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109 E. OHIO STREET | JOLIET, IL 60432

847.588.5648 alex.genova@transwestern.com

±31.27 AC FOR SALE

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±500,000 SF industrial building on ±31.27
AC of land

• Economic development incentives available

• Ceiling Height: 22' to 30'

Construction: primarily steel

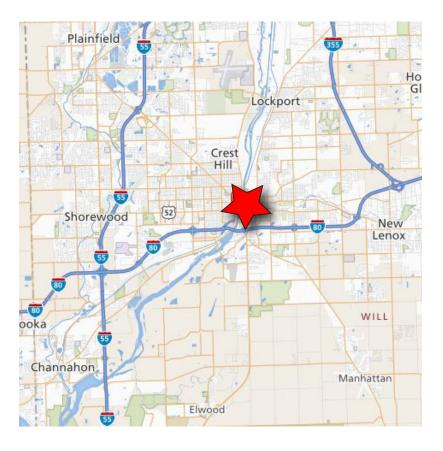
Loading: 22 interior docks & 8 DIDs

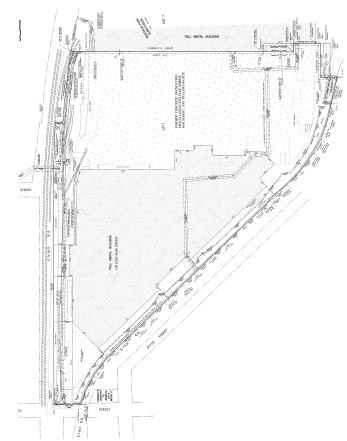
Power: 3000 amps / 480 volts

Parking: 100+

 This is a redevelopment opportunity - building is uninsulated, unsprinklered, and unheated

Sale Price: \$4,500,000





GHLIGHTS

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

ALEX GENOVA

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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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