

FOR SALE

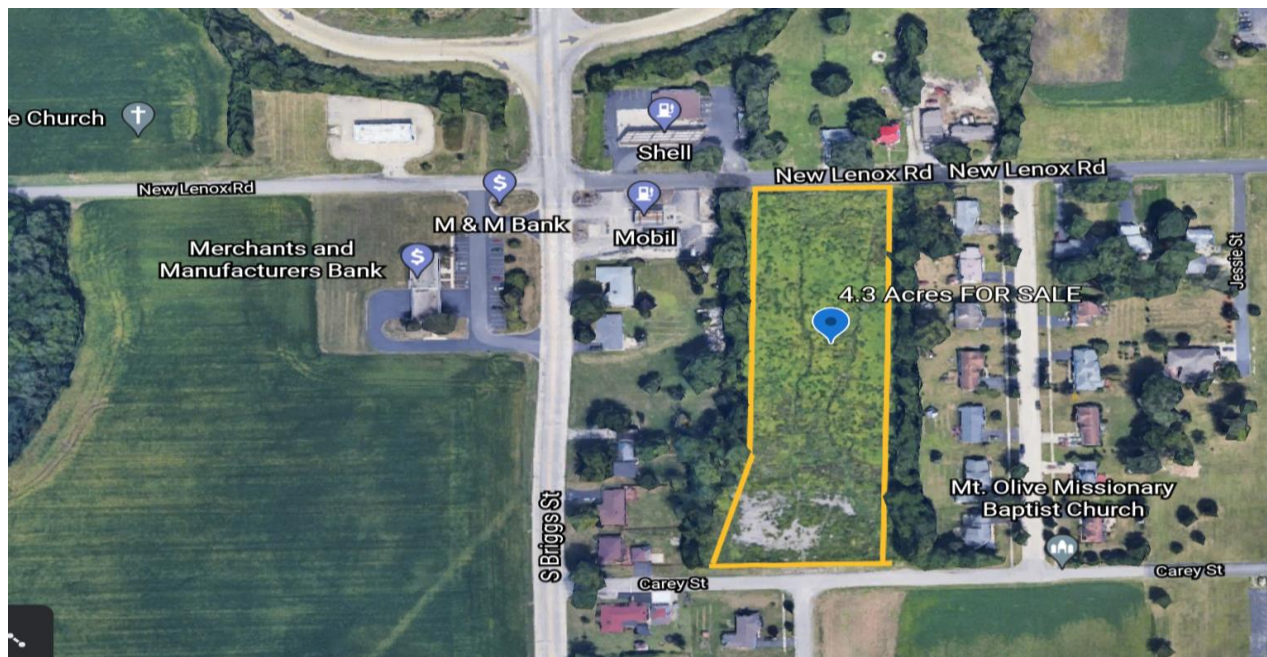
VACANT LAND – 4.3 ACRES

ASKING PRICE - \$395,000

1608 New Lenox Road – Unincorporated Joliet, IL

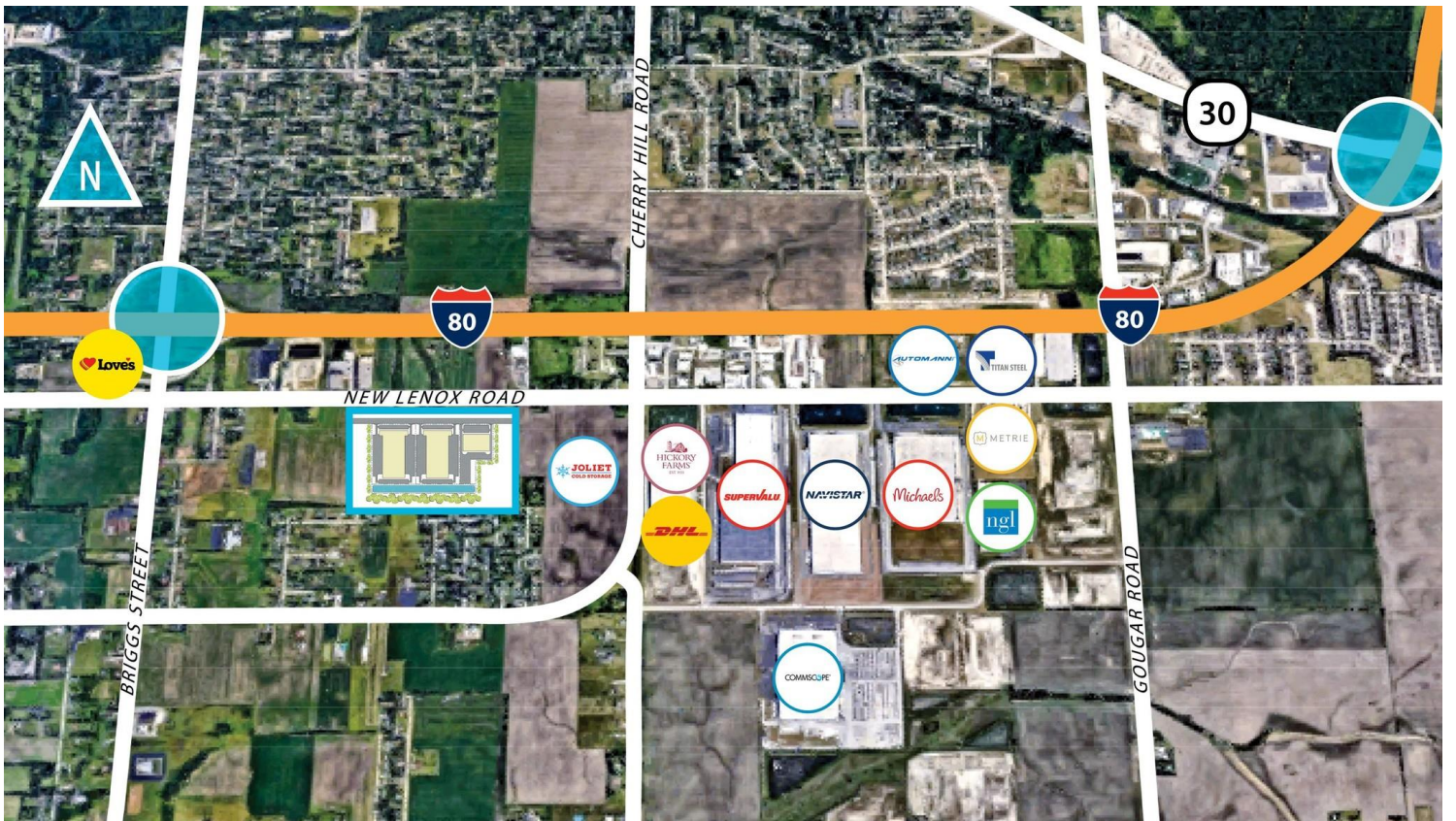
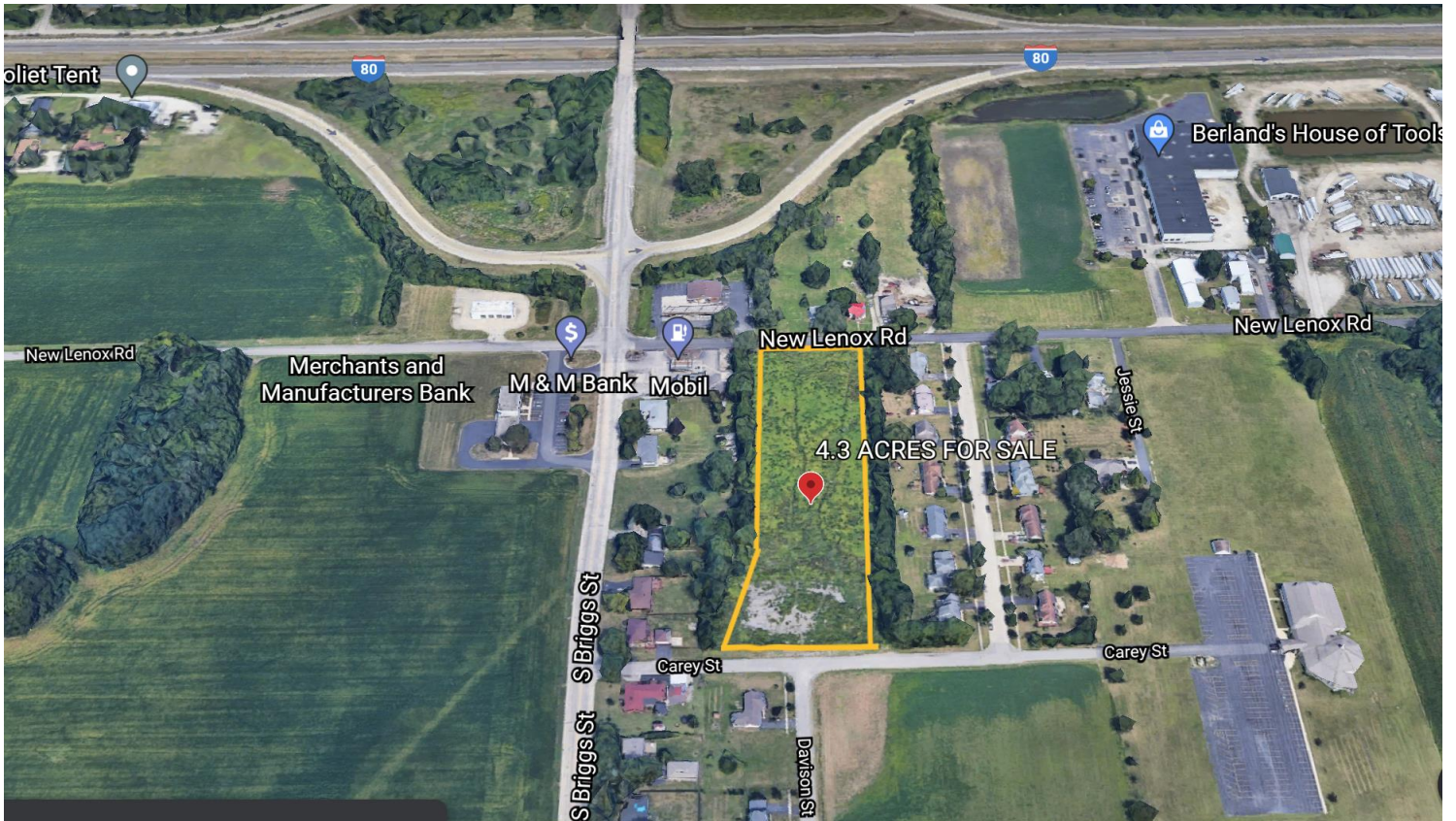
PRIME LOCATION FOR NEW DEVELOPMENT - OPEN TO OFFERS

- Approximately 4.3 Acres of unimproved land
- Located at approximately 1608 New Lenox Rd, Joliet, IL
- Immediate access to I-80. Less than .03 miles from the 4-way interchange
- Utility access nearby
- Variances & zoning changes can be sought with Will County township
- Industrial Use will not be approved by County



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All information contained herein is from sources deemed to be reliable and is submitted subject to errors, omissions and to change of price or terms without notice. Property square footage and dimensions are approximate and are provided by sources deemed reliable.



Carey St View



Carey St View

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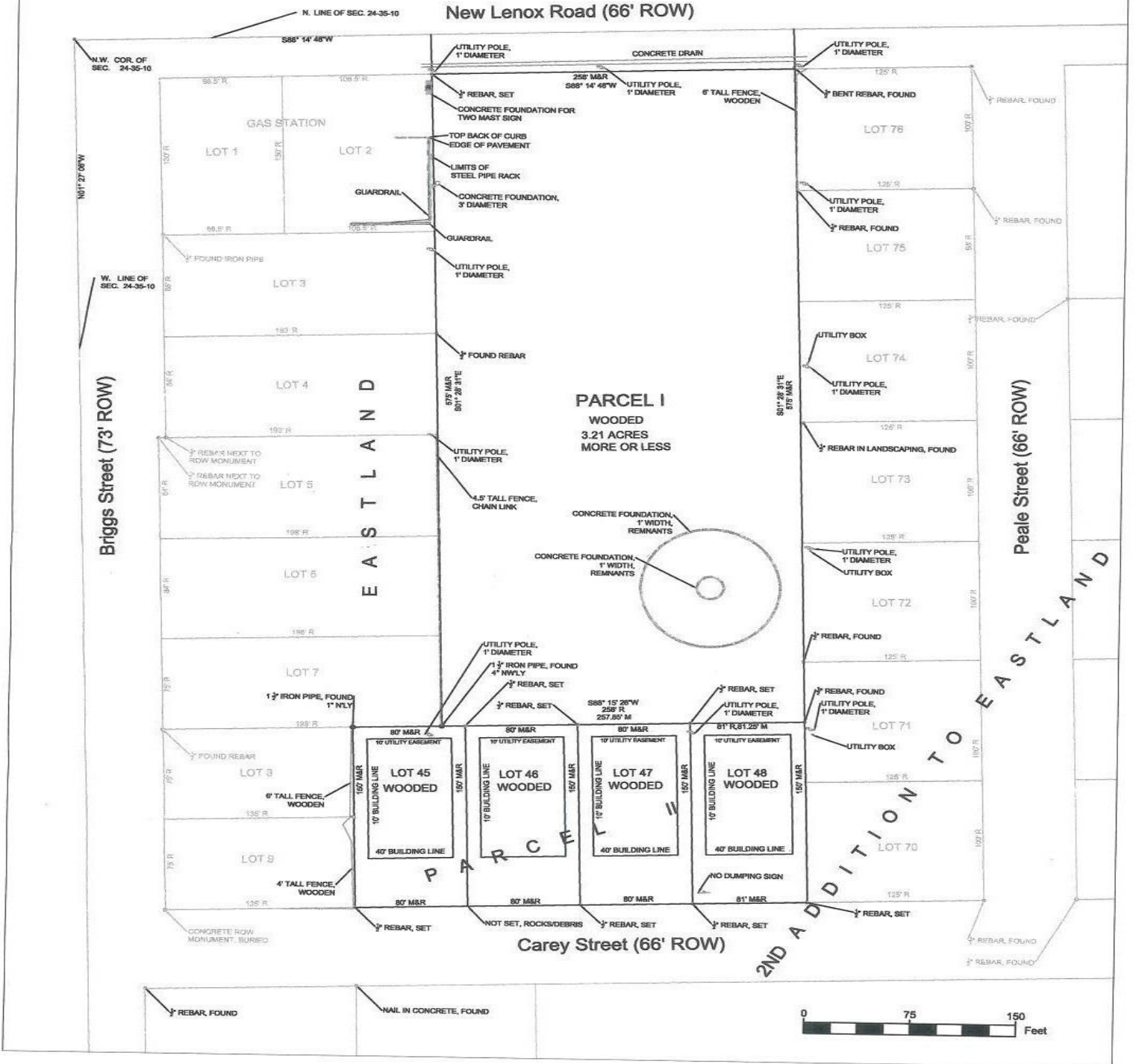


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PLAT OF SURVEY

PARCEL I:
THE EAST 258 FEET OF THE WEST 511 FEET OF THE NORTH 575 FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ SECTION 24 TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS;

PARCEL II:
LOTS 45, 46, 47, AND 48 IN THE SECOND ADDITION TO EASTLAND, A SUBDIVISION OF PART OF THE WEST ¼ OF THE NORTHWEST ¼ OF SECTION 24 TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 1957 AS DOCUMENT NUMBER 815785 IN WILL COUNTY, ILLINOIS.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CASM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEM 1 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 27, 2015.

DATE OF PLAT OR MAP: APRIL 10, 2015

NOTES:
NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY



FOR: JOHN GERVASE 148 CIRCLE RIDGE DRIVE BURR RIDGE, IL 60527 708-205-1516	BROWNING ENGINEERING, LTD 1215 SPENCER ROAD NEW LENOX, IL 60451 815-463-1069 DF# 184-003644 www.browningengineering.com	04/07/2015
		JOB # 15003
		SCALE: 1"=75' AT 11X17
		SHEET 1 OF 1