

NOW AVAILABLE - PLAINFIELD IL

+/-45 - 352 acres (divisible)

Residential, Commercial, Industrial and/or Data Center Potential!
EAST OF RT 30, SOUTH OF 111TH & 119TH STREETS - PLAINFIELD, IL

700 new single family
and 55+ community

**+/-80 to 114
acres**
(separate owner /terms)

**+/-190
acres**

**+/-45
acres**

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

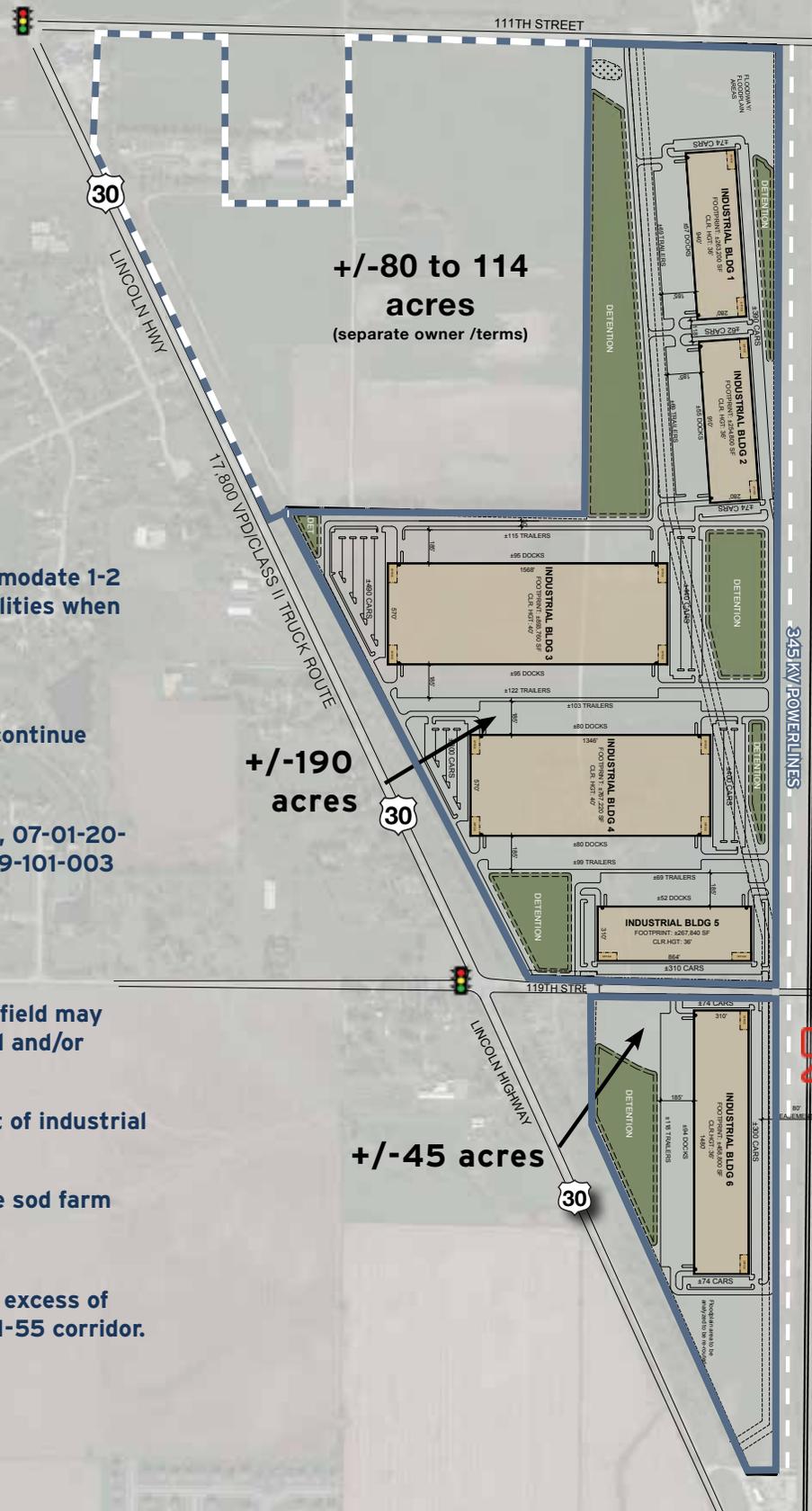
NOW AVAILABLE FOR SALE
 +/-45 to 352 Acres (Divisible) - Plainfield, IL



POTENTIAL CONCEPTUAL LAYOUT

Features & Amenities

- Only site in market that can accommodate 1-2 million square-foot distribution facilities when combined with adjacent site.
- Annexed into Plainfield
- Currently leased/can terminate or continue
- Public water and sewer nearby
- Parcel Numbers: 07-01-19-402-001, 07-01-20-100-003, 07-20-300-002, 07-01-29-101-003
- Taxes: \$12,398.82
- Pricing: Subject to Offer
- Currently zoned I-1 Industrial; Plainfield may alternatively be open to commercial and/or residential
- Approximately 3 million square feet of industrial product conceptually designed
- Flat topography, currently an active sod farm
- Potential CN rail service
- Only Industrial landsite available in excess of 200 acres west of Weber Rd in the I-55 corridor.



+/-80 to 114 acres
 (separate owner / terms)

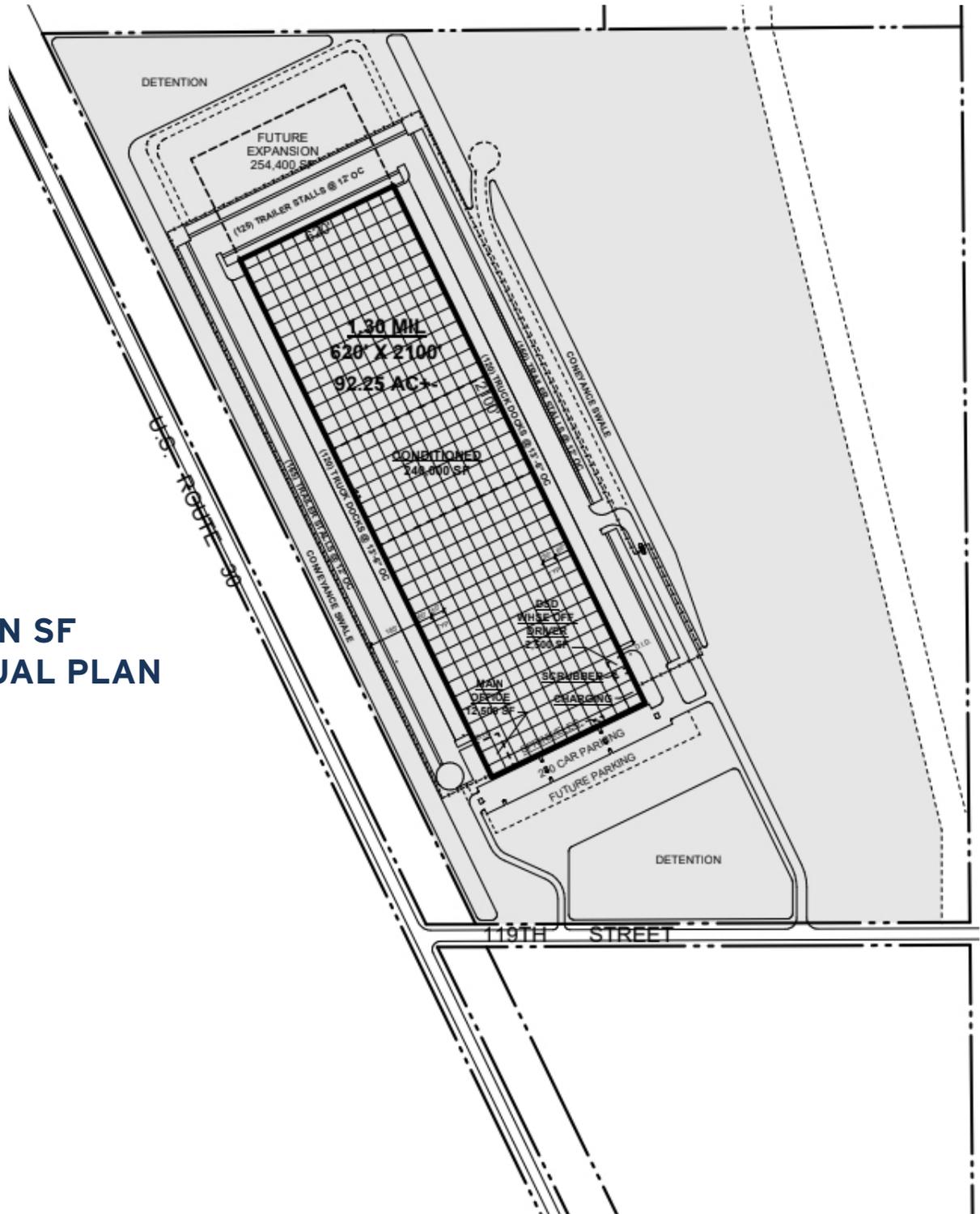
+/-190 acres

+/-45 acres

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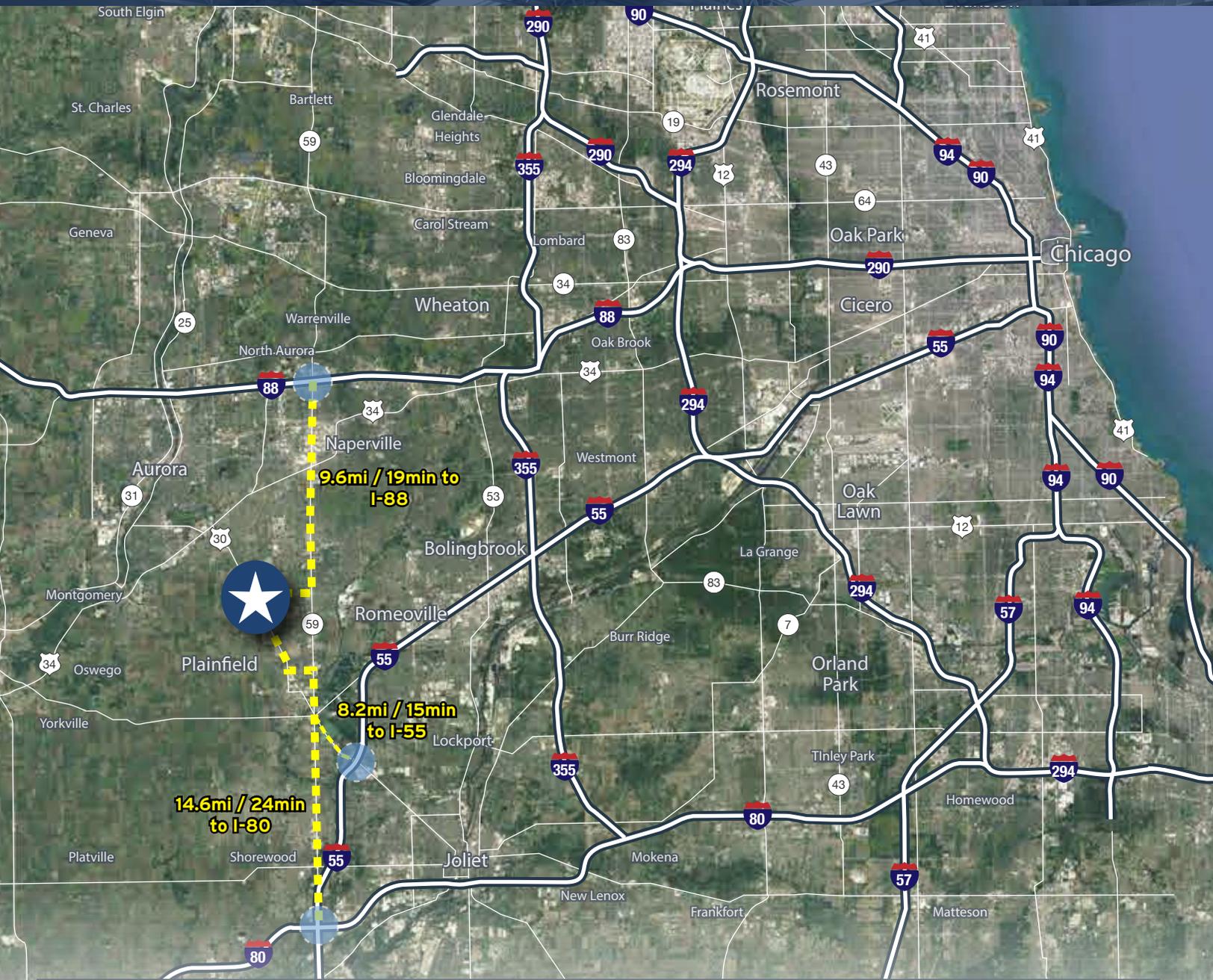


**1.3 MILLION SF
CONCEPTUAL PLAN**

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PROPERTY HIGHLIGHTS

- Strategic centralized location with direct highway access to multiple expressway systems and key transportation corridors
- Significant skilled labor force in close proximity
- Multiple ingress/egress areas available
- Located within the Oswego School District 308

- State, County and Municipal development incentives available
- Significant power infrastructure running along eastern perimeter of site.

Demographic Snapshot	1 miles	3 miles	5 miles
Population	3,509	55,081	150,873

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data center / industrial / commercial / residential

STRATEGIC LOCATION

DISTANCE (MILES)

- | | | | |
|------------|------|------------------|------|
| • Route 59 | 4.6 | • I-294 | 32.1 |
| • I-55 | 8.2 | • Midway Airport | 34.6 |
| • I-88 | 10 | • O'Hare Airport | 38.9 |
| • Route 47 | 11.8 | • I-94 | 39.2 |
| • I-80 | 14.6 | • Chicago | 41.3 |
| • I-355 | 21.7 | • I-57 | 45 |
| • I-90 | 29.4 | | |

INTERMODAL AND RAIL (MILES)

- | | |
|--------------------------|------|
| • CN Joliet | 16.6 |
| • UP Automotive Facility | 17.4 |
| • UP Global IV Joliet | 20.8 |
| • BNSF LPC Elwood | 28.2 |
| • CSX - Bedford Park | 30.3 |
| • UP Global II | 31.5 |
| • BNSF - Cicero | 34.8 |

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