

±35 - 352 acres
Now Available!
Plainfield, IL

Will County Development Opportunity

EAST OF RT 30, SOUTH OF 111TH & 119TH STREETS
PLAINFIELD, IL

700 new single family
and 55+ community

**+/-80 to 117
acres**
(separate owner/terms)

**±100-200
acres**

±35 acres

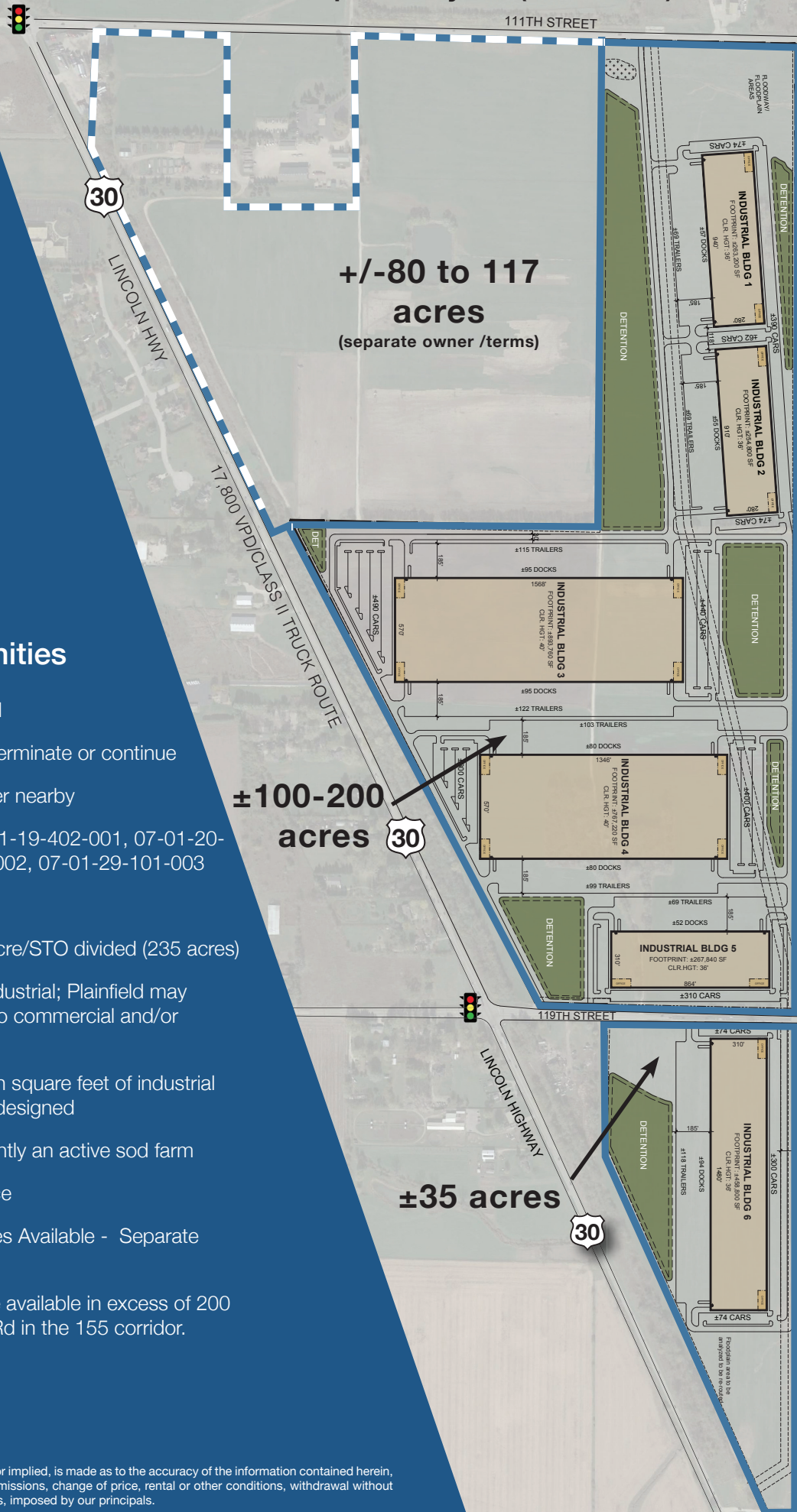
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ICGRE.com

Potential Conceptual Layout (235 Acres)



Features & Amenities

- 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 \$55,000/per acre/STO divided (235 acres)
- 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
- +/-117 Additional Acres Available - Separate Ownership
- Only Industrial landsite available in excess of 200 acres west of Weber Rd in the 155 corridor.



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Location 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

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

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Strategic Location

Distance (miles)

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

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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