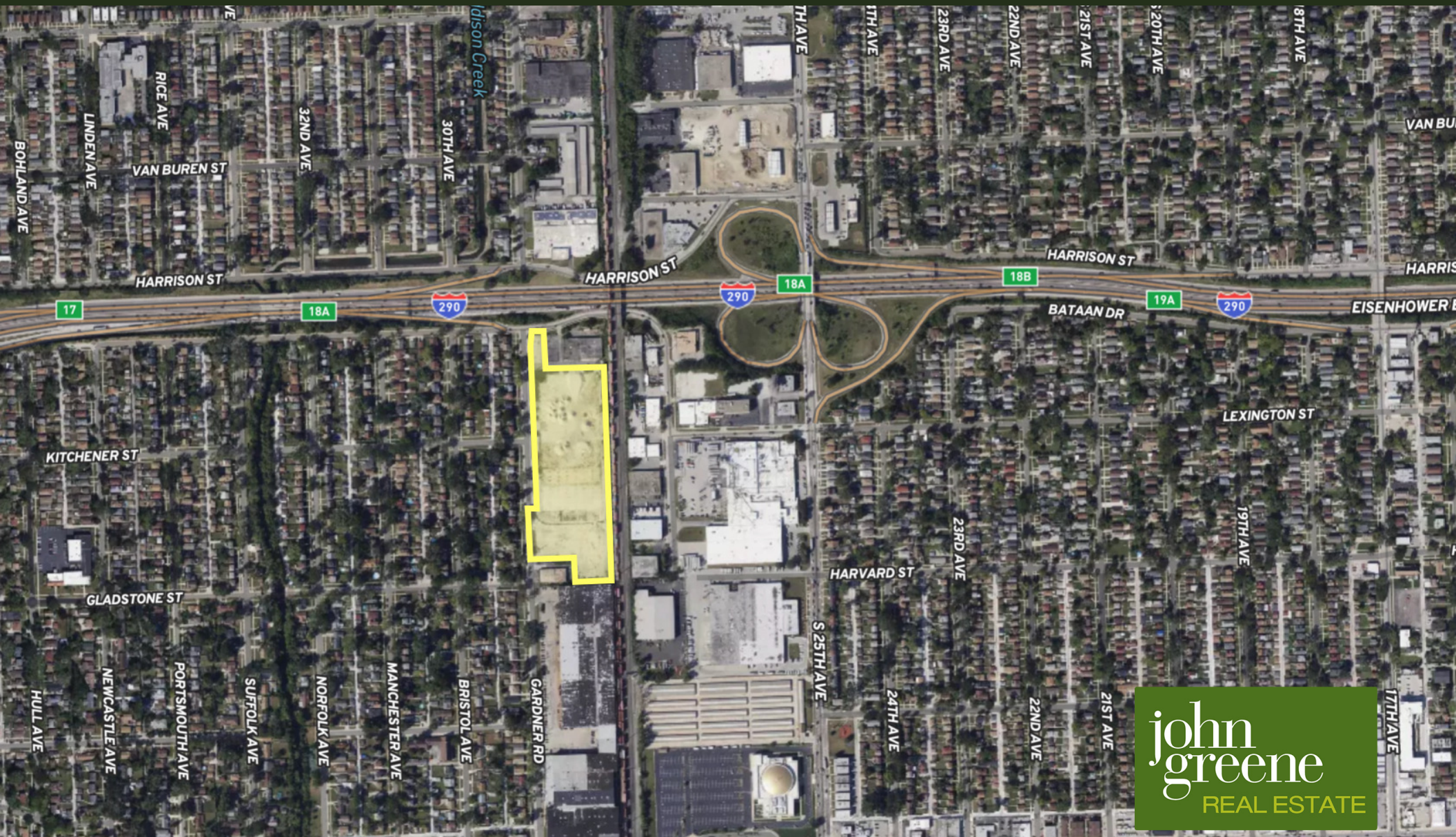


7.84 Acre Heavy Power Last Mile Logistics Site

1821 Gardner Avenue, Broadview, IL 60155

LAND - INDUSTRIAL FOR SALE



john
greene
REAL ESTATE

7.84 Acre Heavy Power Last Mile Logistics Site | Broadview, IL 60155

LAND - INDUSTRIAL FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$8,100,000
Lot Size:	7.84± AC
Trailer Positions:	170 stalls
Zoning:	O/I
Taxes:	\$58,772 (2024)
PINs:	15-16-410-015-0000 15-16-410-016-0000 15-16-404-024-0000 15-16-410-037-0000

PROPERTY HIGHLIGHTS

- 7.84± AC vacant land site
- Up to 50 MW of power available
- Zoned for trailer parking and truck terminal uses under existing zoning
- Fully approved for up to 170 parking stalls and up to 50 door terminal
- 500 feet from 25th Avenue expressway ramp
- Adjacent to I-290

Shamus Conneely

shamusconneely@johngreenecommercial.com
773.814.3378

Cory Ramey

coryramey@johngreenecommercial.com
773.882.0677

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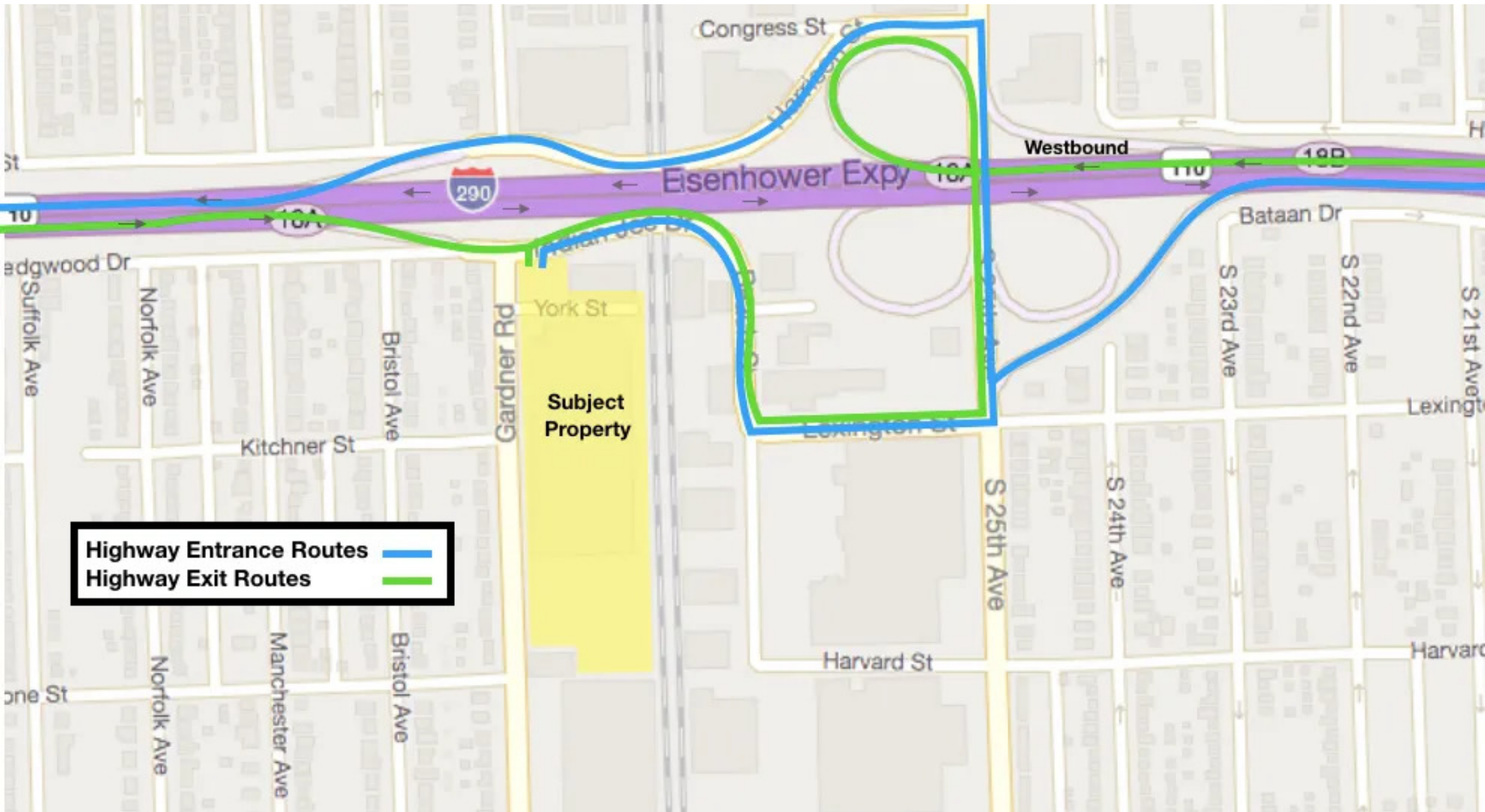
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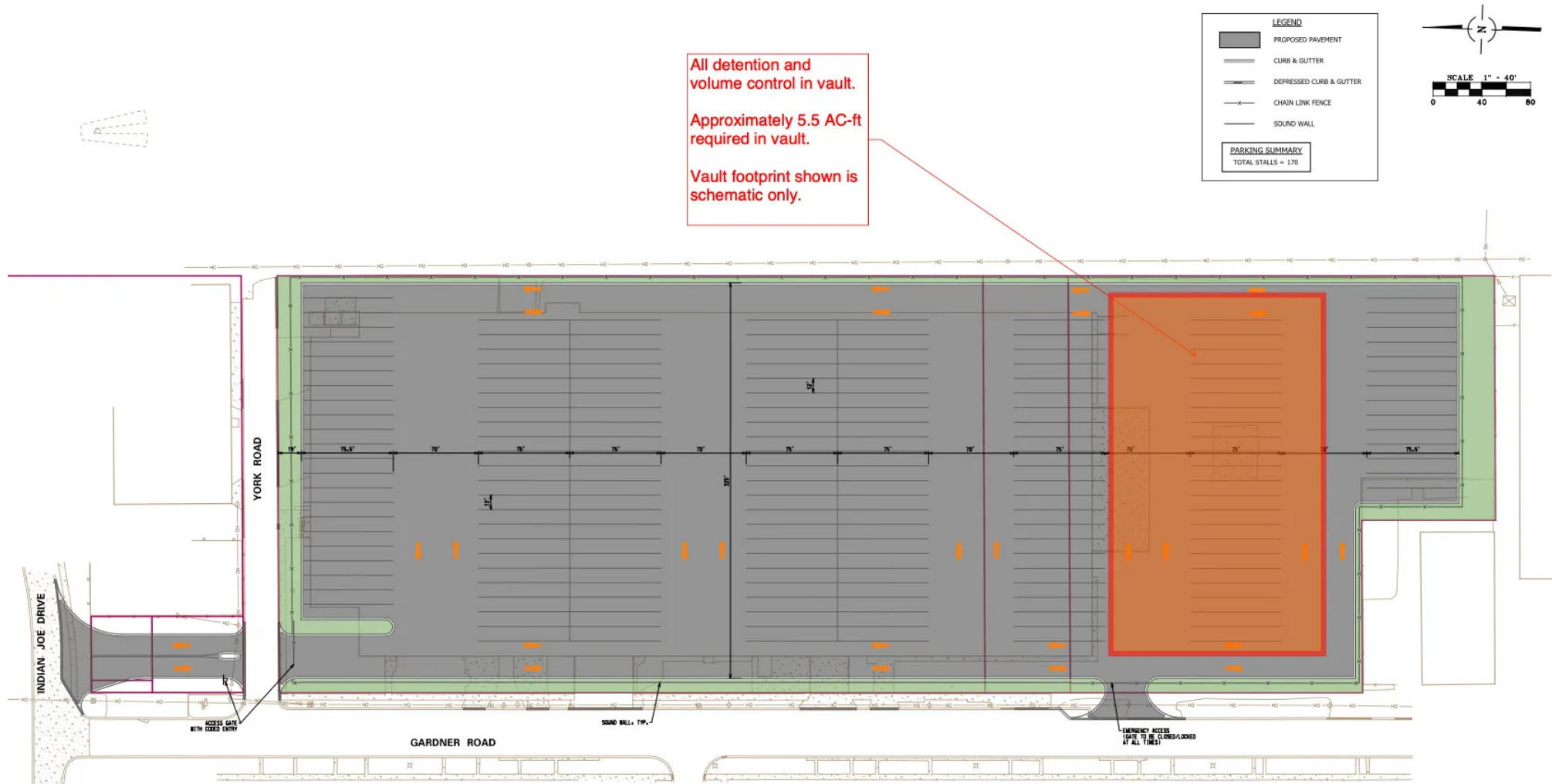
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TRAILER PARKING OPTION A

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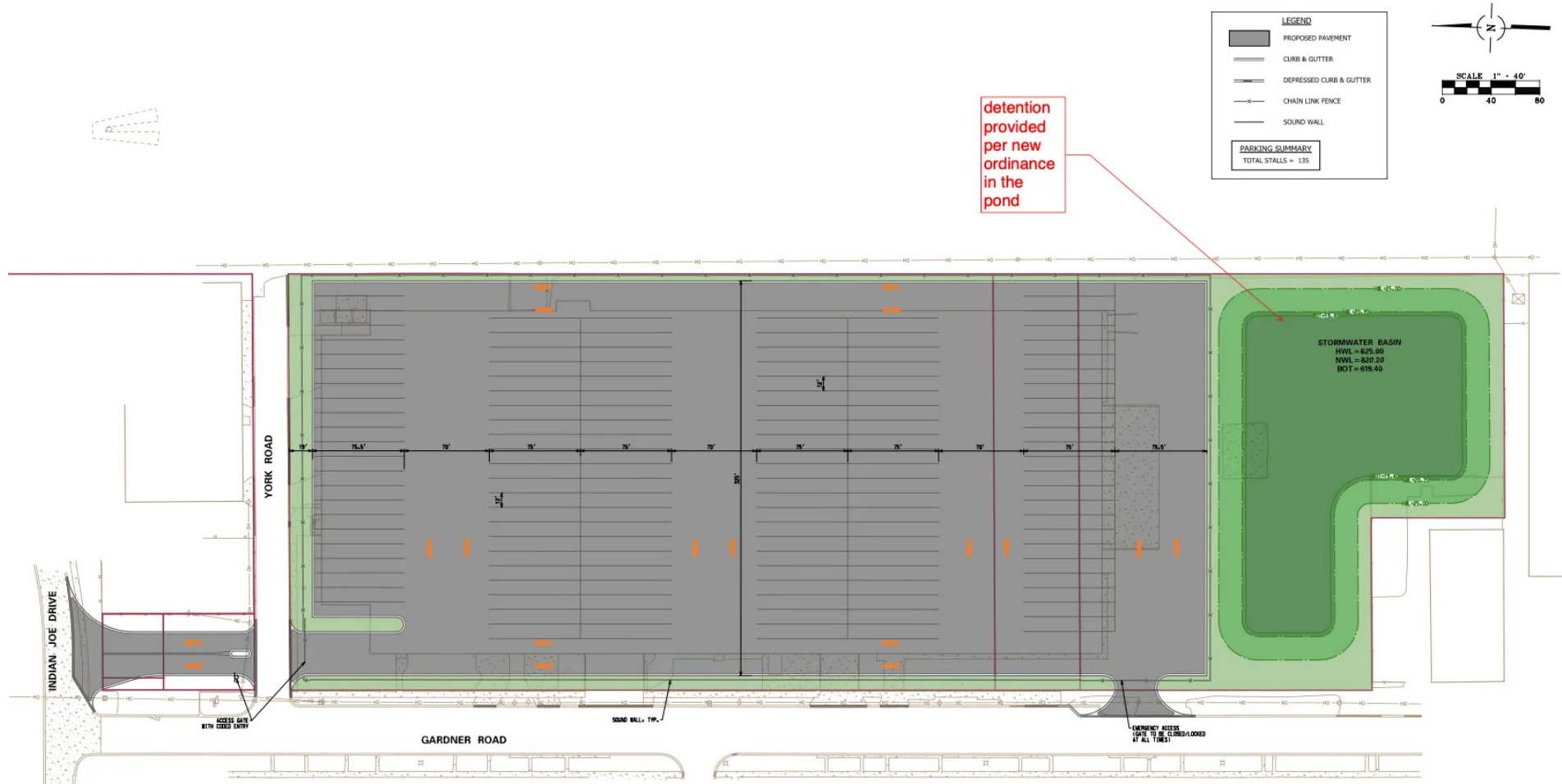
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TRAILER PARKING OPTION B

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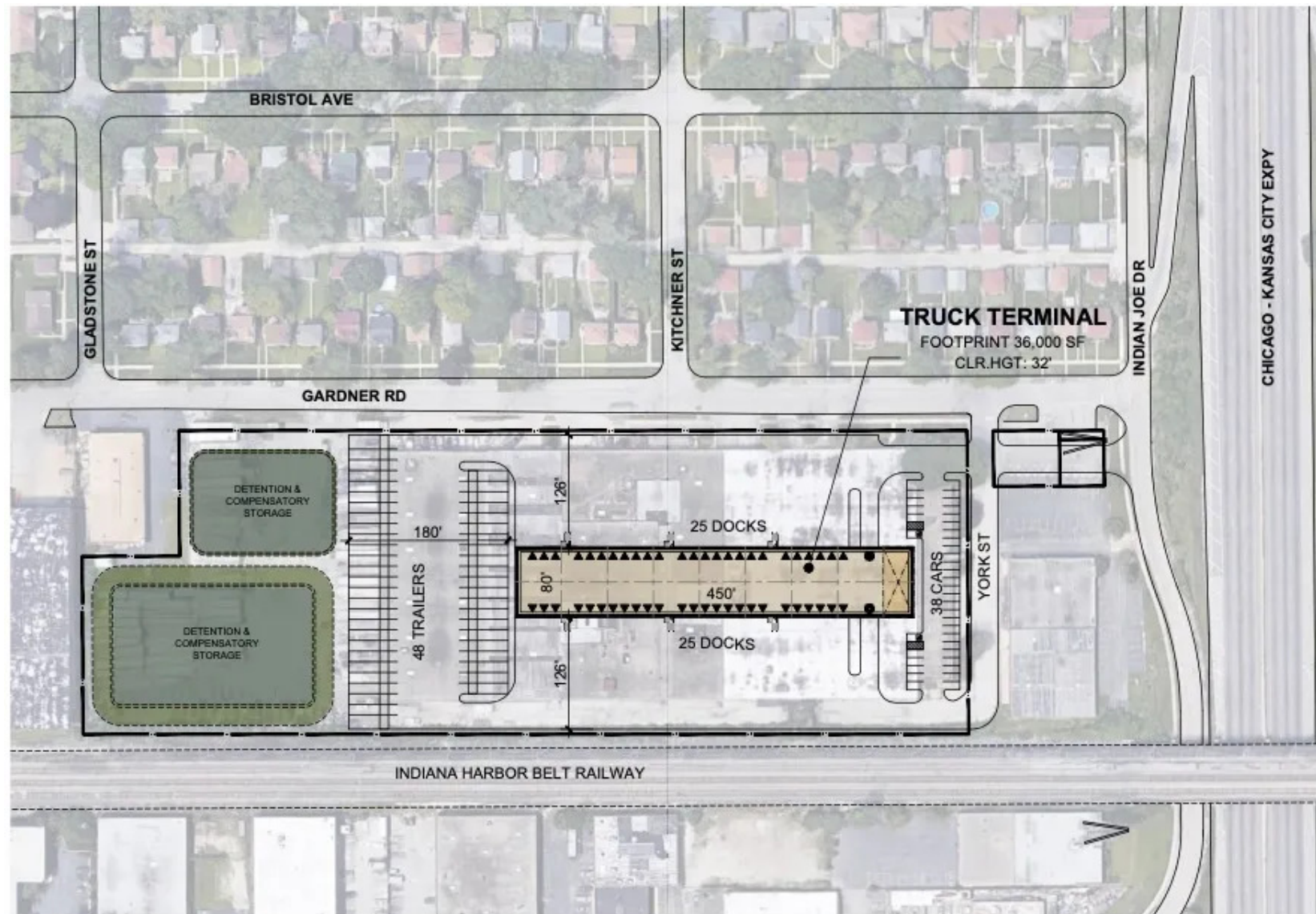
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TRUCK TERMINAL OPTION

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