

**±35 - 235 acres**  
**Now Available!**  
**Plainfield, IL**

## DEVELOPMENT OPPORTUNITY

EAST OF RT 30, SOUTH OF 111<sup>TH</sup> & 119<sup>TH</sup> STREETS  
PLAINFIELD, IL

700 new single family  
and 55+ community

111<sup>TH</sup> ST

**CENTRAL**  
SOD FARMS, INC.

30

LINCOLN HWY

17,800 VPD

119<sup>TH</sup> ST

**±100-200  
acres**

**±35  
acres**

30

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111TH STREET

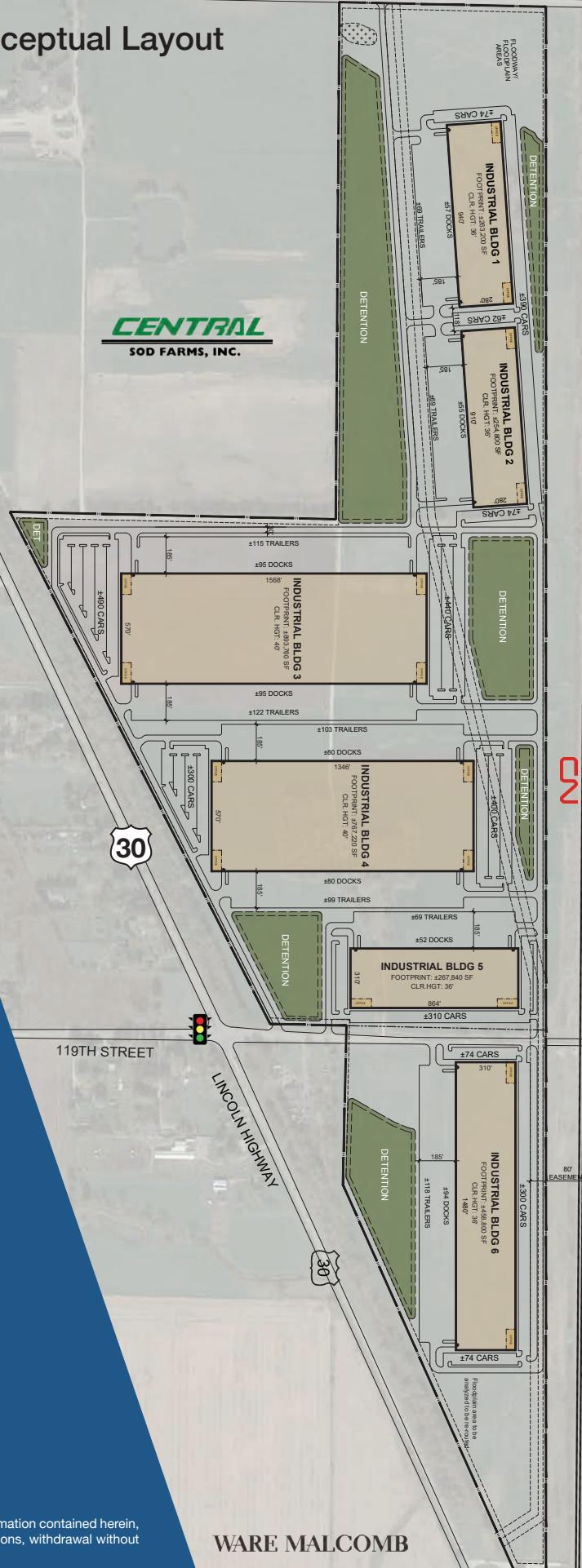
## Industrial Conceptual Layout

30

LINCOLN HWY

**CENTRAL**  
SOD FARMS, INC.

CN



## Features & Amenities

- Annexed into Plainfield
- Currently leased/can terminate or continue
- Public water and sewer nearby
- Parcel Numbers: 07-01-19-402-001, 07-01-20-100-003, 07-20-300-002, 07-01-29-101-003
- Taxes: \$12,398.82
- Pricing \$55,000/acre/STO divided
- Currently zoned I-1 Industrial; Plainfield may alternatively be open to commercial and/or residential
- Approximately 3 million square feet of industrial product conceptually designed
- Flat topography, currently an active sod farm
- Potential CN rail service



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

WARE MALCOMB



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**Now Available!**

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**PLAINFIELD, IL**



### Location Highlights

- Strategic centralized location with direct highway access to multiple expressway systems and key transportation corridors
- Significant skilled labor force in close proximity
- Multiple ingress/egress areas available
- Located within the Oswego School District 308
- State, County and Municipal development incentives available

| Demographic Snapshot | 1 miles | 3 miles | 5 miles |
|----------------------|---------|---------|---------|
| Population           | 3,509   | 55,081  | 150,873 |

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**ICG**

# Strategic Location

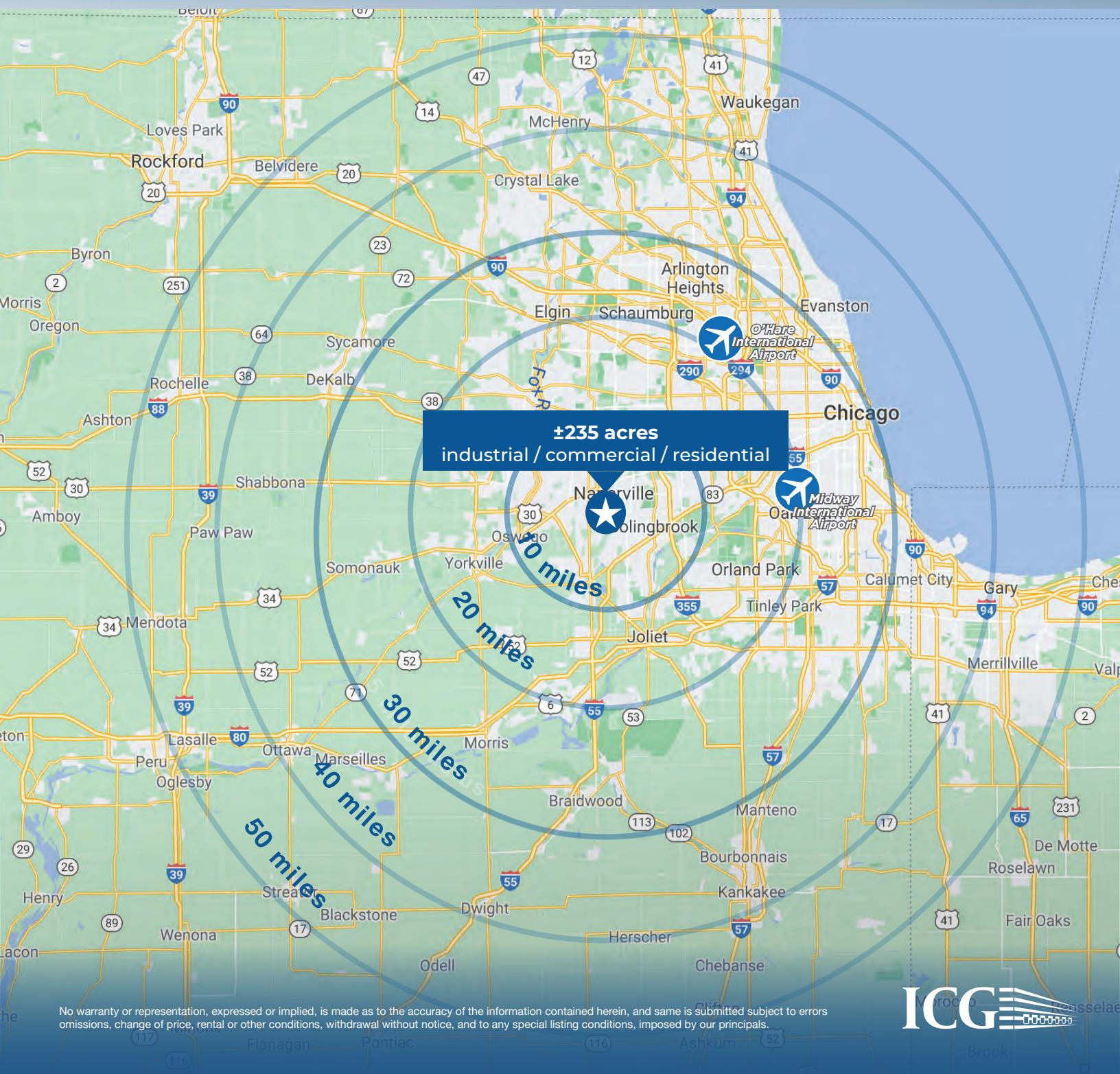
## Distance (miles)

- Route 59 4.6
- I-55 8.2
- I-88 10
- Route 47 11.8
- I-80 14.6
- I-355 21.7
- I-90 29.4
- I-294 32.1

- Midway Airport 34.6
- O'Hare Airport 38.9
- I-94 39.2
- Chicago 41.3
- I-57 45

## Intermodal and Rail (miles)

- CN Joliet 16.6
- UP Automotive Facility 17.4
- UP Global IV Joliet 20.8
- BNSF LPC Elwood 28.2
- CSX - Bedford Park 30.3
- UP Global II 31.5
- BNSF - Cicero 34.8



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