

# NOW AVAILABLE FOR SALE OR LEASE

Mound Road - Joliet IL



## +/-58 - 123 ACRES

AVAILABLE ACREAGE

### PROPERTY HIGHLIGHTS

- Immediate proximity to Full I-80 and I-55 Interchanges
- Largest and heaviest zoned site available with immediate proximity to the Centerpoint Intermodal Center, the largest Inland Port in North America
- +/-3,500' of I-80 frontage
- I-2 Zoned; Heaviest Industrial Zoning permitted within Joliet
- Trailer Parking, Truck Terminals/Repair, Container and Outdoor Storage potential
- Public utilities adjacent to site
- Property Taxes: \$30,166.50 (2022 - both PINs)
- PINs: 05-06-24-100-010-0000 - 65.36 Acres  
05-06-24-300-008-0000 - 58.03 Acres
- Significant tax, energy, carbon emission credits potentially available
- Methane Recapture for significant income and energy creation opportunities, tax credits, etc
- Pricing: Subject to offer

**MICHAEL HAWRYLUK**

Managing Broker

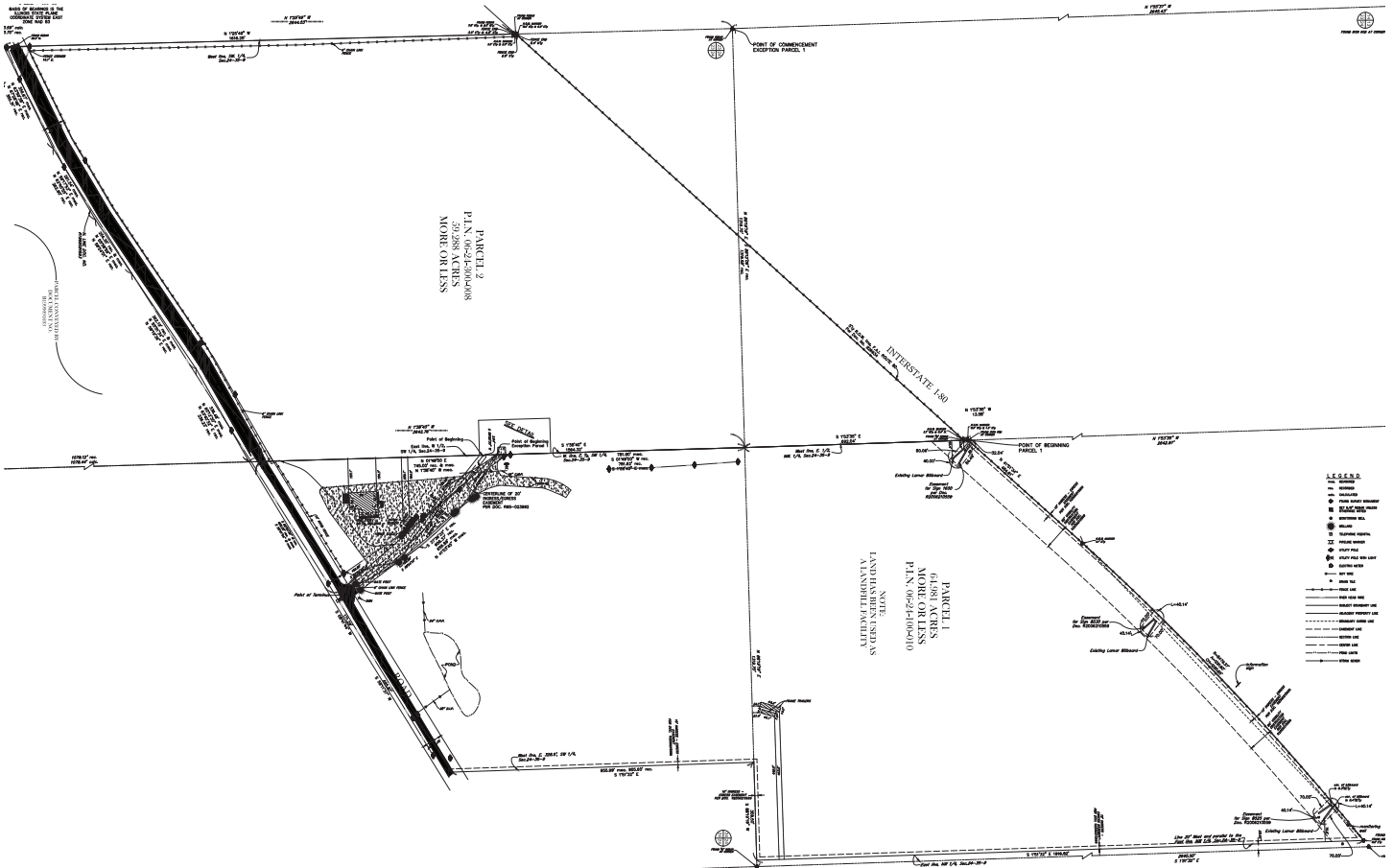
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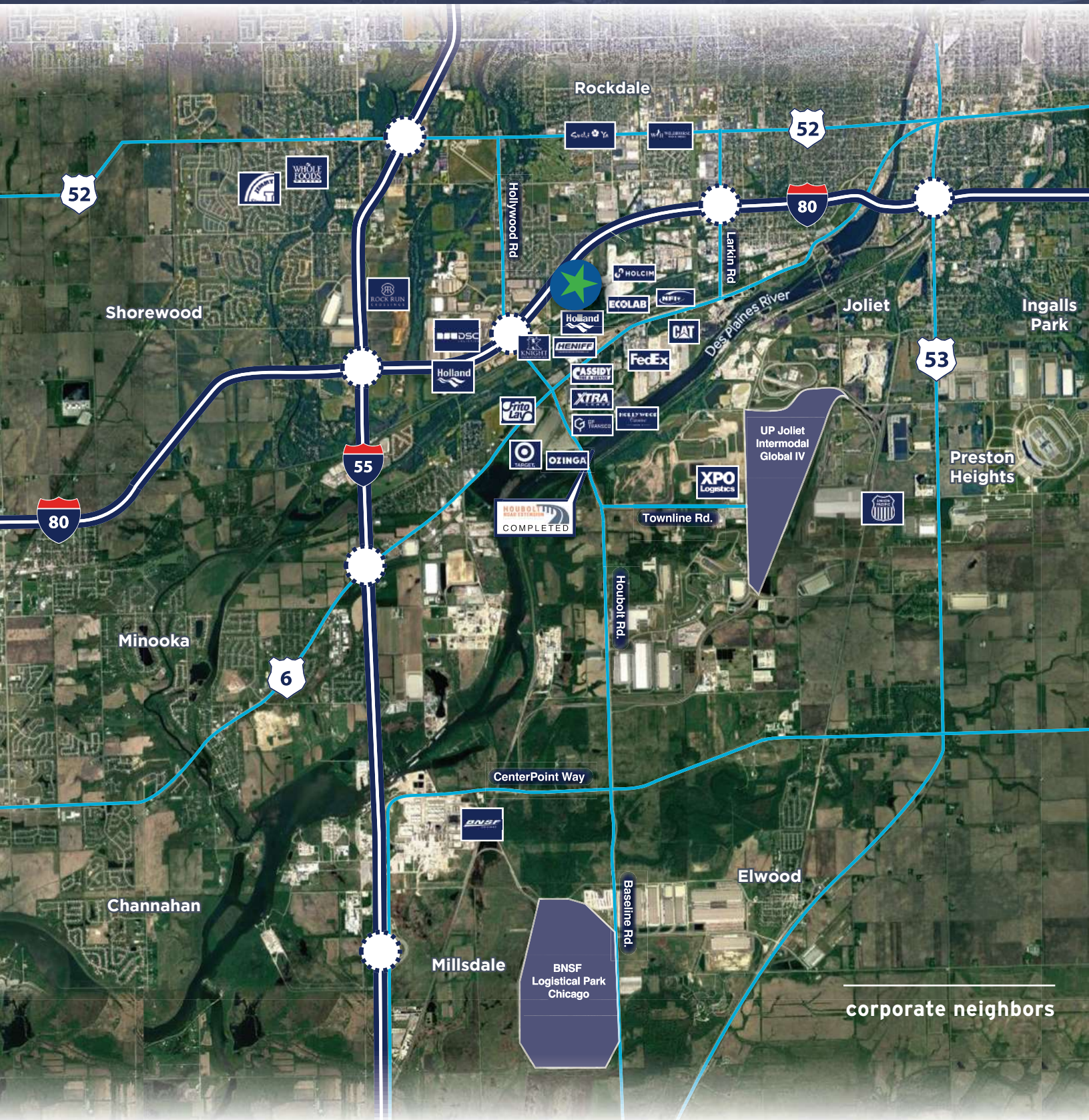
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## CONCEPTUAL TRUCK AND TRAILER LAYOUT W/REPAIR FACILITY



### DEVELOPMENT STANDARDS

Zoning:	Jurisdiction	Joliet, IL
	Zoning Designation	I-2

### PROJECT DATA

Site Summary:	Gross Site Area	5,416,755 SF	124.35 AC
	Stormwater Management	996,078 SF	@18%
	Net Site Area	4,420,677 SF	101.48 AC
Parking Summary:	Trailers	3,301 Stalls (Not Including Proposed Repair Facility)	
		3,175 stalls (w/Proposed 33,800 sf Repair Facility)	

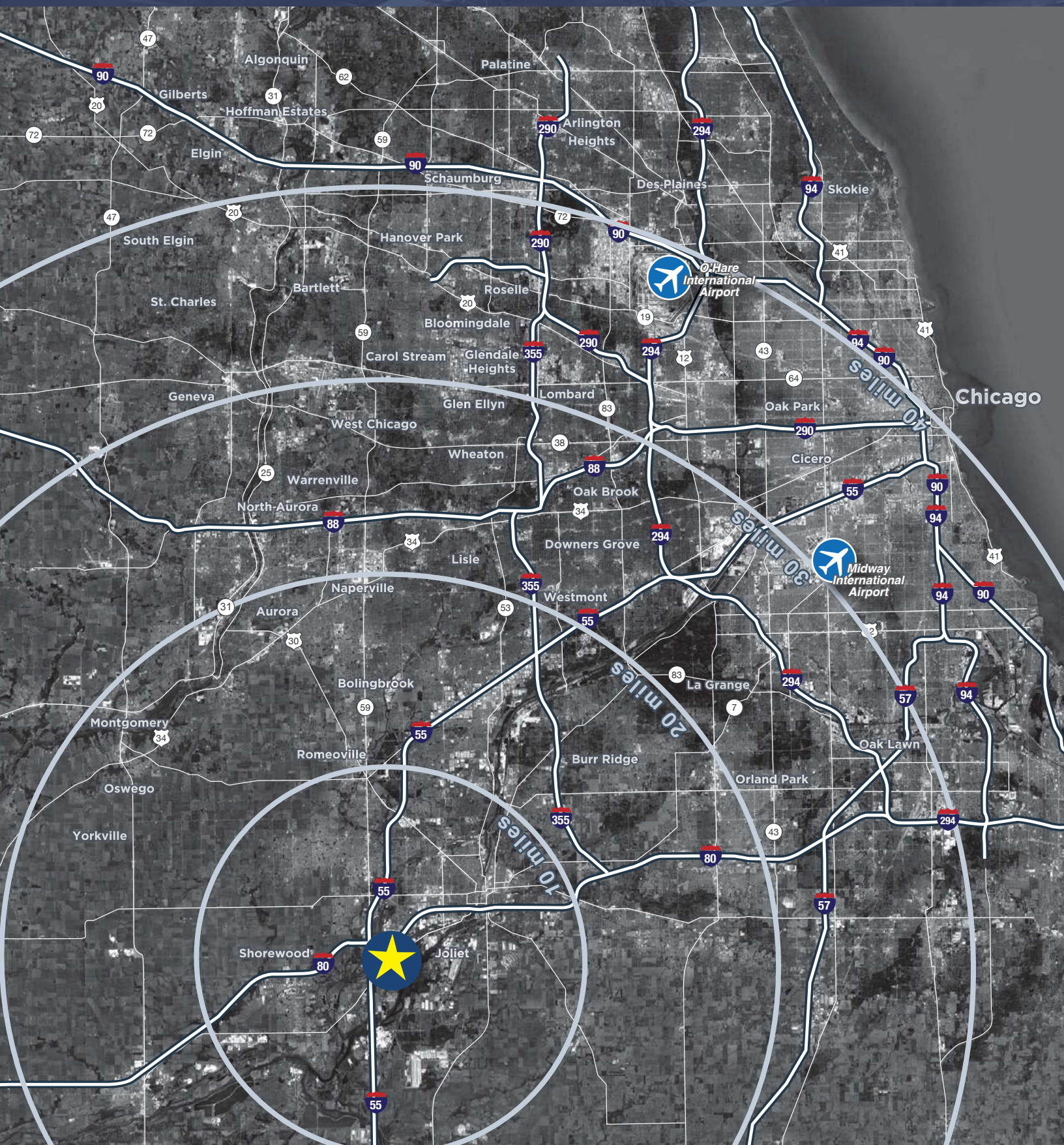
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