

17326 New Lenox Rd Unincorporated Will Co., Illinois

**2 BUILDINGS on
10.79 ACRES YARD**



SITE SPECIFICATIONS:

Site Area: 10.79 Acres
(±9.09 Net Usable Acres)

Building 1: ±5,800 SF Total
100% office showroom

Building 2: ±2,000 SF
60' deep
2 Drive-in Doors

Sale Price: \$1,900,000

Lease Rate: \$13,000 NNN

Taxes: \$27,788.06

Lot:

- Fenced
- Gravel

**Cell Tower & Related Access
Easements Not Included**



I-80 FRONTAGE / VISIBILITY



View From Highway



View From New Lenox Rd

17326 New Lenox Rd

Unincorporated Will County, Illinois

FOR SALE

LOCATION:

I-80 & Briggs	0.25 Miles
I-80 & Route 30 Interchange	3.00 Miles
I-80 & S Chicago Street	3.40 Miles
I-80 & I-355 Interchange	5.00 Miles
I-80 & I-55 Interchange	8.00 Miles



HIGHLIGHTS:

- I-80 Frontage
- Daily traffic count 93,200 cars
- Large yard
- Will County Taxes
- Perfect for:
 - Truck Dealership
 - Equipment Dealership
 - Landscaping Companies
 - Heavy Yard Users