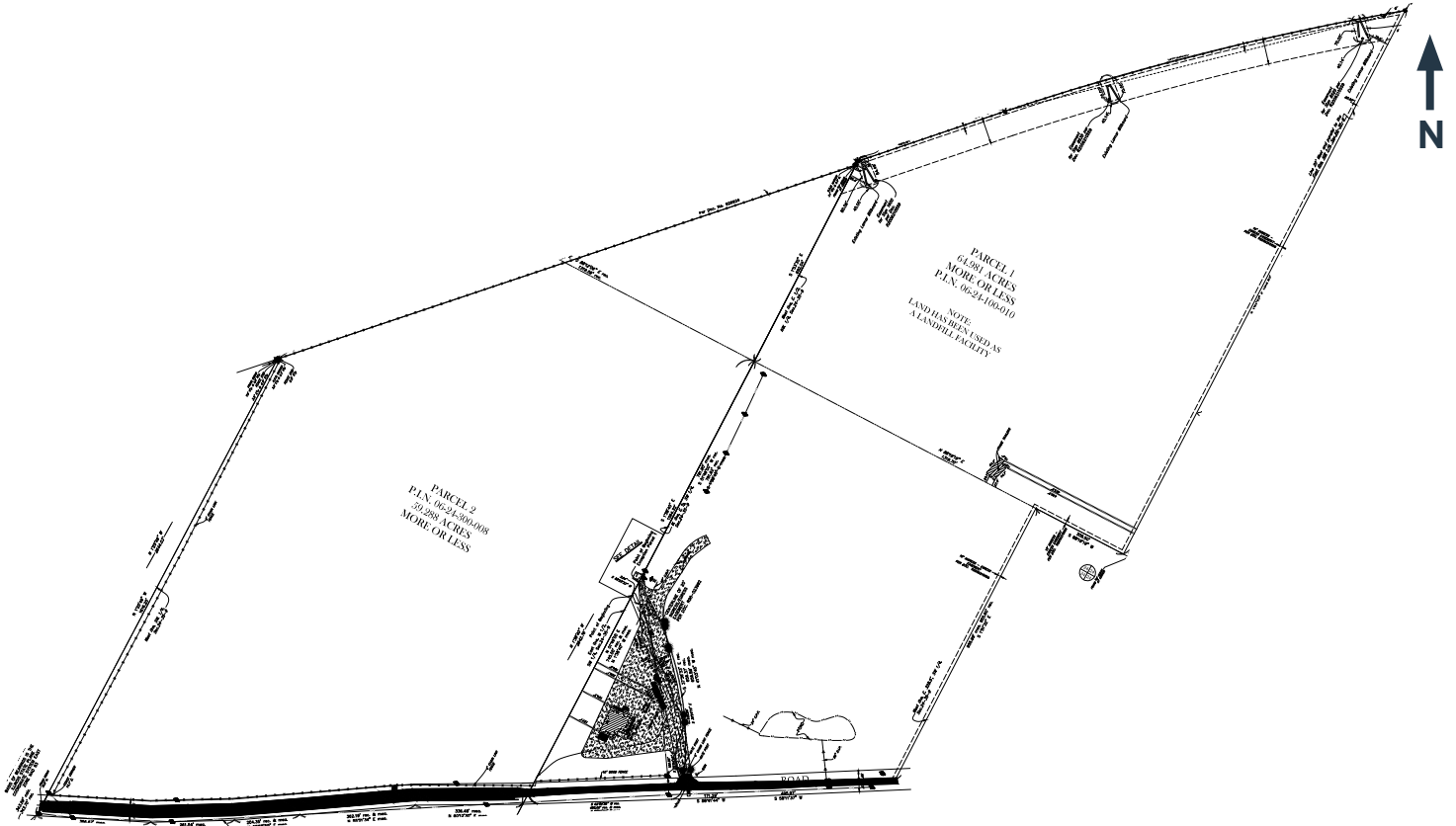
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Mound Road, Joliet IL



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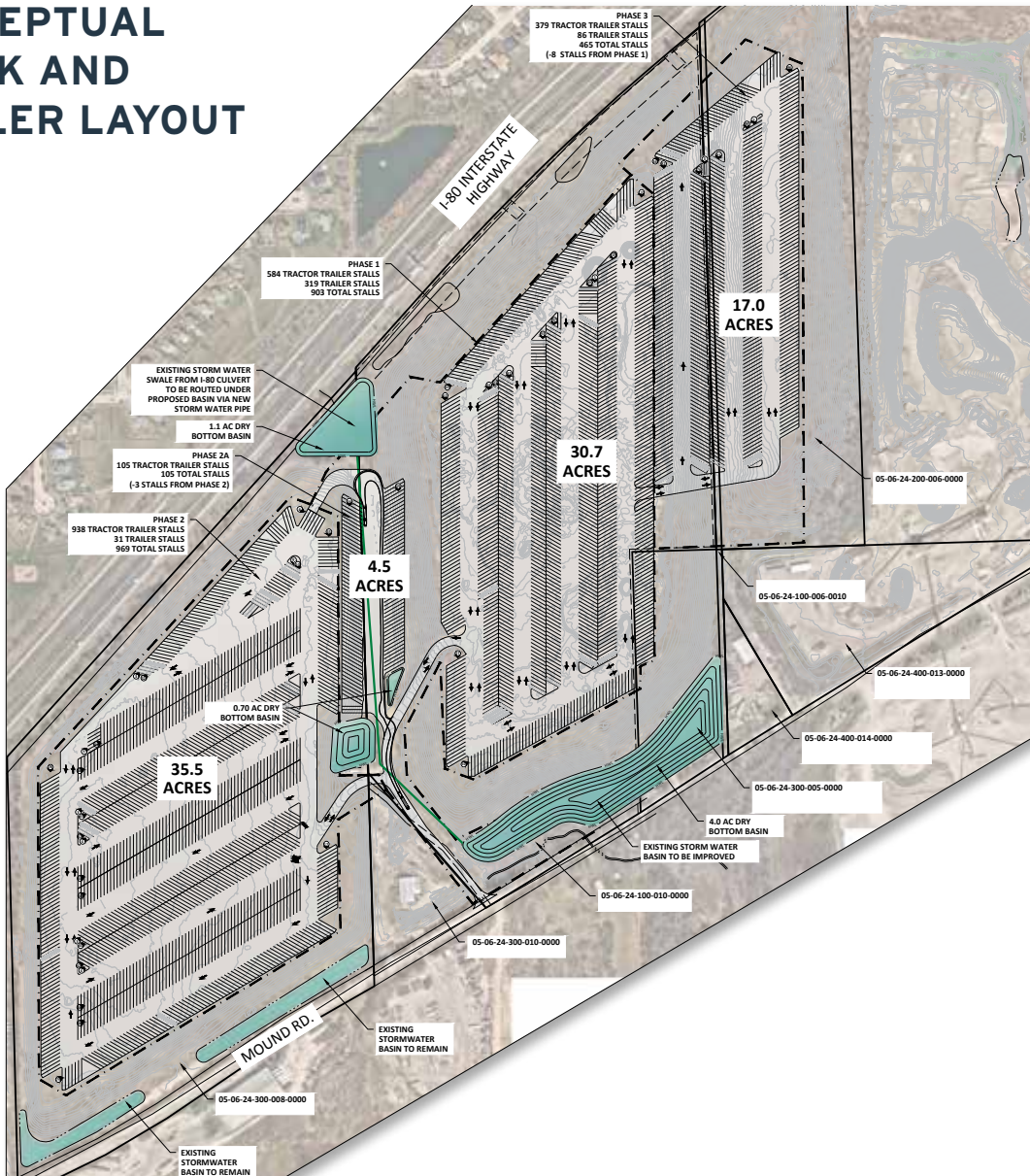
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CONCEPTUAL TRUCK AND TRAILER LAYOUT



DEVELOPMENT STANDARDS - MAXIMUM CONCEPTUAL PLAN

Zoning:	Jurisdiction	Joliet, IL
	Zoning Designation	I-2 (123 gross acres)
	Jurisdiction	Will County
	Zoning Designation	I-3 (+/-27 acres)

PROJECT DATA

Site Summary:	Gross Site Area	5,416,755 SF	+/-150 AC
	Est. Net acreage, net of detention areas	4,420,677 SF	+/-87.7 AC

Parking Summary: 2,442 truck and trailer stalls

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