

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

wmurphy@lee-associates.com

D 773.355.3017

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / BUILD-TO-SUIT
 CORPORATE CORRIDORS OF MOKENA
 88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS

6 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		UNDER CONTRACT	
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.

Walter Murphy
 Principal
 wmurphy@lee-associates.com
 D 773.355.3017

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / BUILD-TO-SUIT

CORPORATE CORRIDORS OF MOKENA

88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS

Lots 1 & 2

- 17.319 Acre Site



Walter Murphy

Principal

wmurphy@lee-associates.com

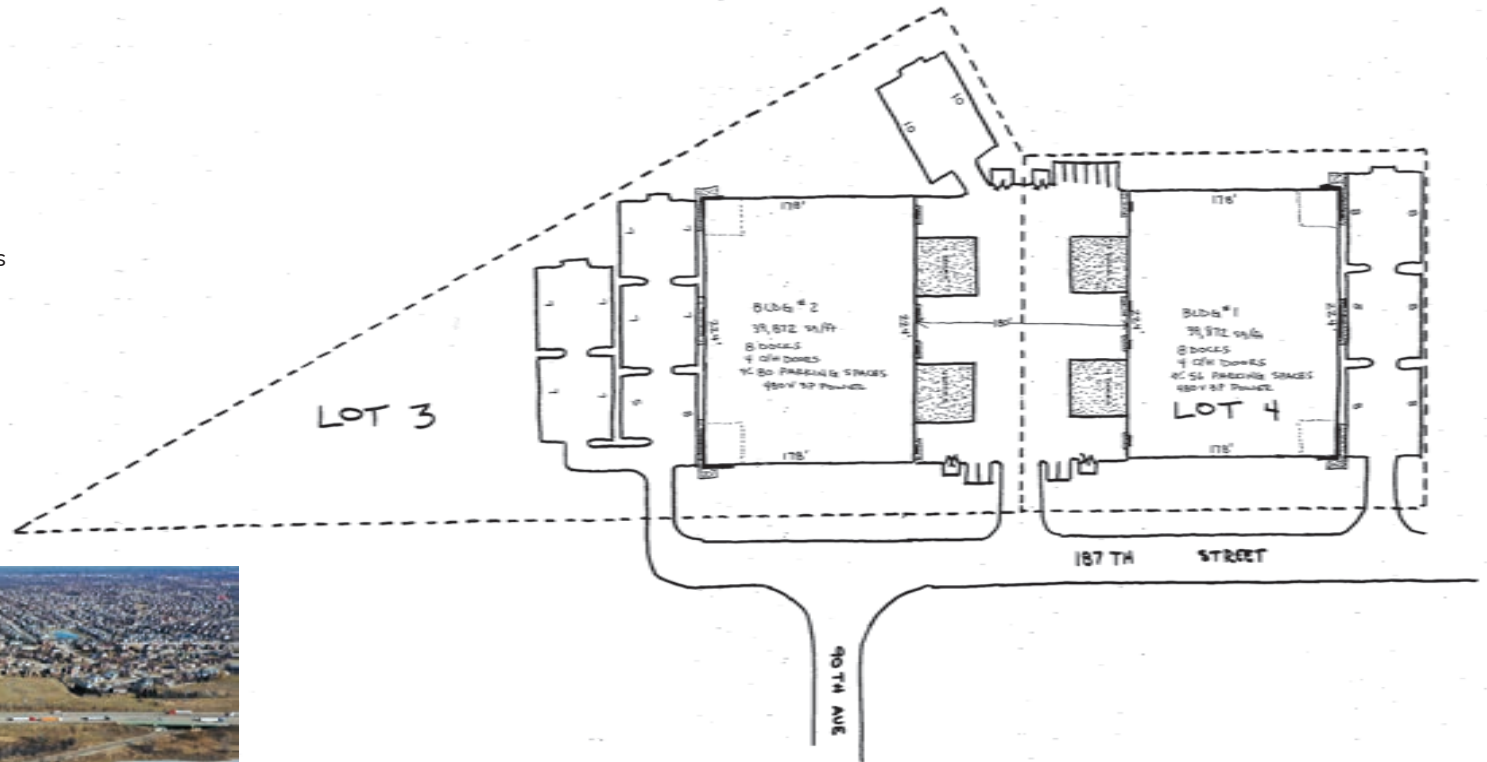
D 773.355.3017

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / BUILD-TO-SUIT
CORPORATE CORRIDORS OF MOKENA
88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS

Proposed Site Plan - Lots 3 & 4

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



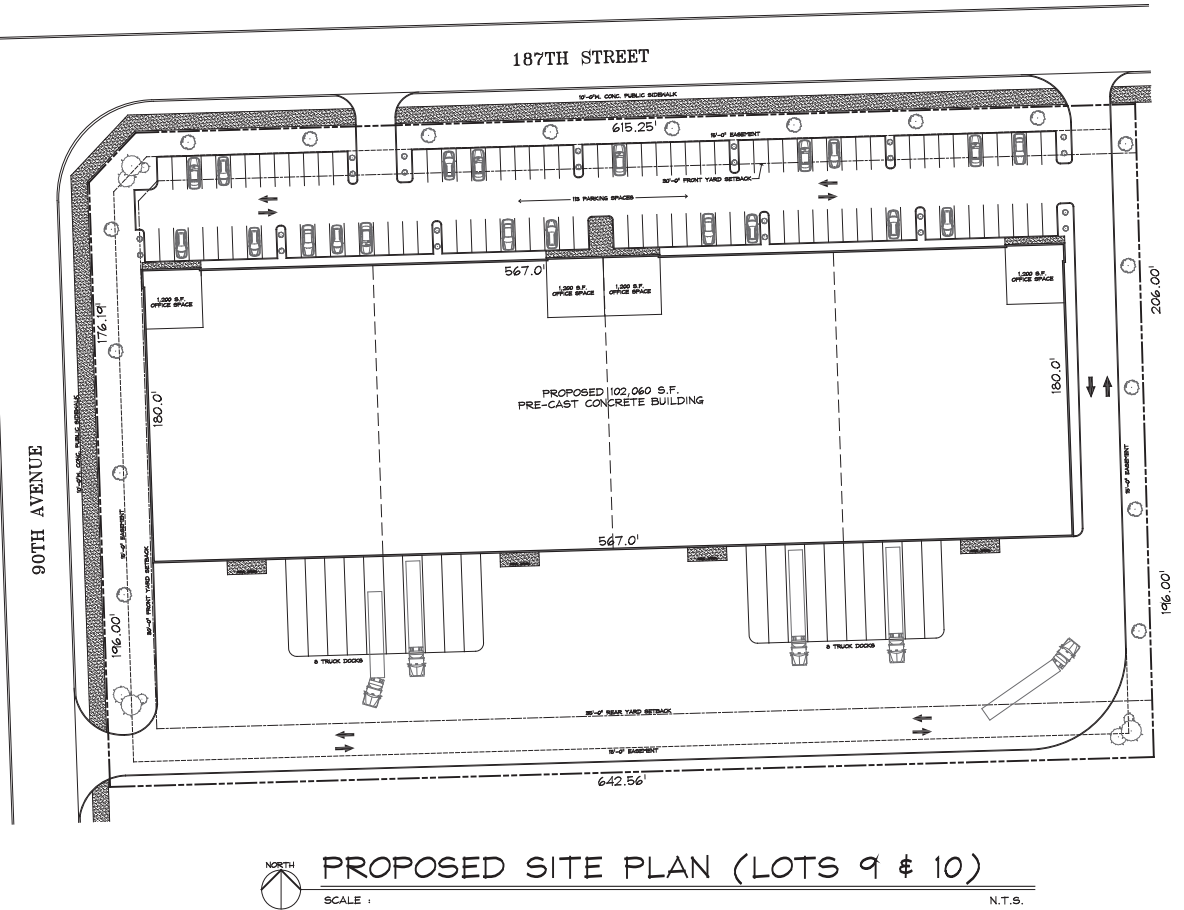
Walter Murphy
Principal
wmurphy@lee-associates.com
D 773.355.3017

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / BUILD-TO-SUIT
CORPORATE CORRIDORS OF MOKENA
88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS

Proposed Site Plan - Lots 9 & 10

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



Walter Murphy
Principal
wmurphy@lee-associates.com
D 773.355.3017

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / BUILD-TO-SUIT

CORPORATE CORRIDORS OF MOKENA

88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS

Lot 16 – SOLD

- 4.188 Acre Site

Lot 17 – UNDER CONTRACT

- 7.295 Acre Site



Walter Murphy

Principal

wmurphy@lee-associates.com

D 773.355.3017

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / BUILD-TO-SUIT
 CORPORATE CORRIDORS OF MOKENA
 88TH AVENUE & 187TH STREET, MOKENA, ILLINOIS



Walter Murphy
 Principal
 wmurphy@lee-associates.com
 D 773.355.3017

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.