

Subject
To Offer

(IOS)
Industrial

34
Acres

Outdoor
Storage

FOR SALE

27711 S Frontage Road

Elwood IL 60410

Contact Information:

Patrick Stanton

630.269.2968

pat@patrickcommercial.com



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**FULLY
IMPROVED
DROP LOTS FOR**

- Trucks
- Trailer
- Chasis

**LOTS
RANGE FROM**

**3-34
ACRES**

**ALL
LOTS ARE**
LIGHTED AND
FENCED



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Fully Improved Outdoor Storage
34 Acres



Zoning
I-3



Direct Highway Visibility Along
I-55



Divisible Lot Size
3 - 34 Acres



All Lots Are
Fenced and Lighted



Direct Full Highway Interchange in
1 Mile



Sale Price
Subject To Offer

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Market Information

The Joliet Submarket's accessibility attracts a mix of national retailers, third-party logistic companies, and manufacturers seeking distribution hubs. It is driven by its location near 2 major interstates and access to 2 massive intermodal terminals, the BNSF Logistics Park Chicago and UP Joliet Intermodal, which serve as critical components to Asian import/export supply chains in the Midwest given their direct rail access to all major West Coast port markets and ability to easily handle and process large quantities of goods.

These advantages drive robust demand with net absorption totaling 4.9 million SF over the past 12 months, second only to the South I-55 Corridor.

Developers consistently target the Joliet Submarket, bringing nearly 7.0 million SF of new supply to market during the past 12 months. Despite inventory growth, vacancy declined by 1.8% over the past year, currently posted a vacancy rate of 5.2%.



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