



FOR SALE OR LEASE | 8.277 ACRES

MOUND ROAD, JOLIET, IL — SEQ I-80 & HOUBOLT ROAD INTERCHANGE

Minutes to I-80, I-55, I-355, Intermodals & Downtown Joliet

PROPERTY HIGHLIGHTS

Located at the Interchange of I-80 & Houbolt Road this site features exceptional visibility on I-80 and immediate access to the four way interchange at Houbolt Road.

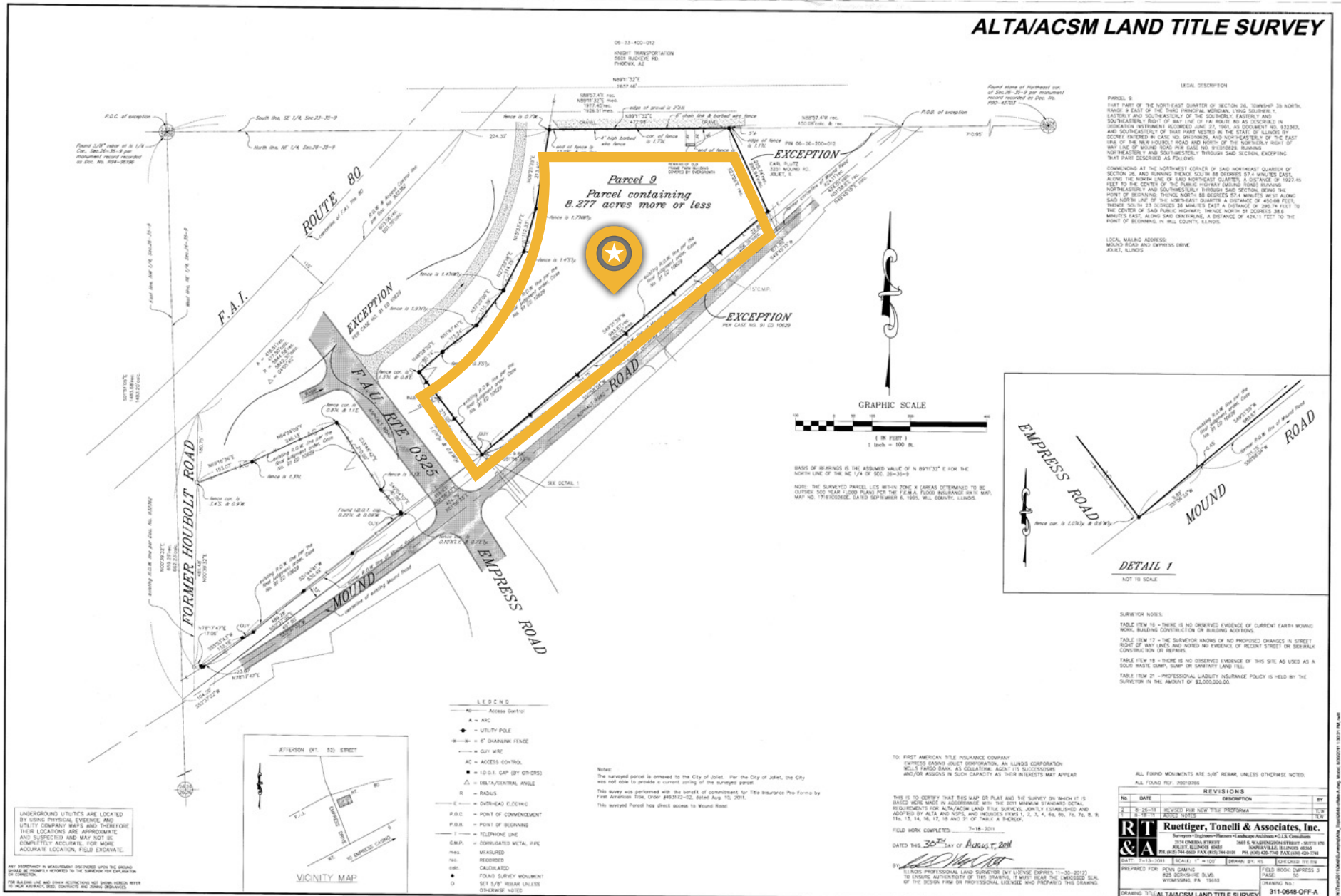
The Mound Road and Houbolt Road intersection is signalized for controlled vehicle flows to the site.

The site is ideal for a wide variety of potential uses.

Parcel Size:	8.277 acres
Location:	Mound Road, Joliet, IL SEQ of I-80 & Houbolt Road full interchange I-80 frontage/visibility
Available:	For sale or for lease
County:	Will County
Current Zoning:	Not yet zoned Surrounding zoning is I-2, General Industrial
Tax ID:	05-06-26-200-017
Asking Sale Price:	Subject to offer
Asking Lease Rate:	Subject to offer

ALTA SURVEY

8.277 ACRES





PRIME LOCATION

- » Close proximity to CN, UP & BNSF Intermodals
- » Immediate access to I-80 & minutes to I-55
- » I-80 frontage & visibility
- » Inside the fence, no overweight fees
- » Reach 25% of U.S. population within one-day delivery
- » Workforce > 1 million within 45-minute drive
- » Business friendly local & county governments

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