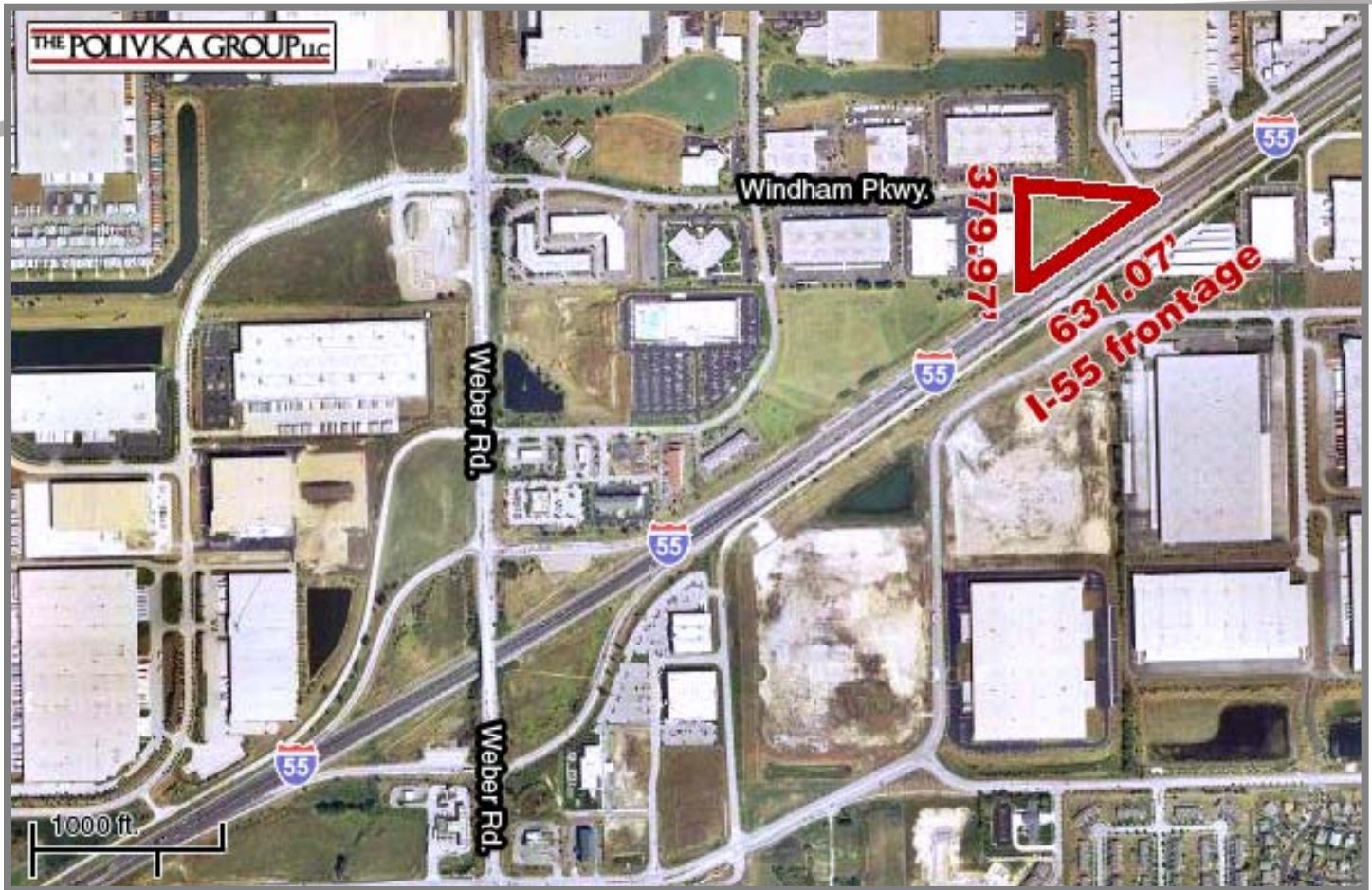


For Sale:
I-55 & Windham Parkway
Romeoville, Illinois 60446

P R O P E R T Y H I G H L I G H T S



Commercial/Industrial Vacant Land for Development

Size: 97,050 s.f. (2.23 acres)

Traffic Count: I-55 Frontage exposure to 126,400 cars per day

Details: Zoned P-B Planned Business District; up to 58,000 square foot building allowed; 631' frontage I-55 (Stevenson Expressway) great exposure to 126,400 vehicles per day; all utilities on site, quick I-55 access via Weber Road full cloverleaf; low Will County 2008 paid in 2009 real estate taxes \$6,937.36.

Reduced Price: \$510,000 (\$5.26 p.s.f.)

THE POLIVKA GROUP LLC
C O U N S E L O R S I N R E A L E S T A T E

Exclusive: Andy Polivka, Broker | Office: 708-485-0616 | Cell: 630-564-0017 | www.thepolivkagroup.com

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