



Available

35-Acres Business Park

Industrial build-to-suit 158,760 sf & 196,560 sf

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NE CORNER OF US RT 30 & HARLEM AVENUE
MATTESON, ILLINOIS

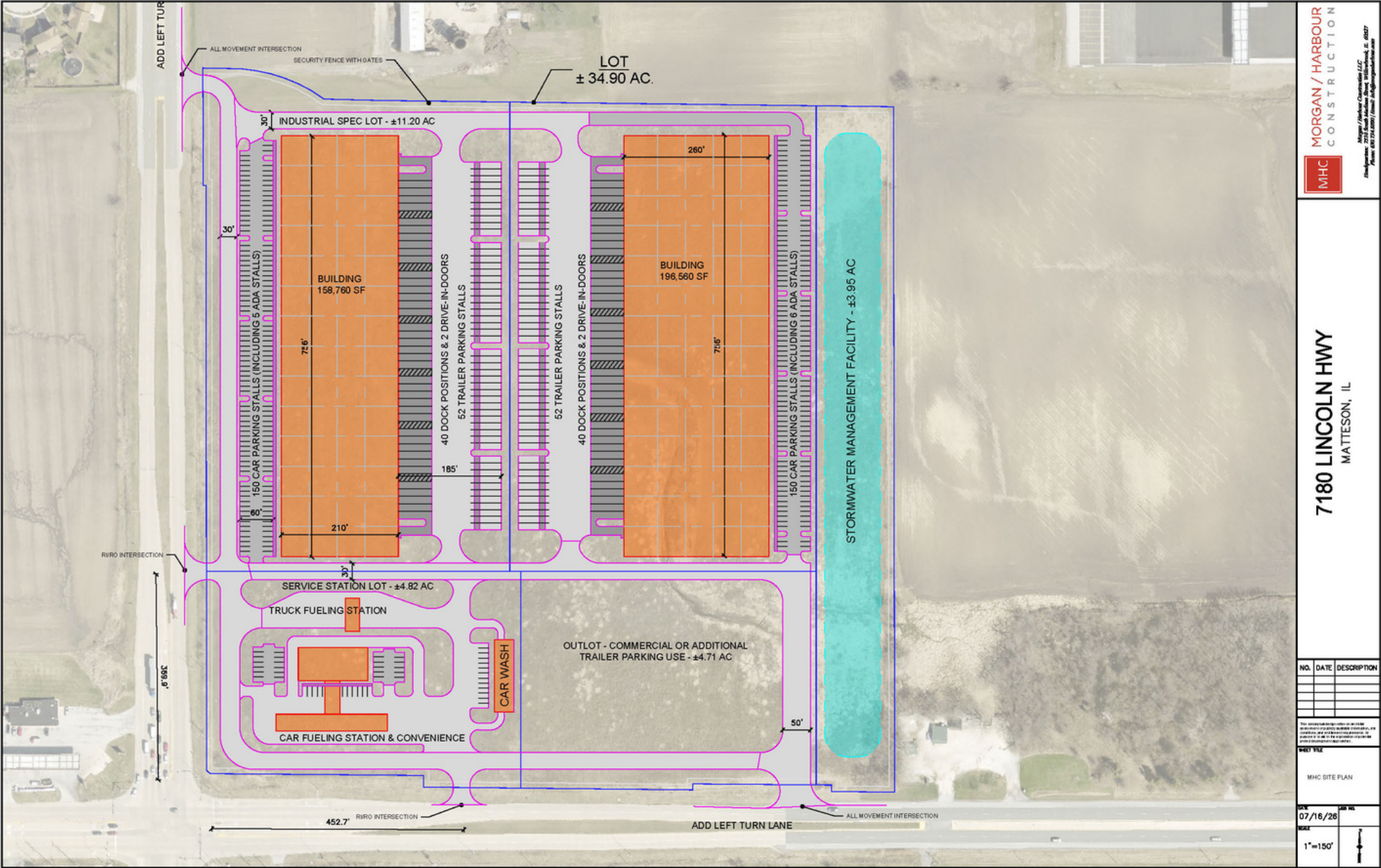


ENCLAVE



SEE A BRIGHTER WAY
JONES LANG LASALLE MIDWEST, LLC

SITE PLAN



PROPERTY SPECIFICATIONS 158,760 SF BUILDING

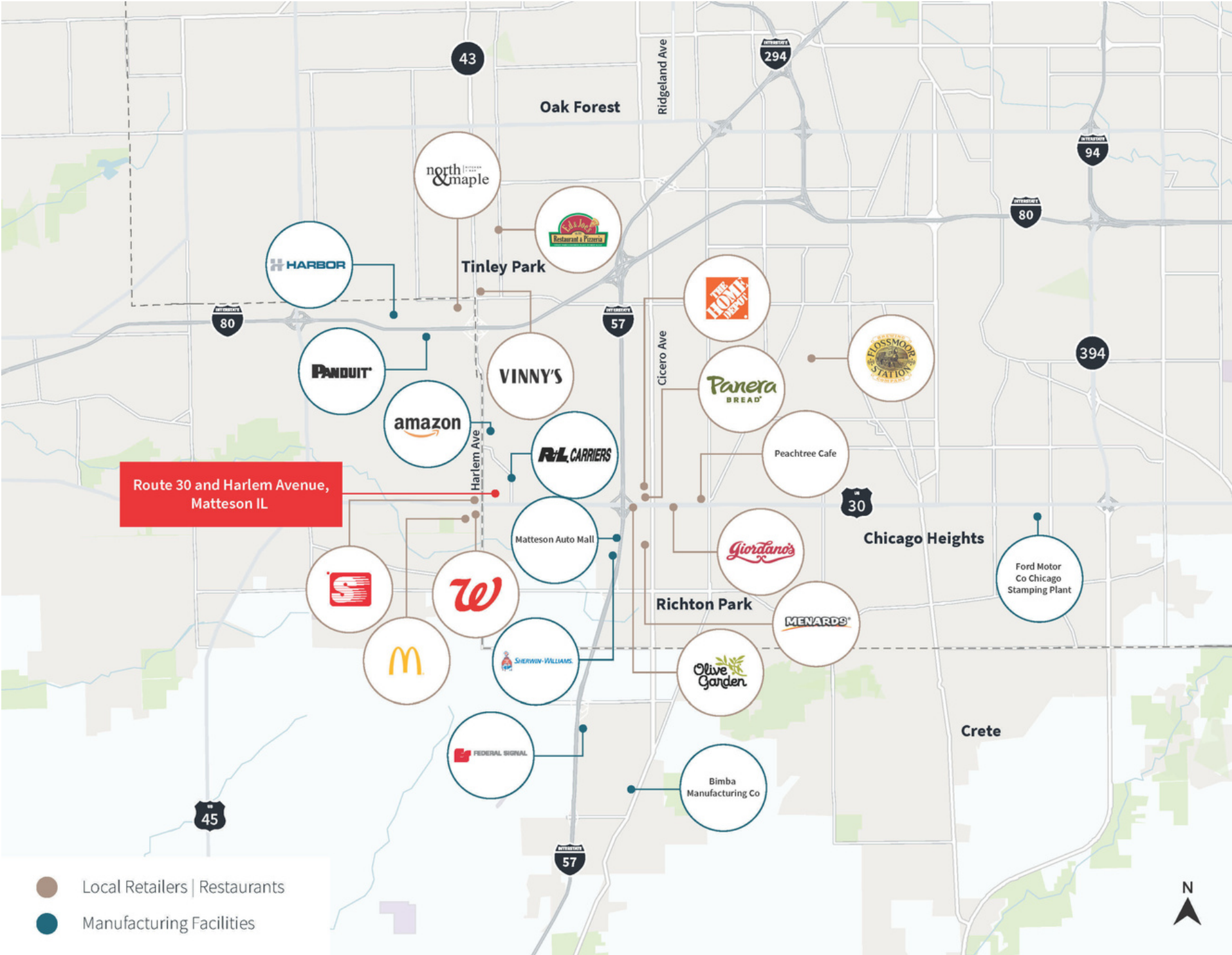
Building Area	158,760 SF
Available Space	158,760 SF (Divisible)
Acreage	34.90 ac
Zoning	TBD
Clear Height	TBD
Docks	40 dock positions
Drive in Doors	2 drive-in doors
Building Dim.	756' x 210'
Electric	TBD
Sprinkler System	TBD
Parking Spaces	150 car parking stalls
Trailer Parking	52 trailer spots

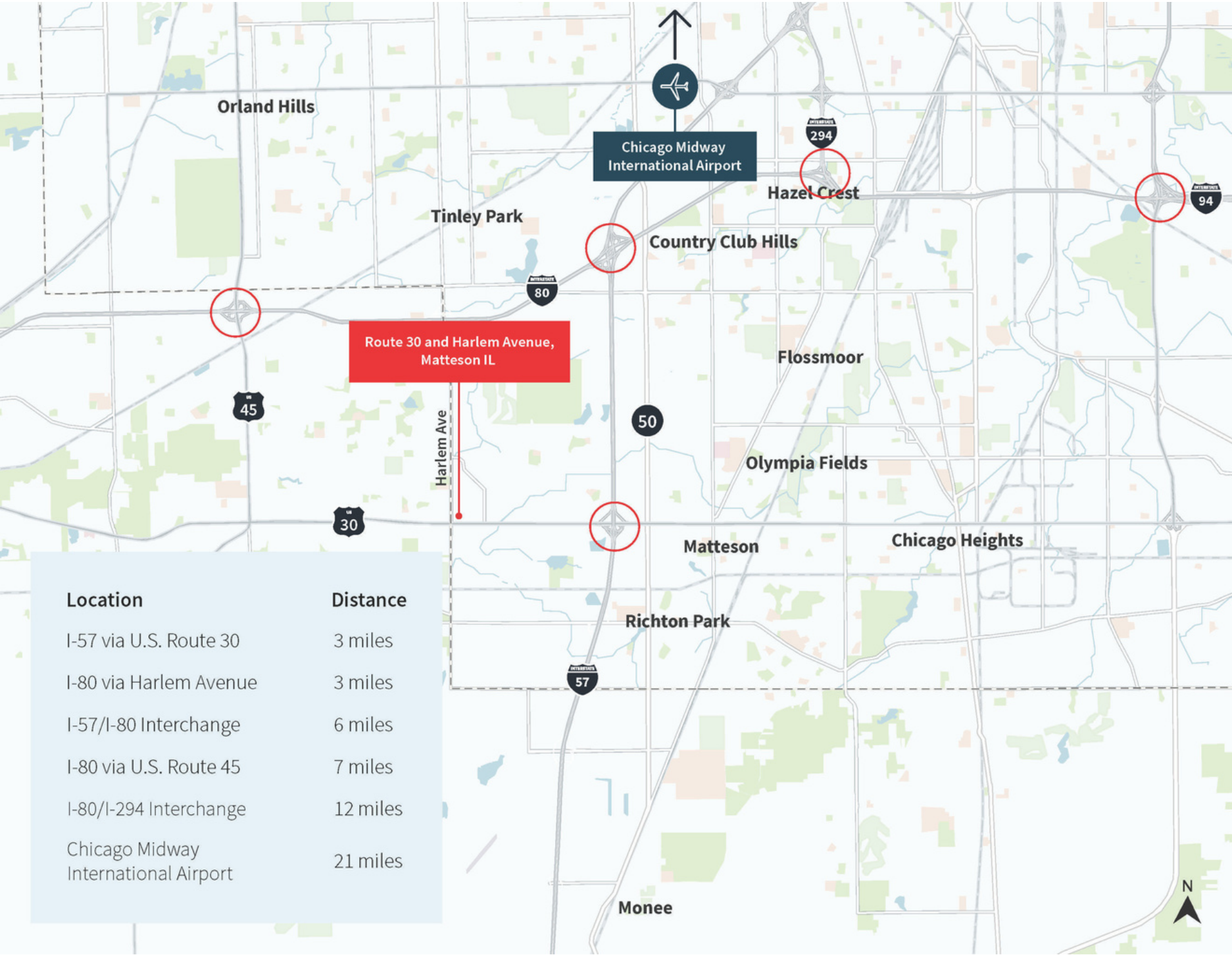
PROPERTY SPECIFICATIONS 196,560 SF

Building Area	196,560 SF
Available Space	196,560 SF (Divisible)
Acreage	34.90 AC
Zoning	TBD
Clear Height	TBD
Docks	40 dock positions
Drive in Doors	2 drive-in doors
Building Dim.	756' x 260'
Electric	TBD
Sprinkler System	TBD
Parking Spaces	150 car parking stalls
Trailer Parking	52 trailer spots

HIGHLIGHTS

- Offering flexible industrial build-to-suit options from 100,000 SF to 400,000 SF, this premier location provides exceptional logistical advantages with immediate access to both Interstate 57 and Interstate 80. Nestled within a vibrant, high-growth business hub, the property features a coveted location surrounded by a robust corporate community. This dynamic environment ensures easy transit, local amenity access, and unmatched opportunities for collaboration, innovation, and regional growth.









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