

101 AC JOLIET INDUSTRIAL SITE

**Spencer Road
Joliet IL**

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.

GOODWIN



County:	Will
Township:	New Lenox
Gross Land Area:	101 total acres
Property Type:	Land ready to be zoned I-1
Possible Uses:	Industrial Development
Total Investment:	\$8,332,500
Unit Price:	\$82,500 per acre
Buildings:	Old farm builds on the property
Utilities:	Utilities are at the site
Zoning:	In the path for Industrial Zoning



Excellent industrial property. In the path to be zoned I-1 by the City of Joliet. The parcel is on the south side of Spencer road across from the Cherry Hill Business Park.

- 101 Total Acres
- Site plan for up to 1,551,000 Square feet of Industrial buildings
- Utilities are at or near the site
- Real-estate taxes are \$4,280
- Near the UP Inter-modal terminal
- Easy access to I-80, I-55, I-355, I-57
- Level land is easy for future development
- Road improvements required
- Sewer & Water recapture in place

LOCATION MAP OF INDUSTRIAL SITE WITH 101 ACRES



AERIAL MAP

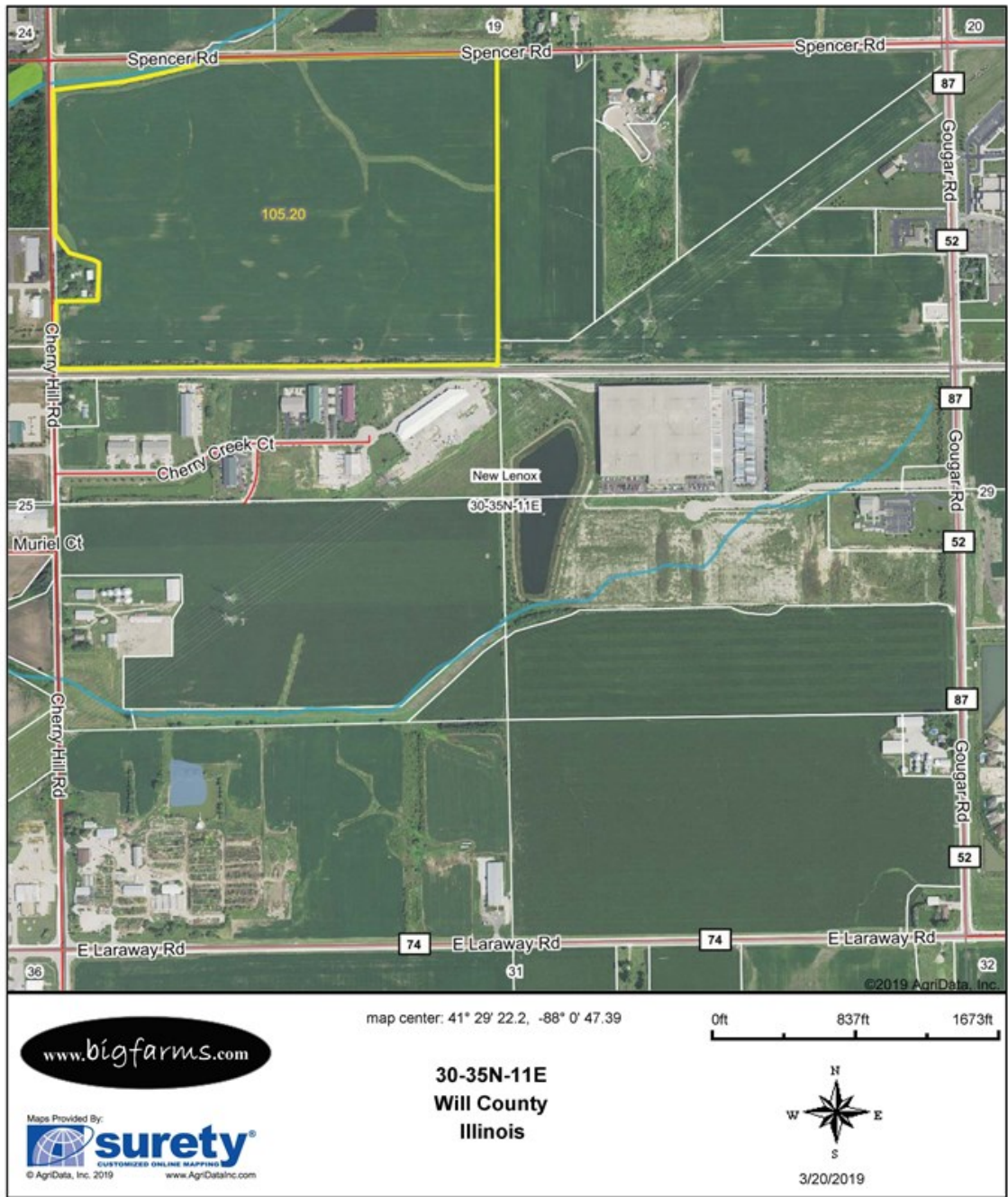


AERIAL OF JOLIET INDUSTRIAL LAND

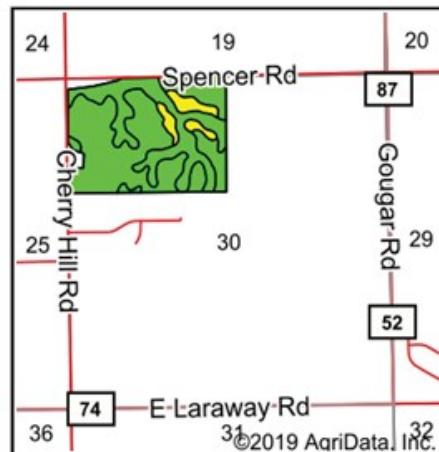
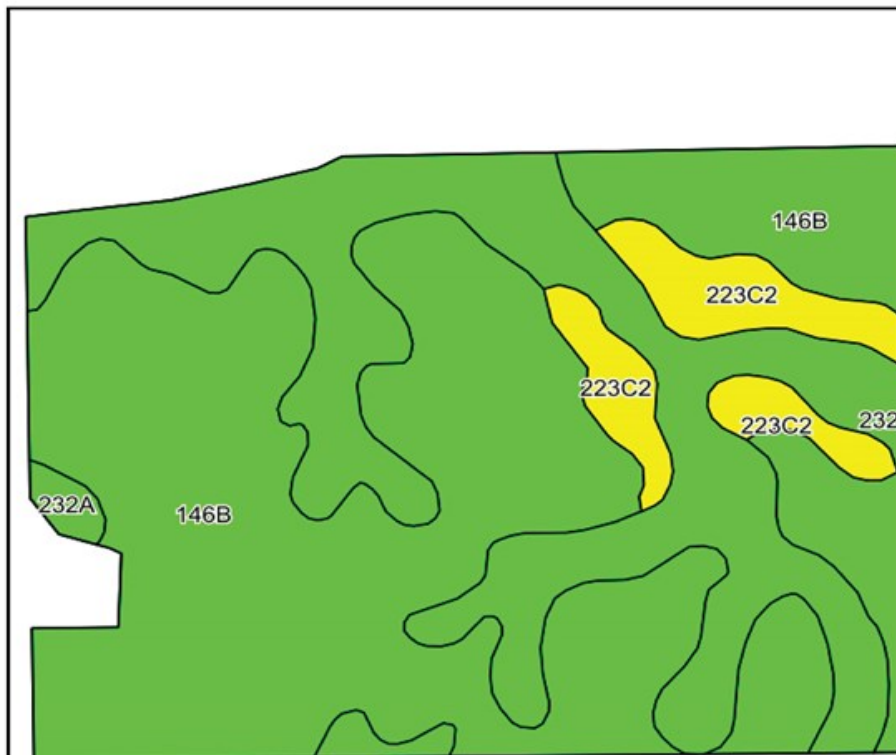


FSA MAP

Aerial Map



SOIL MAP OF JOLIET INDUSTRIAL SITE



State: **Illinois**
County: **Will**
Location: **30-35N-11E**
Township: **New Lenox**
Acres: **105.2**
Date: **3/20/2019**

www.bigfarms.com

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Soils data provided by USDA and NRCS.

Maps Provided By:

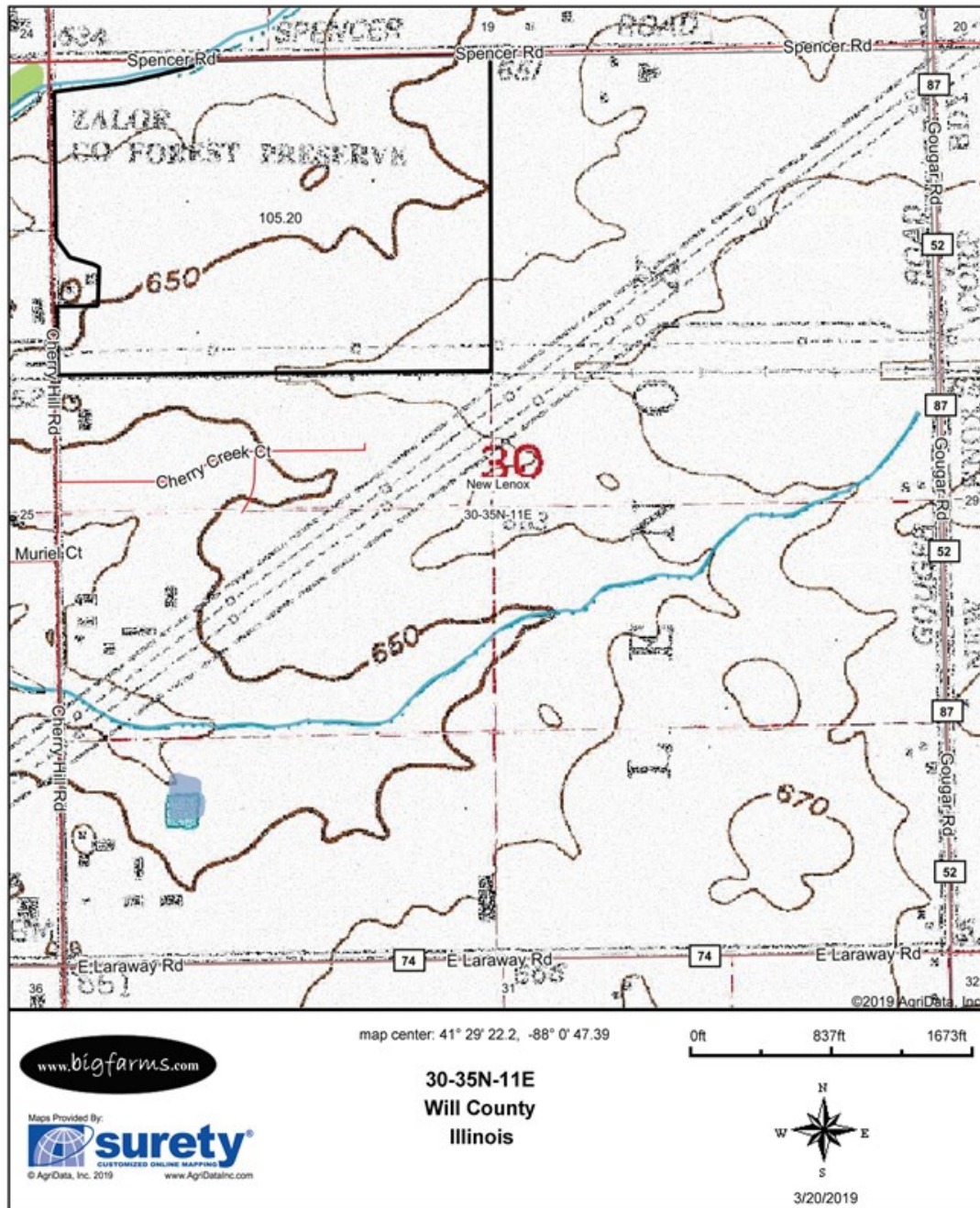


Area Symbol: IL197, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	66.08	62.8%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	31.80	30.2%		170	56	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	7.32	7.0%		**150	**48	**110
Weighted					166.1	54.2	123.9

TOPOGRAPHICAL MAP

Topography Map



MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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