

±35 - 352 acres

Now Available!

Plainfield, IL

DEVELOPMENT OPPORTUNITY

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

700 new single family
and 55+ community

111TH ST

**+/-80 to 117
acres**

(separate owner /terms)

**±100-200
acres**

±35 acres

119TH ST

S 248TH ST

30

LINCOLN HWY

117TH ST

30

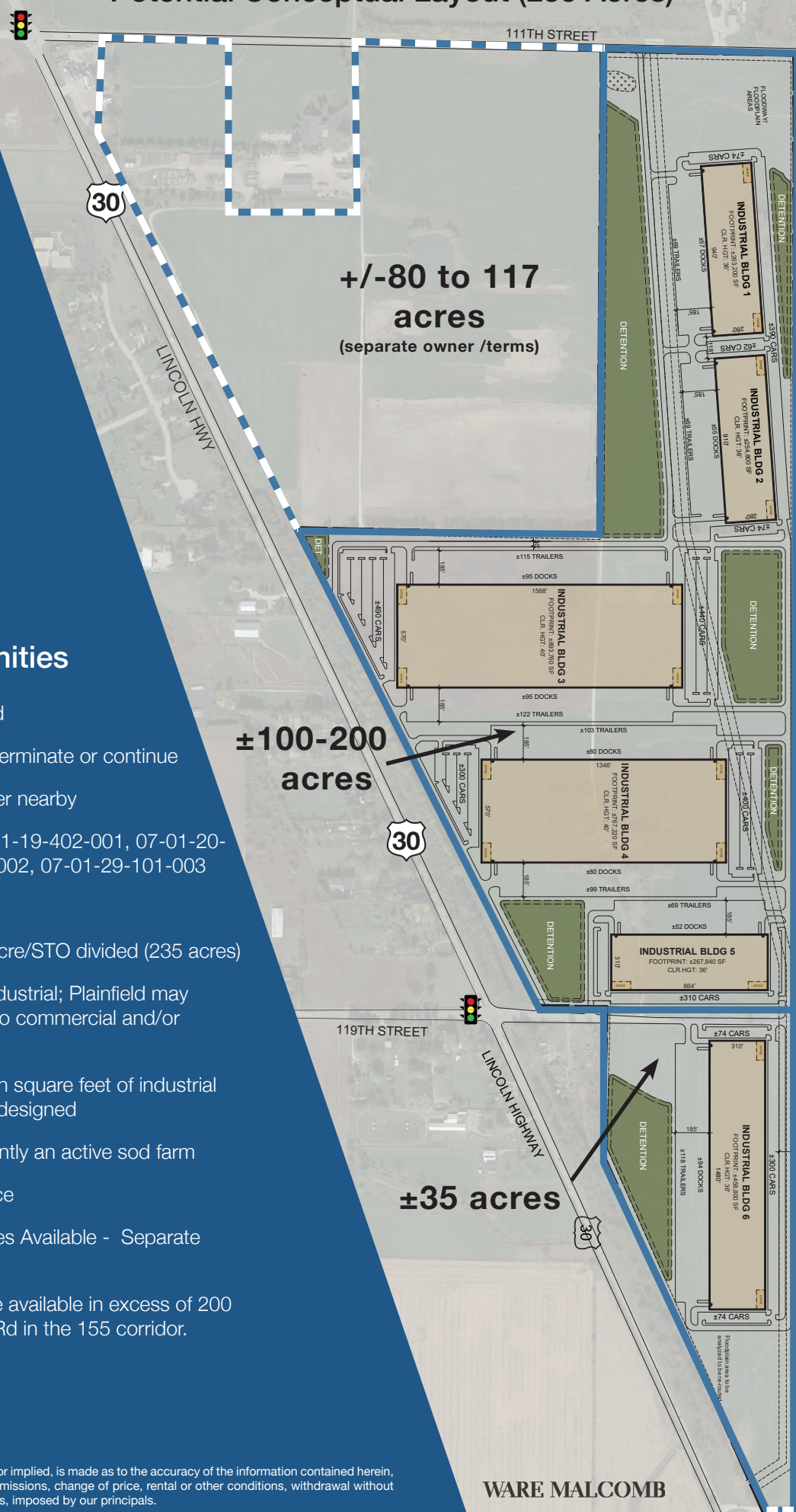
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Potential Conceptual Layout (235 Acres)



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.



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.

WARE MALCOMB



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PLAINFIELD, IL



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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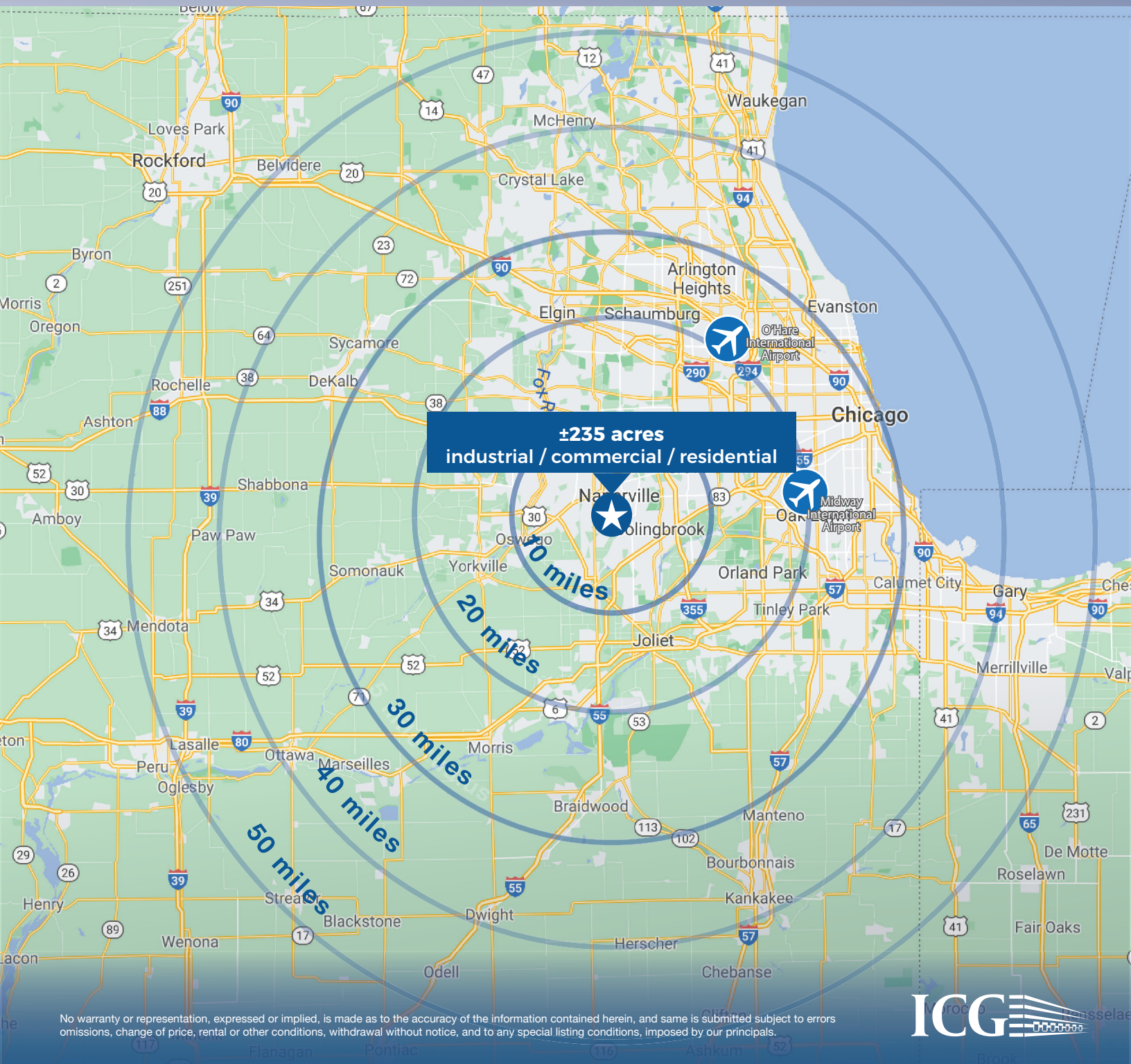
Strategic Location

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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