



AVAILABLE FOR SALE OR LEASE

# 1.7 Acres (Expdanble)

17252 NEW LENOX ROAD, JOLIET, ILLINOIS

## PROPERTY FEATURES

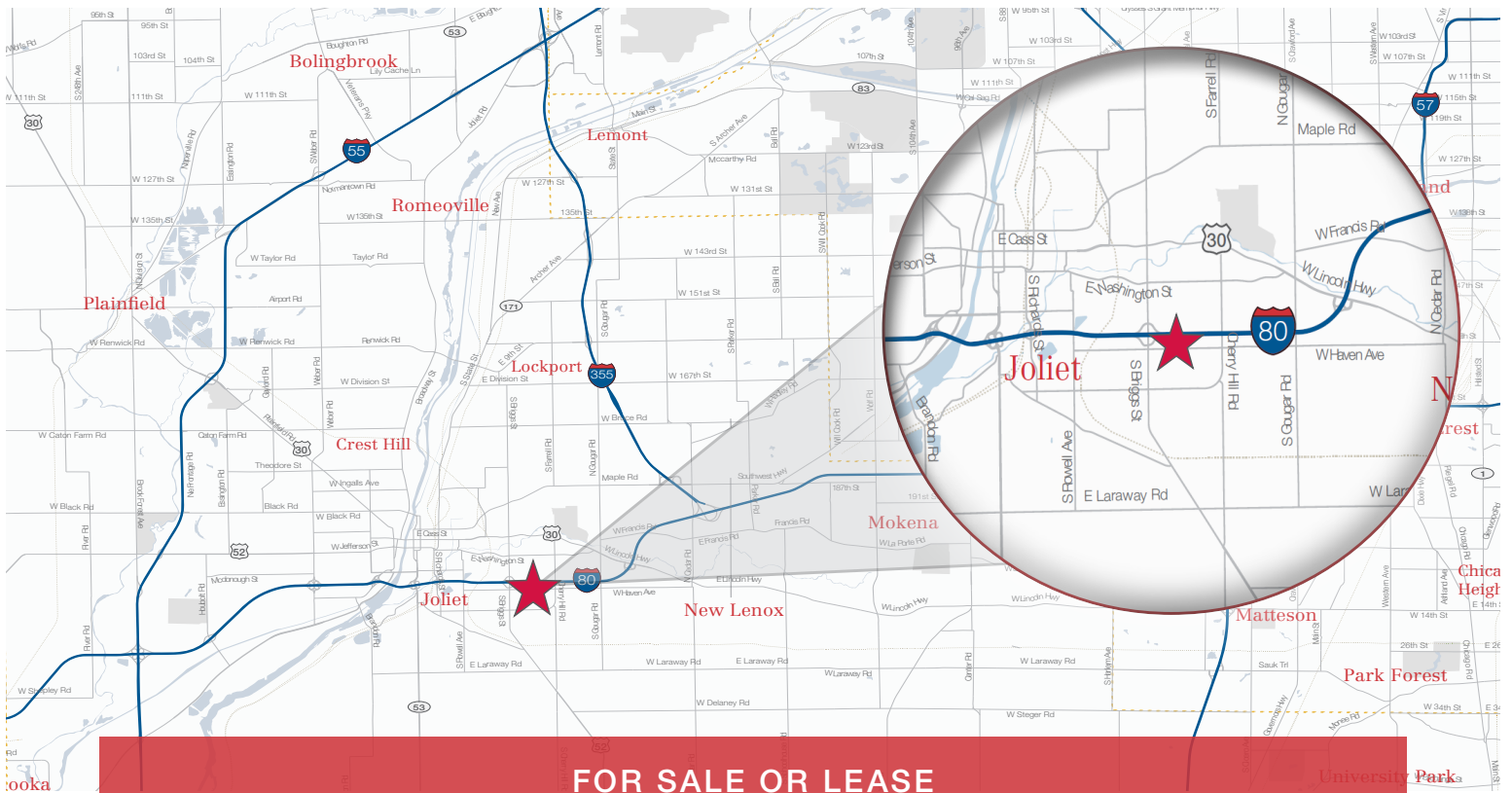
- 1.7 acres (74,052 SF)
- Build to suit up to 40,000 SF facility or outright land sale
- Off-site detention
- Fully improved and pad ready
- Located in Unincorporated Will County
- Zoned: C-3 (zoning allows auto dealerships, light mfg., truck yard and other uses)
- Outside storage allowed
- Land Sale Price: Subject to offer
- Lease rate: Subject to offer

**Chris Gary, SIOR**

630 693 0694  
cgary@hiffman.com

**Alex Sutterer**

630 693 0644  
asutterer@hiffman.com



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### LOCATION HIGHLIGHTS

- ±0.5 mile to full 4-way interchange at Interstate I-80 at Briggs Street and 5.3 miles to Interstate I-355
- Great I-80 frontage
- Great corporate environment: Navistar, DHL Supply Chain, WC Transport, Hickory Farms, Capstone Logistics, Central Grocers, Metrie, Titan Steel Corporation, Michael's, Joliet Cold Storage



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