

Cherry Hill Rd Industrial Site, 11.9 Acres  
22645 S. Cherry Hill Road  
Joliet IL 60433



# CHERRY HILL RD INDUSTRIAL SITE, 11.9 ACRES

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Joliet IL 60433

For more information contact:

Mark Goodwin  
815-741-2226  
mgoodwin@bigfarms.com



<b>County:</b>	Will
<b>Township:</b>	New Lenox
<b>Gross Land Area:</b>	11.91 Acres or 518,800 Square Feet
<b>Property Type:</b>	Vacant Industrial Land
<b>Possible Uses:</b>	Formerly a concrete mixing plant
<b>Total Investment:</b>	\$790,000.00
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Natural Gas, Electric
<b>Zoning:</b>	General Industrial by Will County



Zoned I-2 by Will County and ready for industrial use. Great location in Will County with easy access to all the major highways. Many potential uses. Detention is built, concrete road and pad in place. Gated entry. Great location at the corner of Cherry Hill road and Rt. 52. Seller is willing to remove any portion or all of the concrete pad currently on the site.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Cherry Hill Rd Industrial 11.91 Acres  
**Tax ID Number/APN:** 15-08-31-100-018-0000  
**Possible Uses:** Many potential uses for this site. Formerly a concrete plant. Concrete drive to large concrete pad at the back end of the property. Outdoor storage is one of many potential uses.  
**Zoning:** General Industrial by Will County  
**Sale Terms:** Cash sale or Land lease

### AREA & LOCATION

**School District:** Union Grade School District 81  
Joliet Township High School District 204  
**Market Type:** Suburban Industrial area  
**Location Description:** Great location with access to Rt. 52. Near the Will County Sheriff department and the Will County forest preserve offices. Just south of the Laraway road corridor of industrial warehousing and near the Joliet Center Point Inter-modal. The Cherry Hill Industrial Park is two miles north.  
**Site Description:** Level land, gated entry with concrete drive small detention pond and large concrete pad at the rear of the site.  
**Side of Street:** SE corner of Cherry Hill and Rt. 52  
**Highway Access:** Easy access to major highways, I-80 is 2.75 miles north, 3 miles to Rt. 53, I-55 & I-355 are also close to site as well as the future Illiana expressway.  
**Road Type:** Rt. 52 & Cherry Hill roads are Asphalt.  
**Property Visibility:** Excellent from both Rt. 52 & Cherry Hill Road  
**Largest Nearby Street:** Rt. 52 with direct access north to I-80.  
**Transportation:** Easy access to many highways, I-80, I-57, I-355 & I-55. Joliet and New Lenox both have Metra commuter train stops.

### LAND RELATED

**Lot Frontage (Feet):** 249 Feet of frontage on Cherry Hill Road  
**Lot Depth:** 1296 feet deep  
**Buildings:** No Buildings, but concrete pad on property. Sellers is able to remove any portion or all of the concrete if needed.  
**Zoning Description:** General Industrial zoning by Will County  
**Flood Plain or Wetlands:** None, flood plain map included with this brochure  
**Topography:** Level  
**Available Utilities:** Electric and Natural gas. Well has been capped and septic system unknown if functional.

### FINANCIALS

**Finance Data Year:** 2015  
**Real Estate Taxes:** \$1,795 total real-estate tax bill  
**Investment Amount:** \$790,000 sale price or sell will consider a ground lease.

### LOCATION

**Address:** 22645 S. Cherry Hill Road, Joliet Illinois 60433  
**County:** Will

AERIAL MAP OF CHERRY HILL 11.91 ACRES

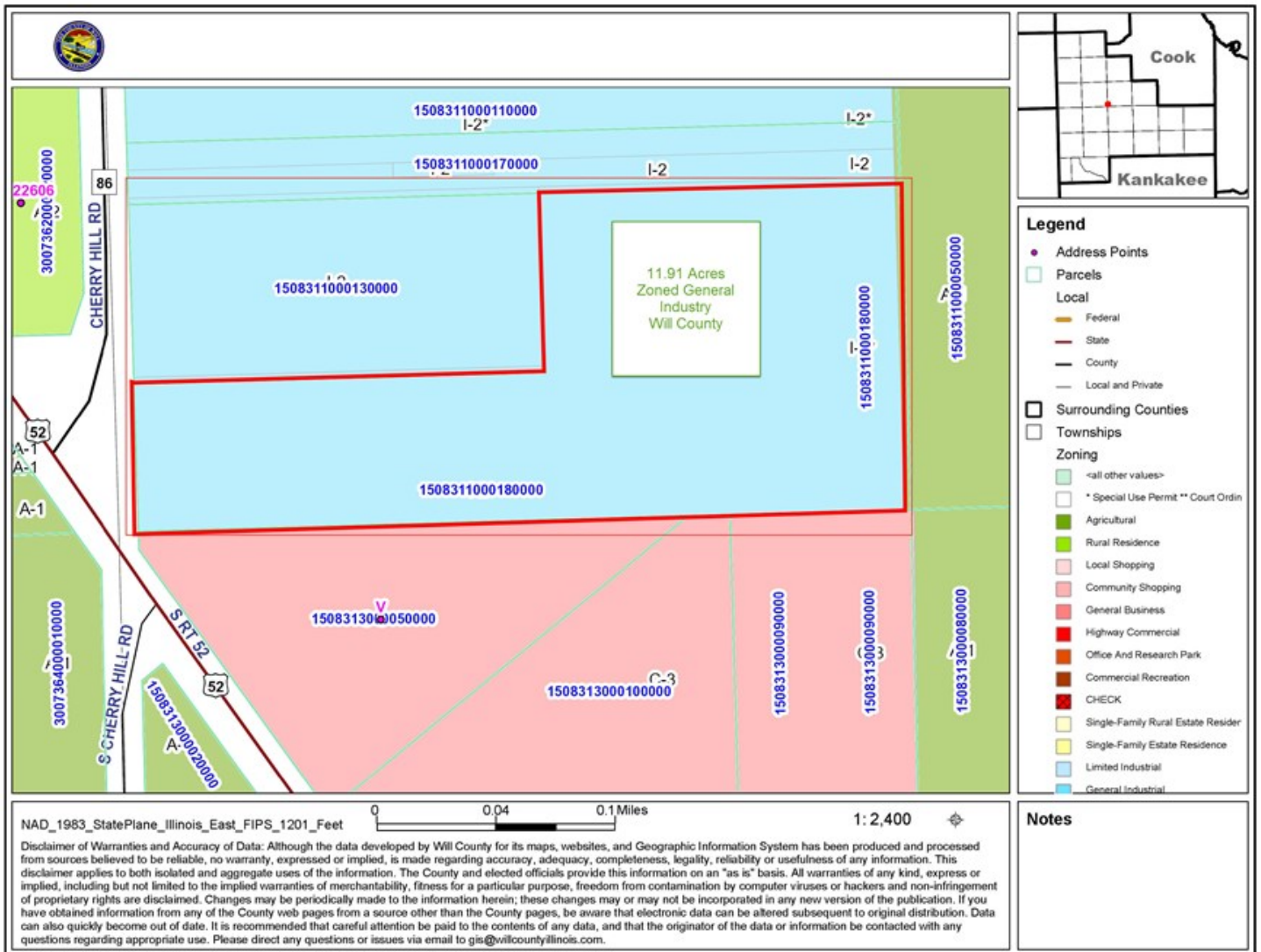




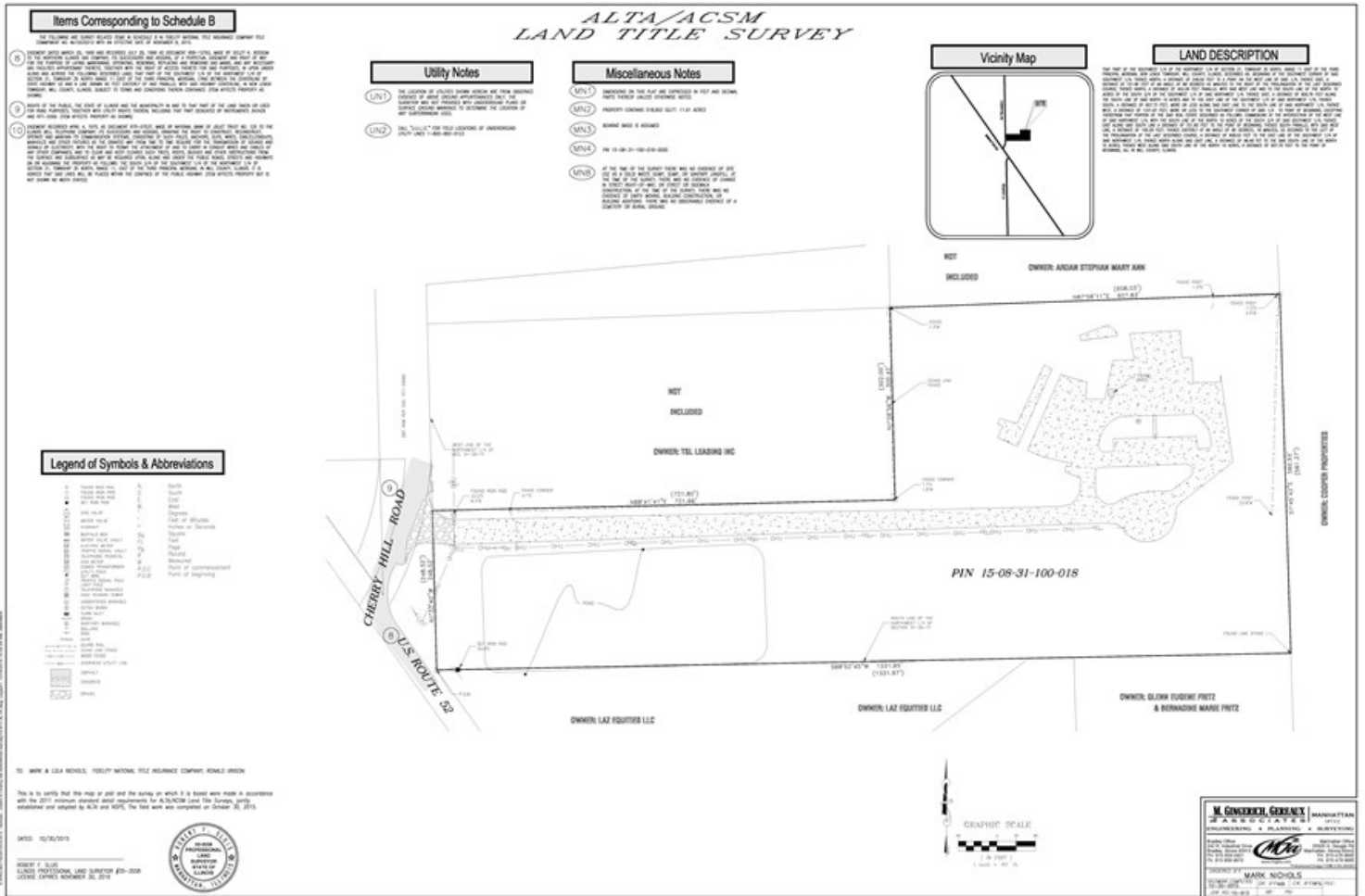
GENERAL LOCATION MAP OF CHERRY HILL ROAD 11.91 ACRES INDUSTRIAL ZONED LAND



11.91 AC ZONING MAP, WILL COUNTY ILLINOIS



ALTA SURVEY OF 11.91 ACRES AT CHERRY HILL ROAD AND RT. 52

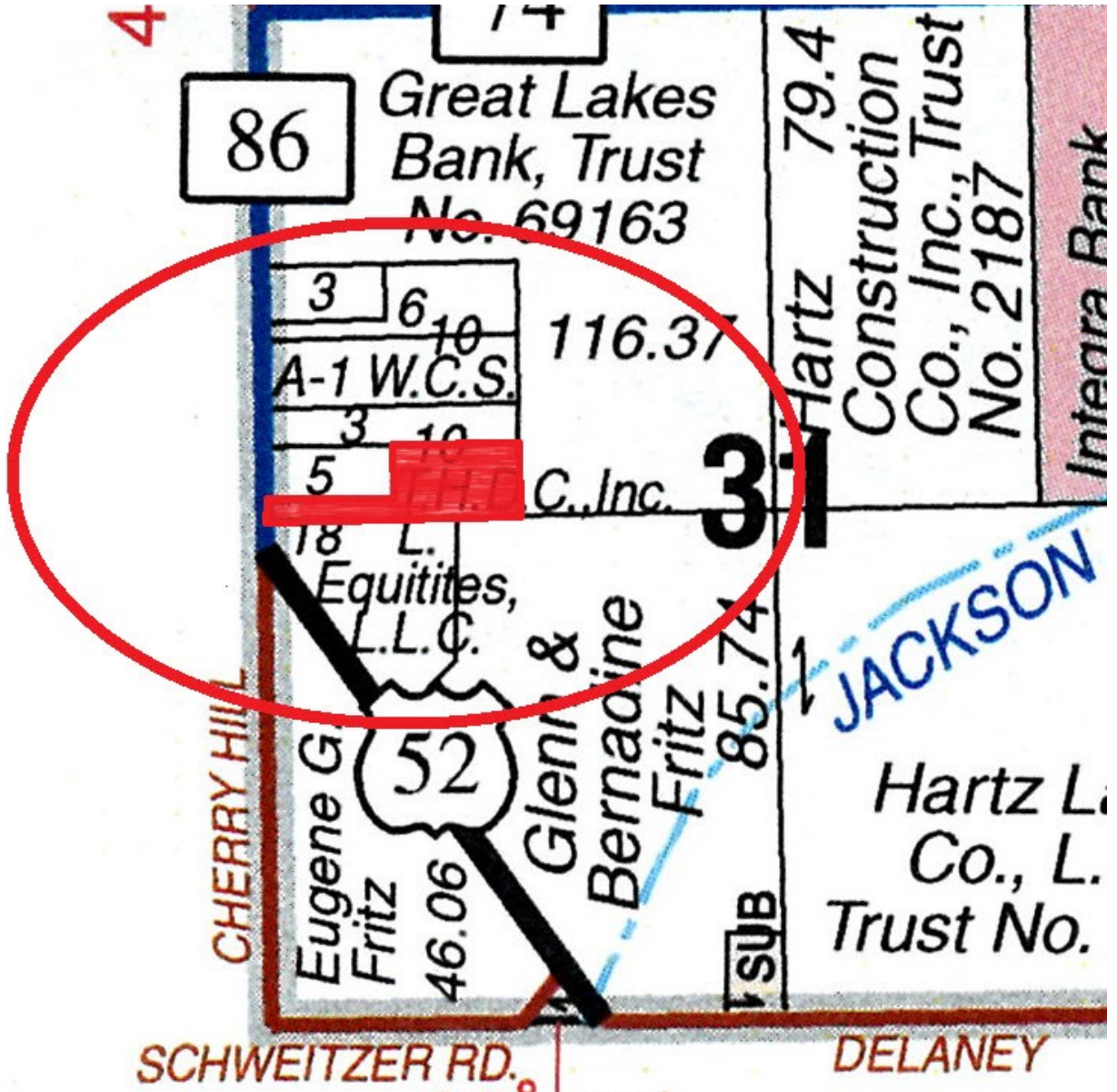




ENLARGED VIEW OF CHERRY HILL 11.91 ACRES OF INDUSTRIAL LAND

2230

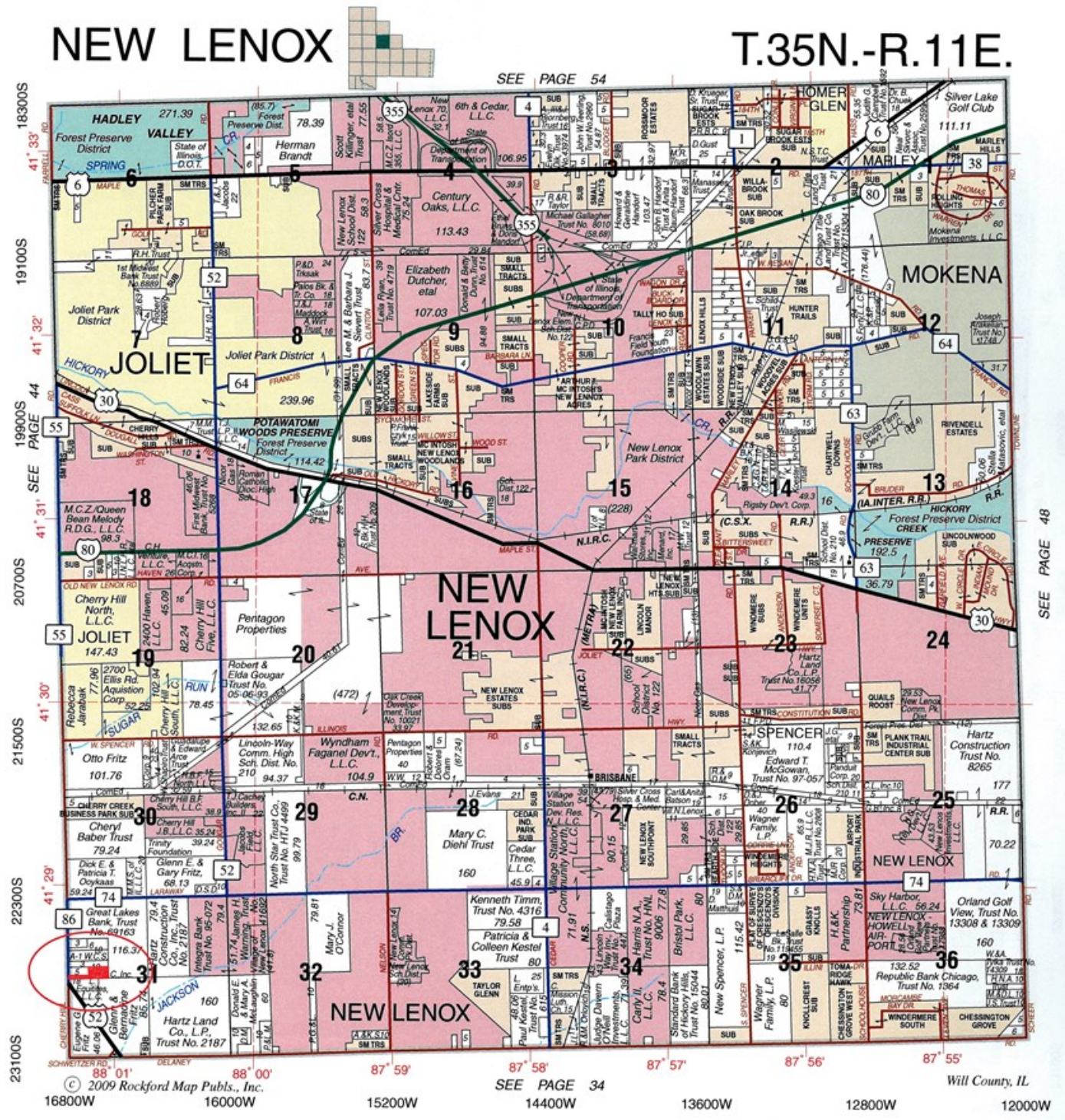
STUUS



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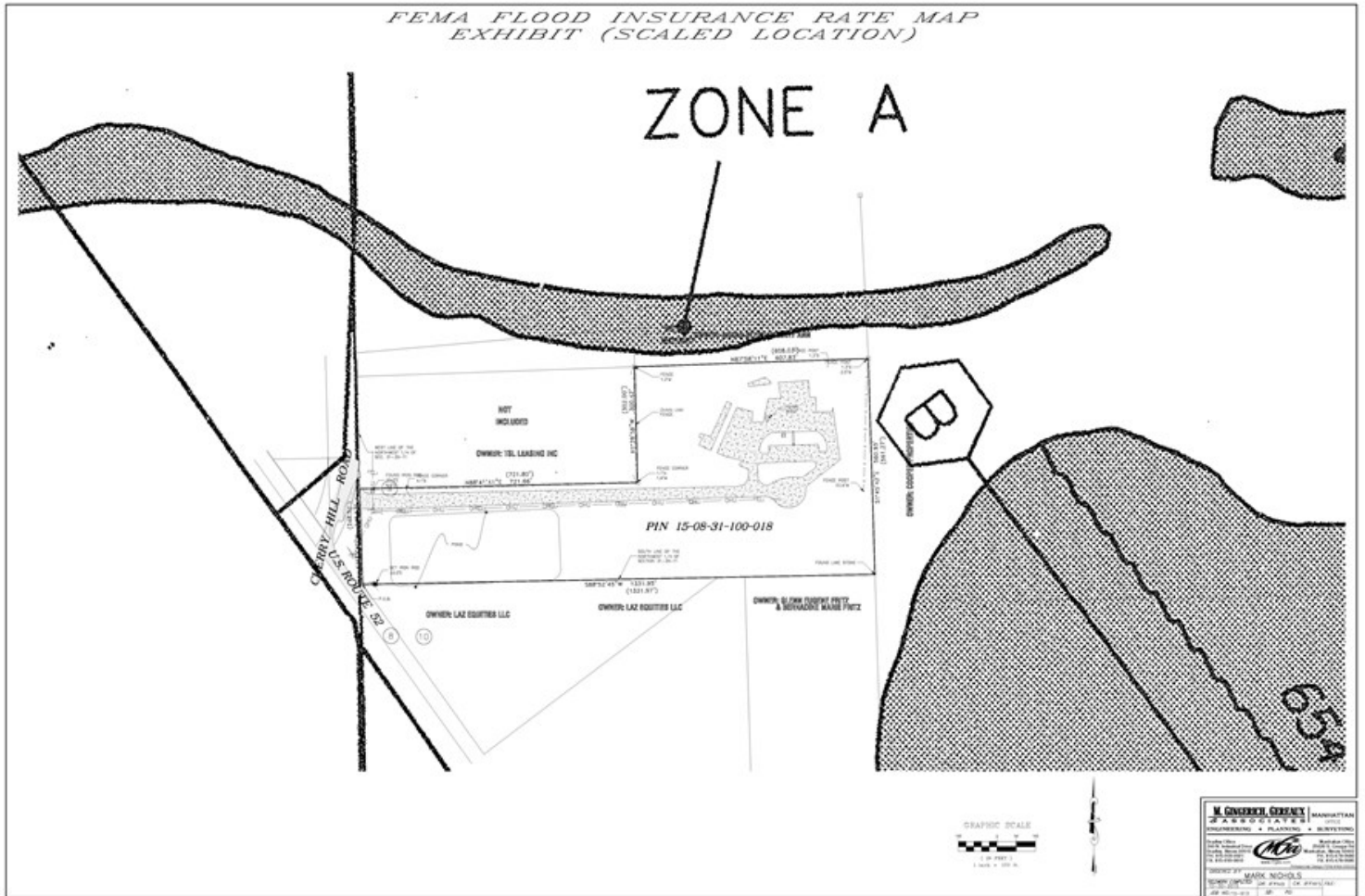
CHERRY HILL 11.91 AC PLAT MAP



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FEMA FLOOD MAP OF CHERRY HILL 11.9 ACRES



## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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

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