



REDEVELOPMENT OPPORTUNITY

±31.27 ACRES FOR SALE

109 E. OHIO STREET | JOLIET, IL 60432

ALEX GENOVA
847.588.5648
alex.genova@transwestern.com



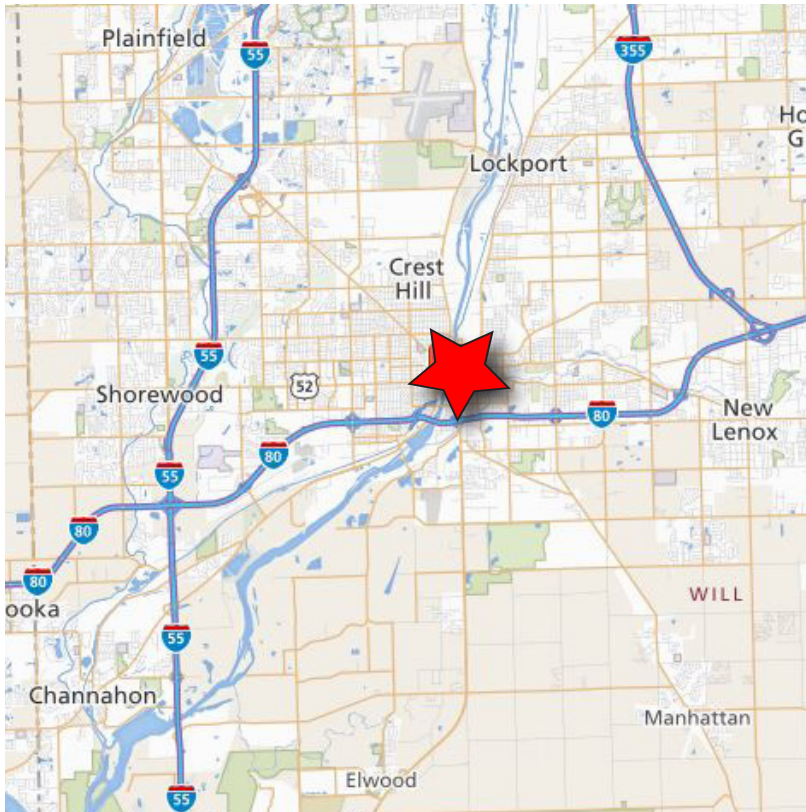
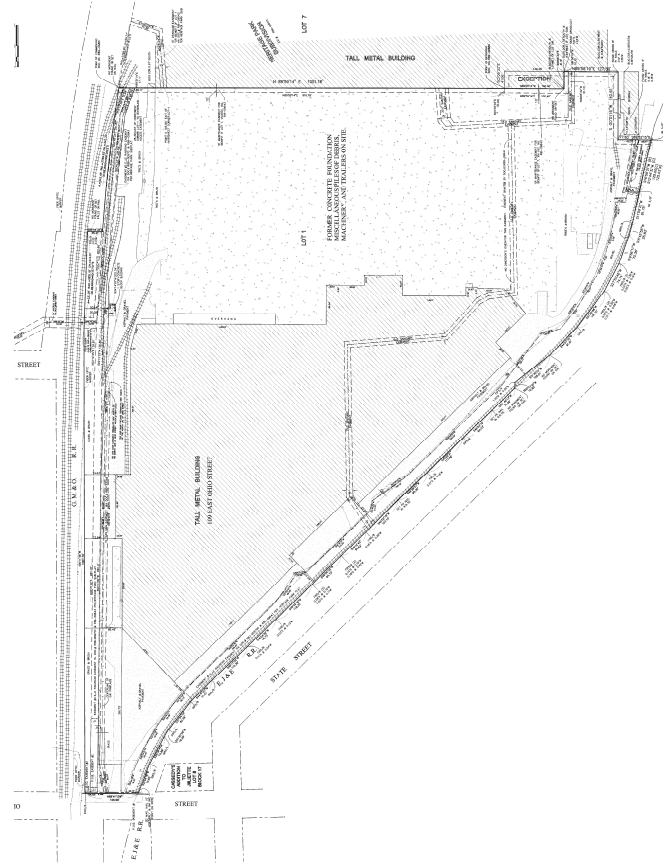
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SPECIFICATIONS

- ±500,000 SF industrial building on ±31.27 AC of land
- Economic development incentives available
- Ceiling Height: 22' to 30'
- Construction: primarily steel
- Loading: 22 interior docks & 8 DIDs
- Power: 3000 amps / 480 volts
- Parking: 100+
- This is a redevelopment opportunity - building is uninsulated, unsprinklered, and unheated
- Sale Price: \$4,500,000



HIGHLIGHTS

- Former US Steel facility
- Zoned I2 General Industrial
- Close proximity to Joliet Intermodal
- Redevelopment Opportunity

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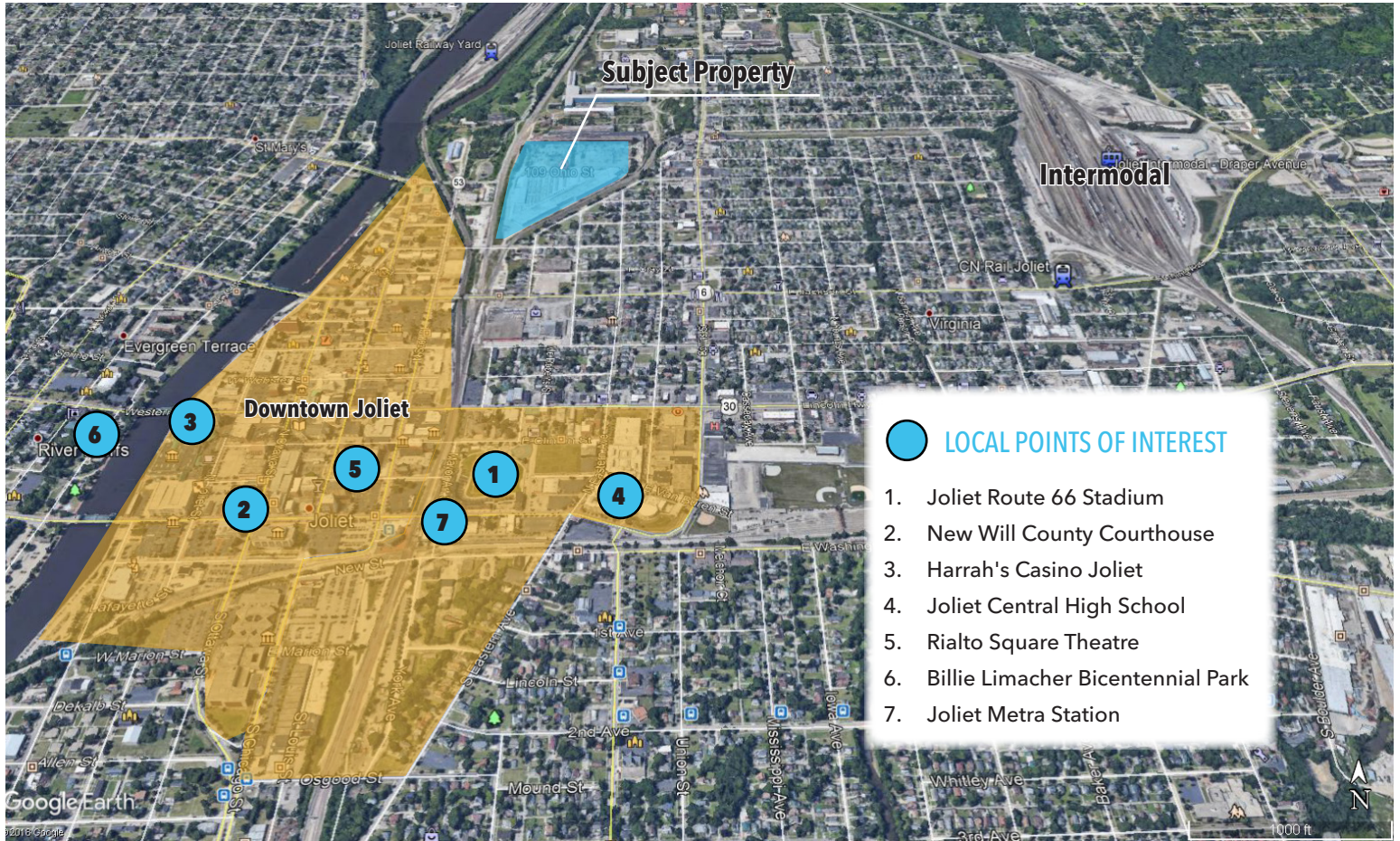
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AREA PROFILE



KEY DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
POPULATION:	17,868	91,647	161,047
MEDIAN AGE:	29	33	36
MEDIAN HOUSEHOLD INCOME:	\$40,494	\$57,718	\$72,430
HOUSEHOLDS:	5,132	30,114	56,116

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