



±155,000 SQUARE FEET FOR SALE

13543 S ROUTE 30

PLAINFIELD, ILLINOIS 60544



*Heavy Manufacturing/R&D Facility*



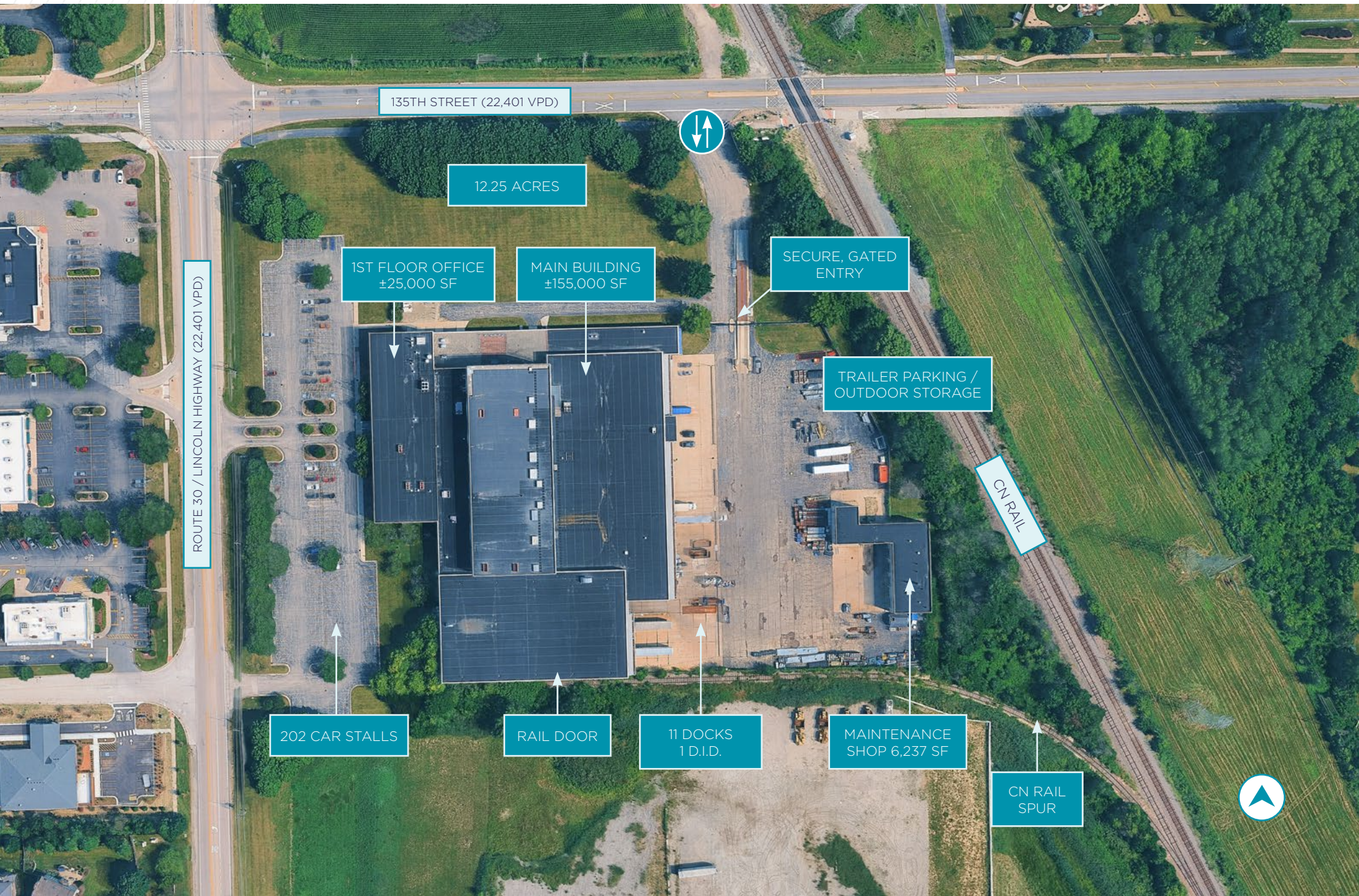
# PROPERTY FEATURES

|                          |   |
|--------------------------|---|
| Main Building Size:      | Approximately 155,000 SF                          |
| Maintenance Shop:        | 6,237 SF  |
| Main Building Footprint: | 110,460 SF  |
| First Floor Office:      | Approximately 25,000 SF                           |
| Second Floor:            | Approximately 45,000 SF (office & mezzanine)      |
| Third Floor:             | Mechanical / boiler room                          |
| Site Area:               | 12.25 acres                                       |
| Clear Heights:           | 19'; 28'; 51'                                     |
| Loading:                 | Eleven (11) exterior docks; one (1) drive-in door |
| Parking:                 | 202 car parking stalls                            |
| Year Built:              | 1992  |
| Power:                   | 2 transformers, delivering 2500kVA each           |
| Rail:                    | CN service potential                              |
| Other:                   | Truck scale                                       |
| Sprinkler:               | Fully sprinklered                                 |
| Taxes (2024):            | \$83,062.42 (\$0.68 PSF)                          |
| Asking Sale Price:       | \$10,185,000                                      |



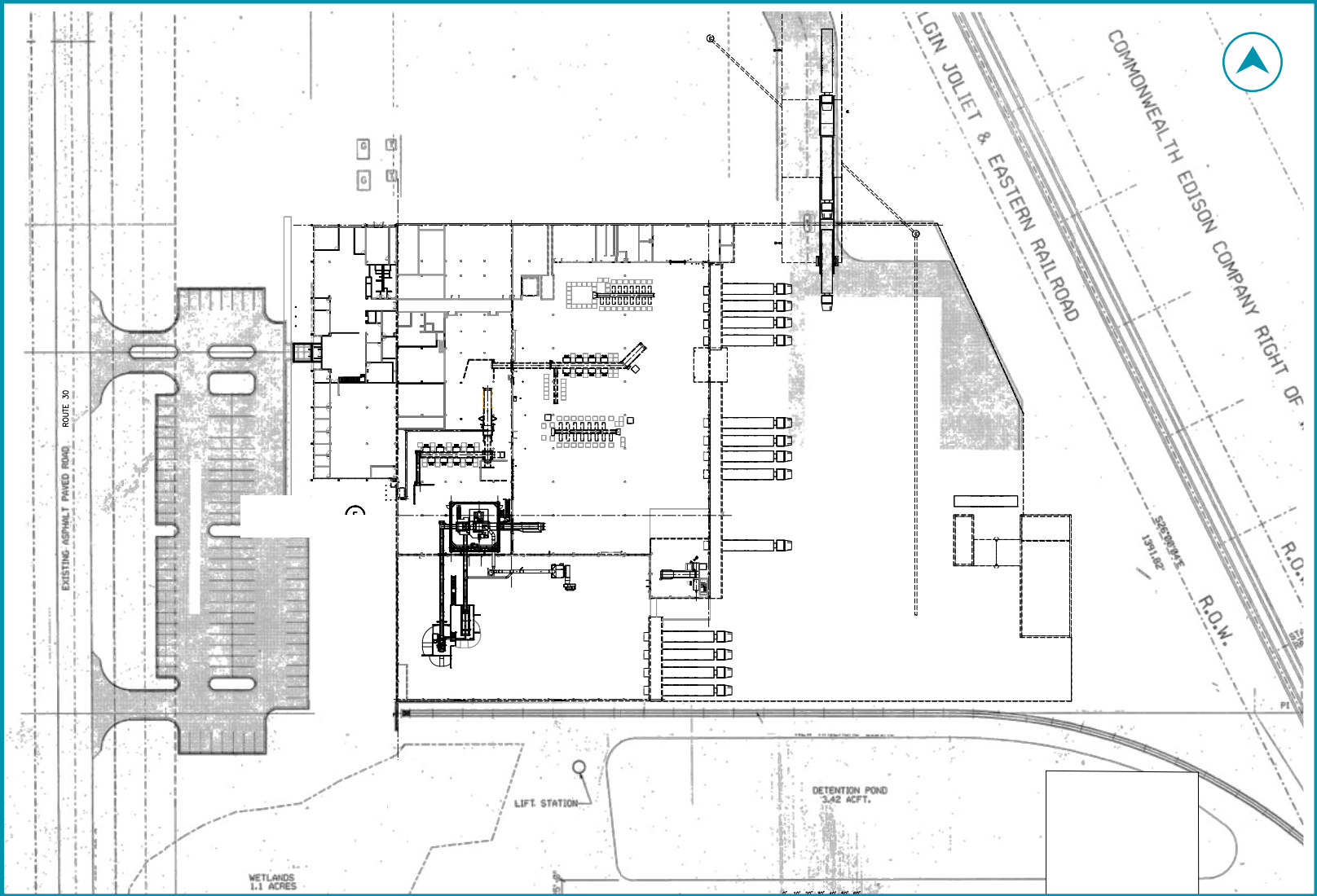


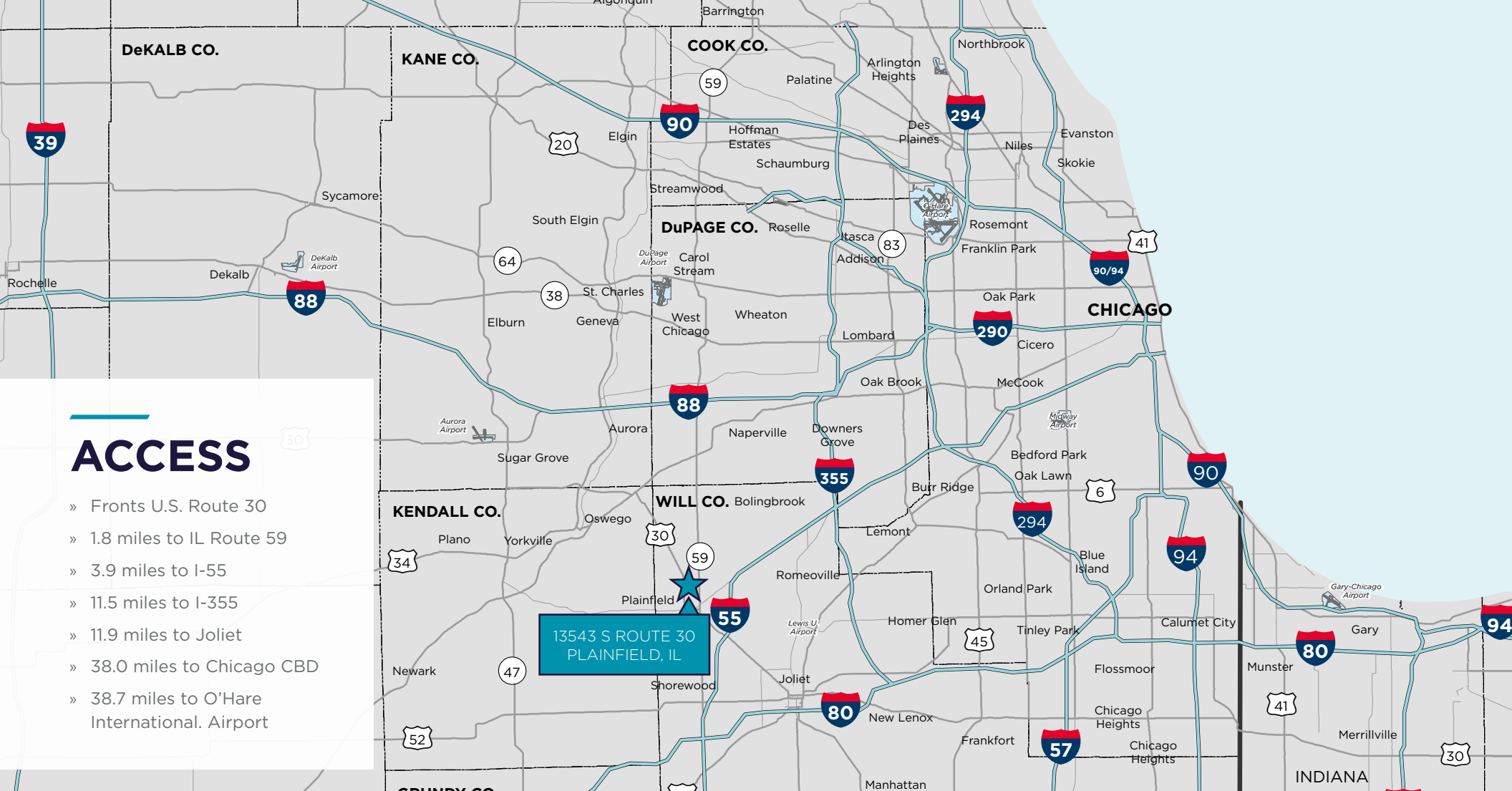
# AERIAL VIEW





# SITE PLAN





## ACCESS

- » Fronts U.S. Route 30
- » 1.8 miles to IL Route 59
- » 3.9 miles to I-55
- » 11.5 miles to I-355
- » 11.9 miles to Joliet
- » 38.0 miles to Chicago CBD
- » 38.7 miles to O'Hare International. Airport

## CONTACT

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