

# Minooka, IL - Twin Rail Industrial Park – 31+ Total Acres

**BUILD-TO-SUIT: FOR SALE OR LEASE**



## SPECIFICATIONS

Available for BTS For Sale or Lease

Lots From 2+ Acres to 10+ Acres

Fully Improved with Off-Site Storm Water

Utilities to All Sites

M-2 Zoning

SALE PRICE: Subject to Proposal

LEASE RATE: Subject to Proposal

- M-2 Zoning Allowing for Heavy Uses Including Trucking
- I80 Access at Ridge Road
- Business Friendly Municipality
- New Construction
- Low Grundy County Taxes
- Professionally Owned and Managed
- Available for Sale or Lease
- Superior Utility Capacity

### Contact:

Mike Gazzola  
847-310-4277

[mgazzola@entrecommercial.com](mailto:mgazzola@entrecommercial.com)

Jeff Locascio, SIOR  
708-705-3857

[jeff@industrialbroker.net](mailto:jeff@industrialbroker.net)

Chris Wilbur  
708-860-8589

[cwilbur@entrecommercial.com](mailto:cwilbur@entrecommercial.com)

[www.entrecommercial.com](http://www.entrecommercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

# Minooka, IL - Twin Rail Industrial Park – 31+ Total Acres

**BUILD-TO-SUIT: FOR SALE OR LEASE**



[www.entrecommercial.com](http://www.entrecommercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

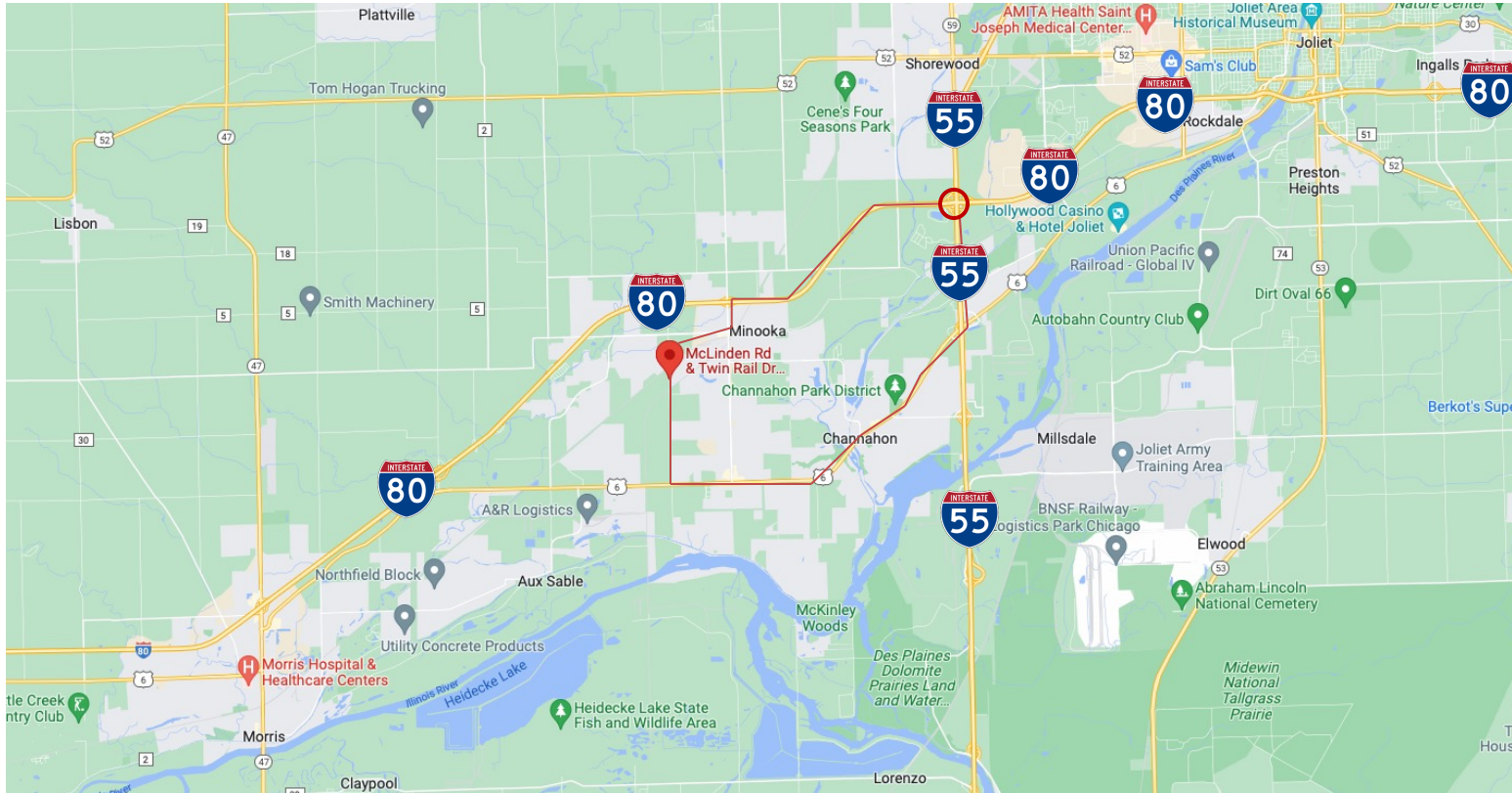




# Minooka, IL - Twin Rail Industrial Park – 31+ Total Acres

**BUILD-TO-SUIT: FOR SALE OR LEASE**

## Highway Access



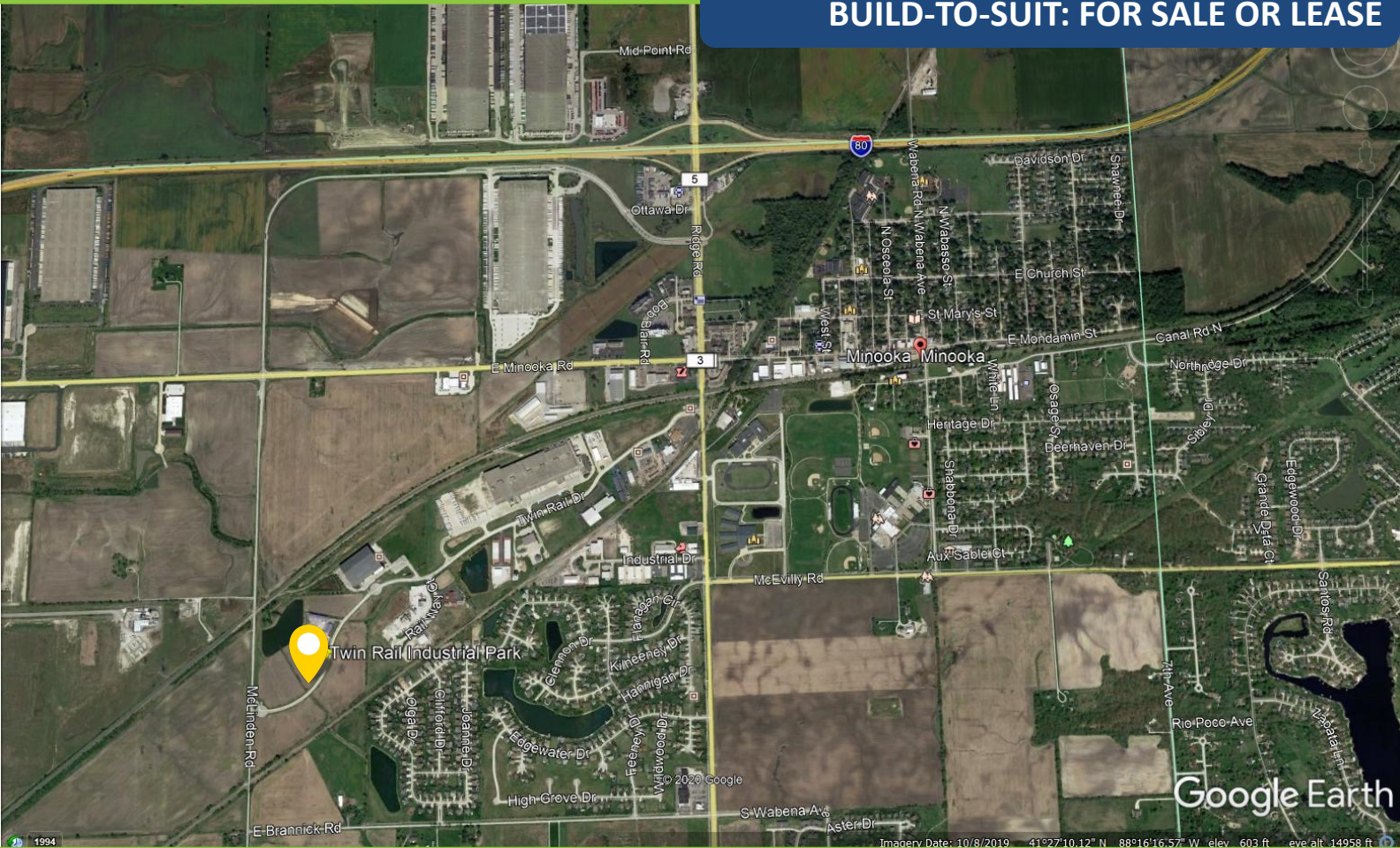
[www.entrecommercial.com](http://www.entrecommercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



# Minooka, IL - Twin Rail Industrial Park – 31+ Total Acres

**BUILD-TO-SUIT: FOR SALE OR LEASE**



## LOCATION

- Direct access to I-80/Ridge Road 4-way interchange
- 1.5 Miles from I80 / Ridge Road Interchange
- 6.5 Miles from I80 / I55 Interchange
- 16.5 Miles from CenterPoint Intermodal

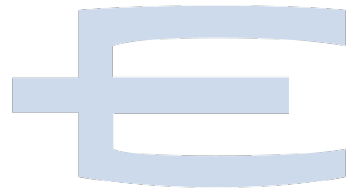


## Contact:

Mike Gazzola  
847-310-4277  
[mgazzola@entrecmercial.com](mailto:mgazzola@entrecmercial.com)

Jeff Locascio, SIOR  
708-705-3857  
[jeff@industrialbroker.net](mailto:jeff@industrialbroker.net)

Chris Wilbur  
708-860-8589  
[cwilbur@entrecmercial.com](mailto:cwilbur@entrecmercial.com)



[www.entrecmercial.com](http://www.entrecmercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC