



STAR BUSINESS PARK LOCKPORT, IL



±165 ACRES (DIVISIBLE)

Available for Sale or Build to Suit



COMMERCIAL REAL ESTATE SERVICES

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±165 ACRES LOCKPORT, ILLINOIS

Location Highlights

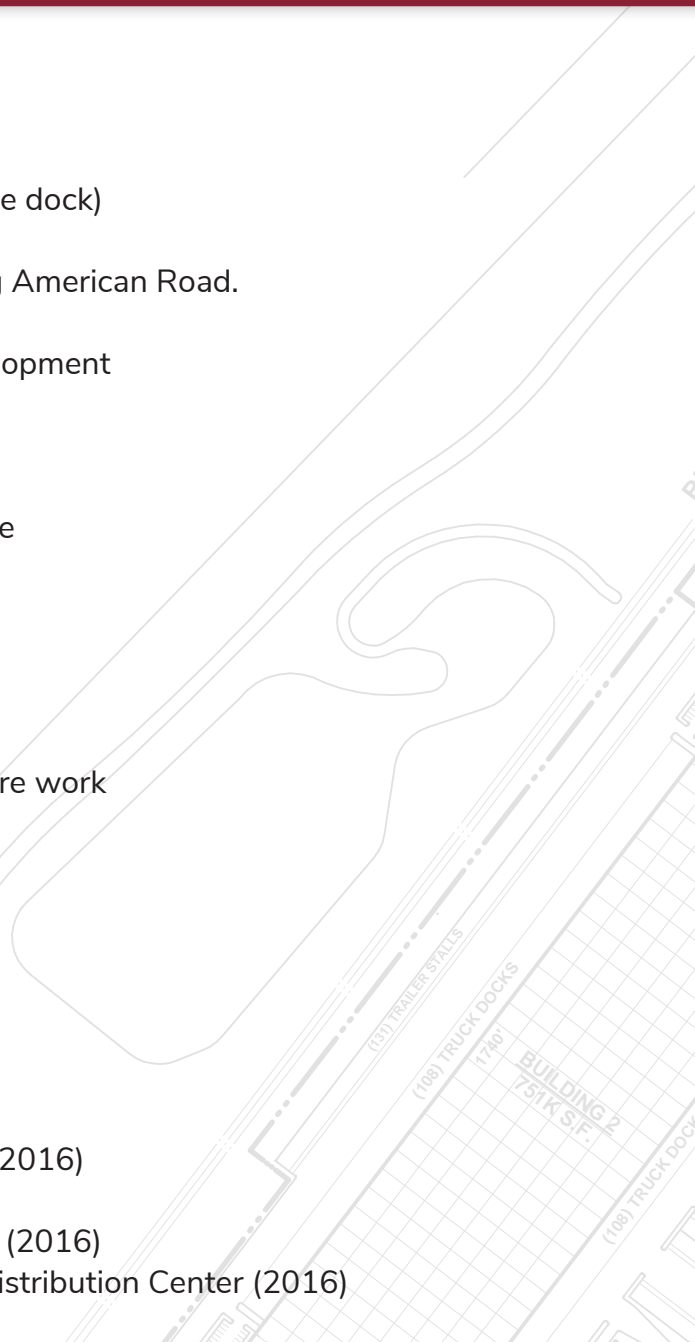
- BNSF Rail
- CN Rail
- Barge access along the Canal (including 2000' of barge dock)
- Large skilled labor pool
- Water, sewer, and lift station are within the park along American Road.
- Zoned M-1 & M-2 with restrictions
- Light manufacturing and warehouse distribution development
- Low Will County taxes
- Access to I-355 via Archer Avenue full interchange
- Signalized intersection at property entrance
- Potential second entrance at Lovell Lane / New Avenue
- Off-site detention
- Sale Price: \$11,000,000 – **PRICE REDUCED!**

Redevelopment Agreement / TIF

- Agreement goes through April 2032
- Allows for TIF funds for reimbursement of infrastructure work
 - Road Improvements
 - Utility Improvements
 - Bridge Improvements
- Supports downtown redevelopment and community
- Incentives for development and end users

Corporate Momentum in Lockport

- UPS – New 273,640 SF sorting facility (2016)
- LG Electronics – New 363,224 SF distribution facility (2016)
- RJW – New 512,265 SF distribution facility (2016)
- Julian Electric – New 175,000 SF headquarters facility (2016)
- Illinois Industrial Tool – New 166,092 SF Wholesale Distribution Center (2016)



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LOCKPORT, ILLINOIS – WILL COUNTY

Driving Distances from Lockport

- I-355 via Archer Avenue ±3.5 miles
- BNSF Elwood Intermodal ±17 miles
- UP Joliet Intermodal ±11 miles
- Downtown Chicago ±35 miles
- Midway Airport ±28 miles
- O'Hare Airport ±36 miles



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