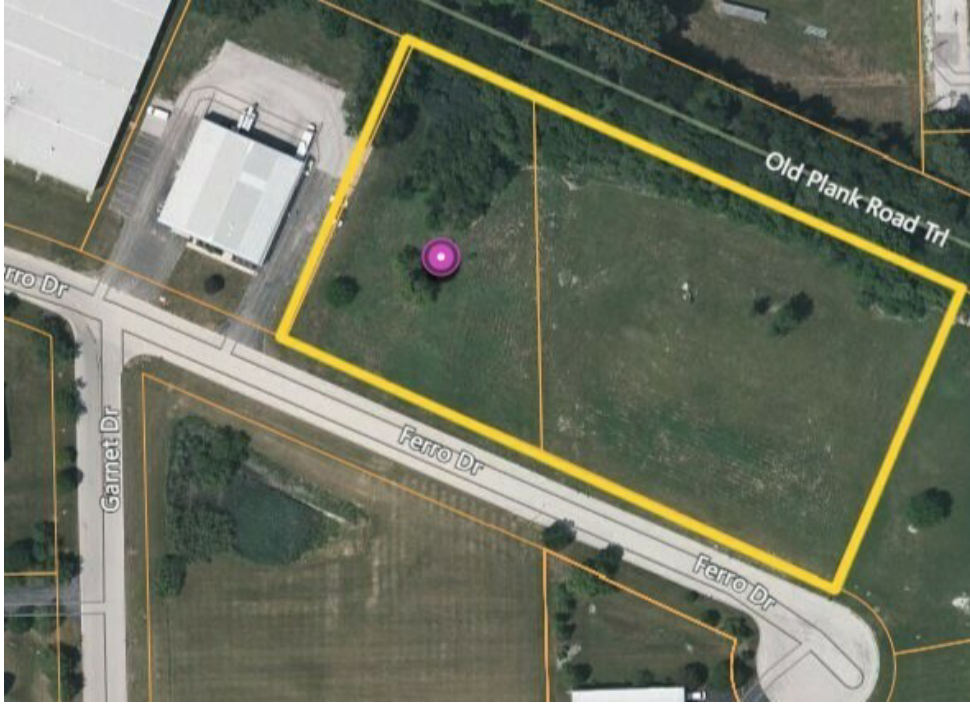


FOR SALE

TRUCK REPAIR/SALES

3.57 acres at 1751 Ferro Drive, New Lenox, IL 60451



PROPERTY DESCRIPTION

1751 Ferro Drive located in the Ferro Industrial Park in New Lenox, IL, presents an opportunity to develop a thoughtfully designed industrial facility tailored for distribution, manufacturing, or truck repair and truck sales. The price of this 3.57 acres includes architectural plans and engineering value-add components. Contact Brian Blackmore for full details.

PROPERTY HIGHLIGHTS

- 3.57 acre lot with Pin#s: APNs : 15-08-17-302-005, 15-08-17-302-010
- Industrial (I-1) zoning in the Ferro Industrial Park in New Lenox, IL.
- Zoning includes the ability to have Truck Repair and Truck Sales on the property.
- Architectural and engineering plans for truck repair and sales already prepared for this property and included in the price.
- Easy access to Route 30 and the I-80 Expressway

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	3.57 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,089	12,939	35,494
Total Population	2,909	36,796	104,212
Average HH Income	\$124,269	\$117,547	\$113,506

Brian Blackmore
(630) 207-8292

Sandra True
(630) 248-7518

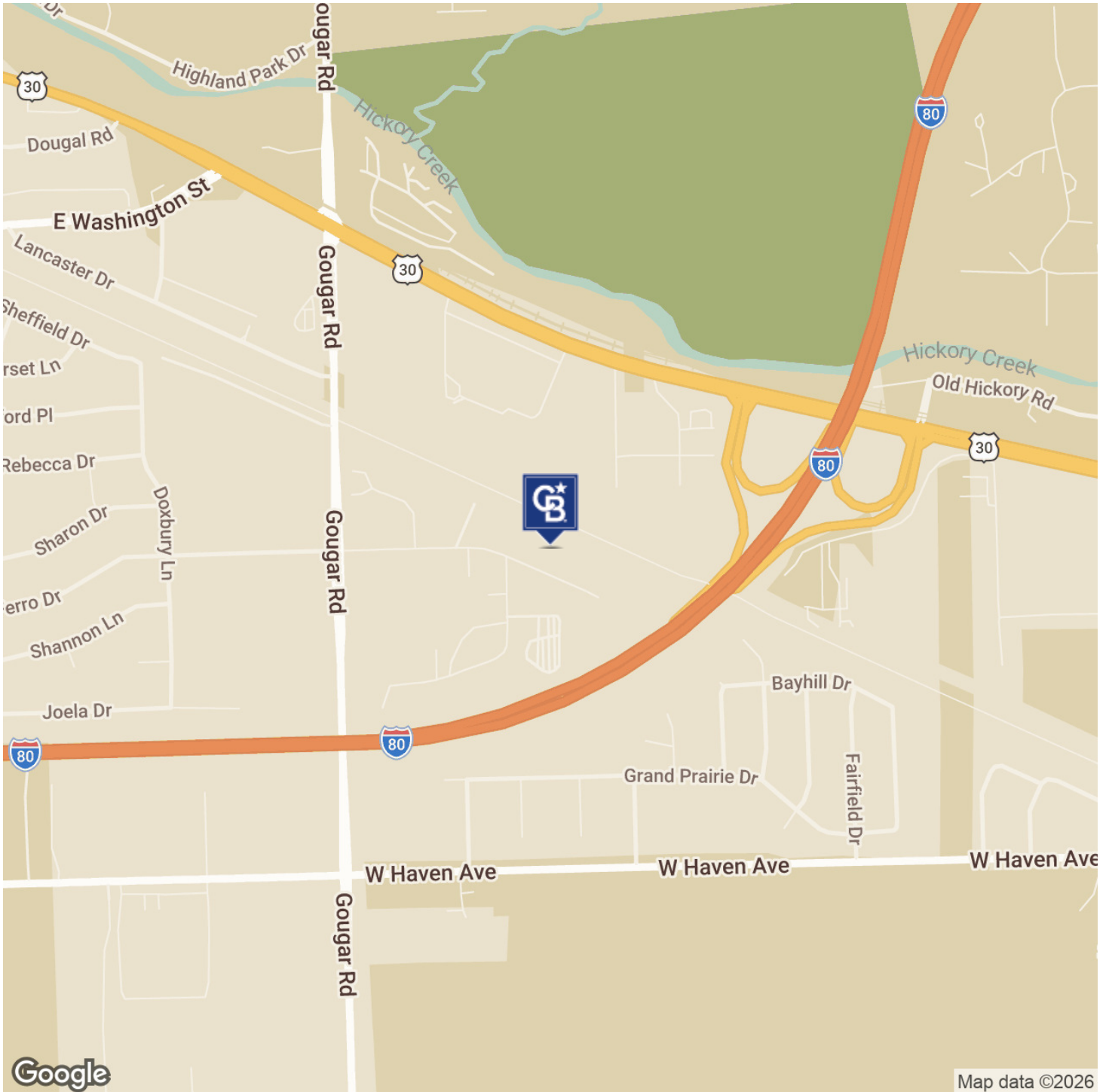


COLDWELL BANKER
COMMERCIAL
REALTY

LOCATION

3.57 ACRES

1751 Ferro Drive New Lenox, IL 60451



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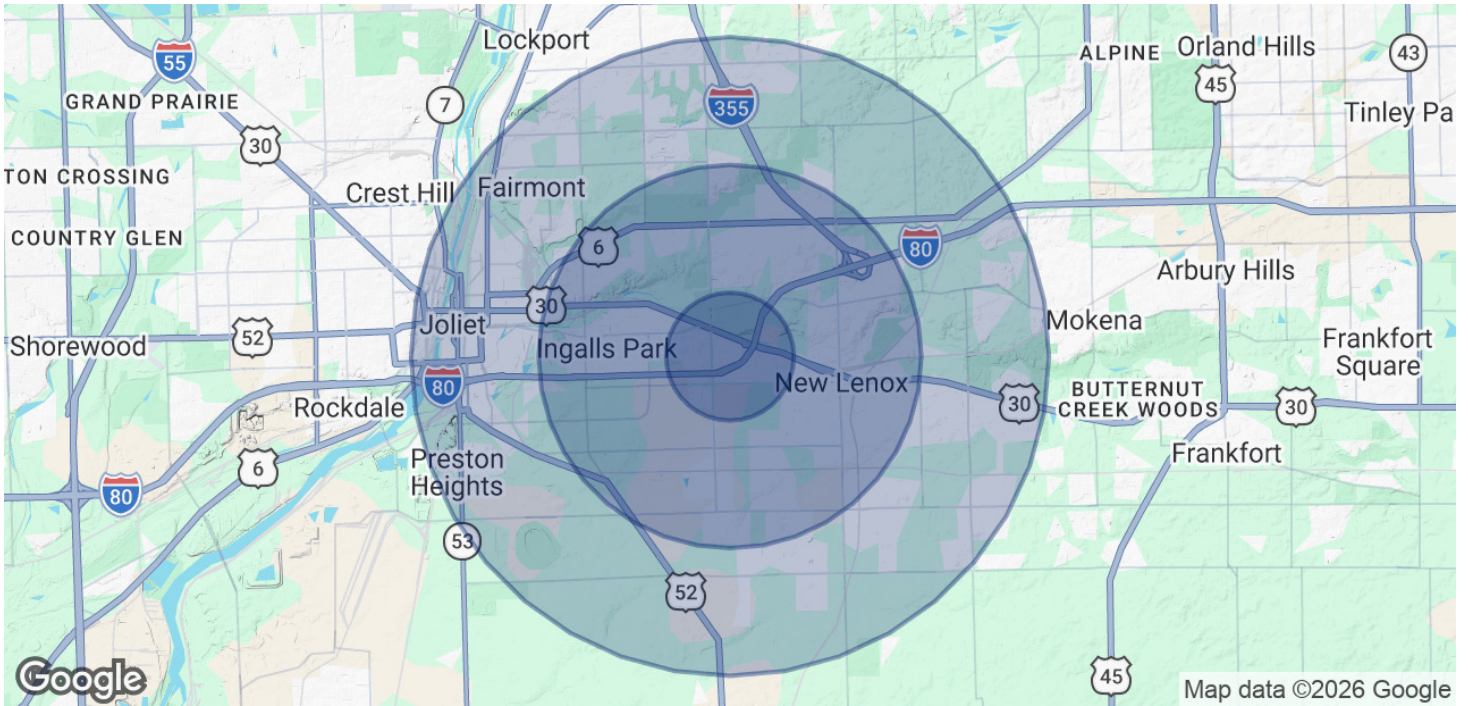


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REALTY

DEMOGRAPHICS

3.57 ACRES

1751 Ferro Drive New Lenox, IL 60451



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,909	36,796	104,212
Average Age	43	39	37.3
Average Age (Male)	41.6	38.3	36.7
Average Age (Female)	45.3	39.8	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,089	12,939	35,494
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$124,269	\$117,547	\$113,506
Average House Value	\$338,459	\$311,983	\$319,925

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