FOR SALE OR LEASE

154 ACRES | FLEXIBLE ZONING

GREEN DOOR NEXUS



Site Specifications:

- Site size: Approximately 154 acres
- County: Kendall
- Zoning: M-2 (General Manufacturing District), City of Yorkville
- Utilities: City Water and Sewer adjacent

Highlights:

- Low Kendall County real estate taxes
- Adjacent to Comed's Plano substation and nearby transmission lines for heavy power uses
- Site access off of Eldamain Road or newly improved Beecher Road
- Potential Enterprise Zone benefits

GREENDOOR Capital | JLL

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SITE AERIAL



Parcel Legend

SUBJECT SITE
Green Door Nexus | For Sale or Lease

- Site size: Approx. 154 acres
- Zoning: M-2, City of Yorkville
- City Water and Sewer adjacent
- Ingress/egress from Eldamain Rd with immediate access to Route 34 / Veterans Pkwy
- Site borders Burlington Northern Santa Fe (BNSF) railway
- Adjacent 40-acres for sale via separate sellers

Parcel boundaries are approximate and shown for illustrative purposes only.

CONCEPT PLANS

GREEN DOOR NEXUS

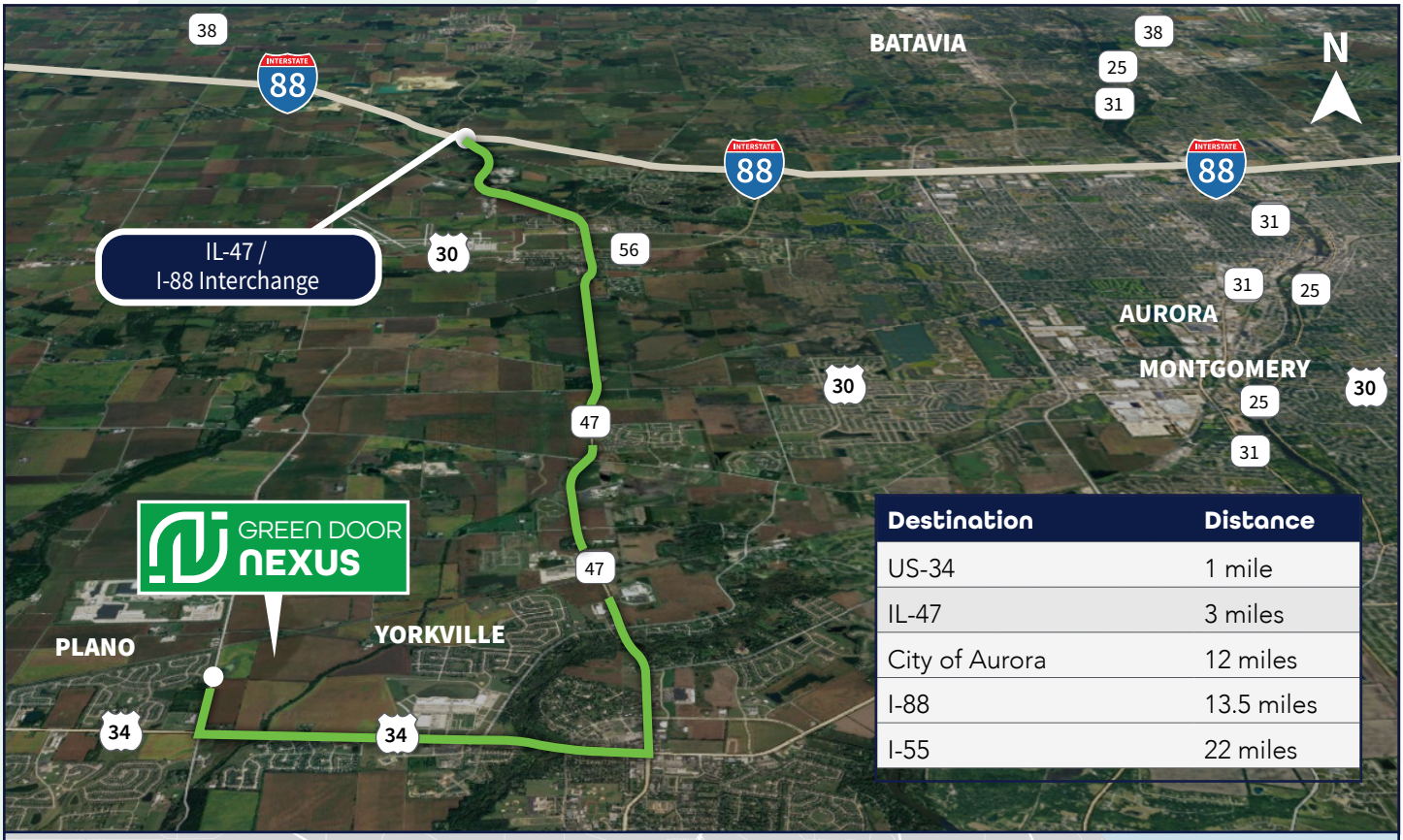


Permitted Uses

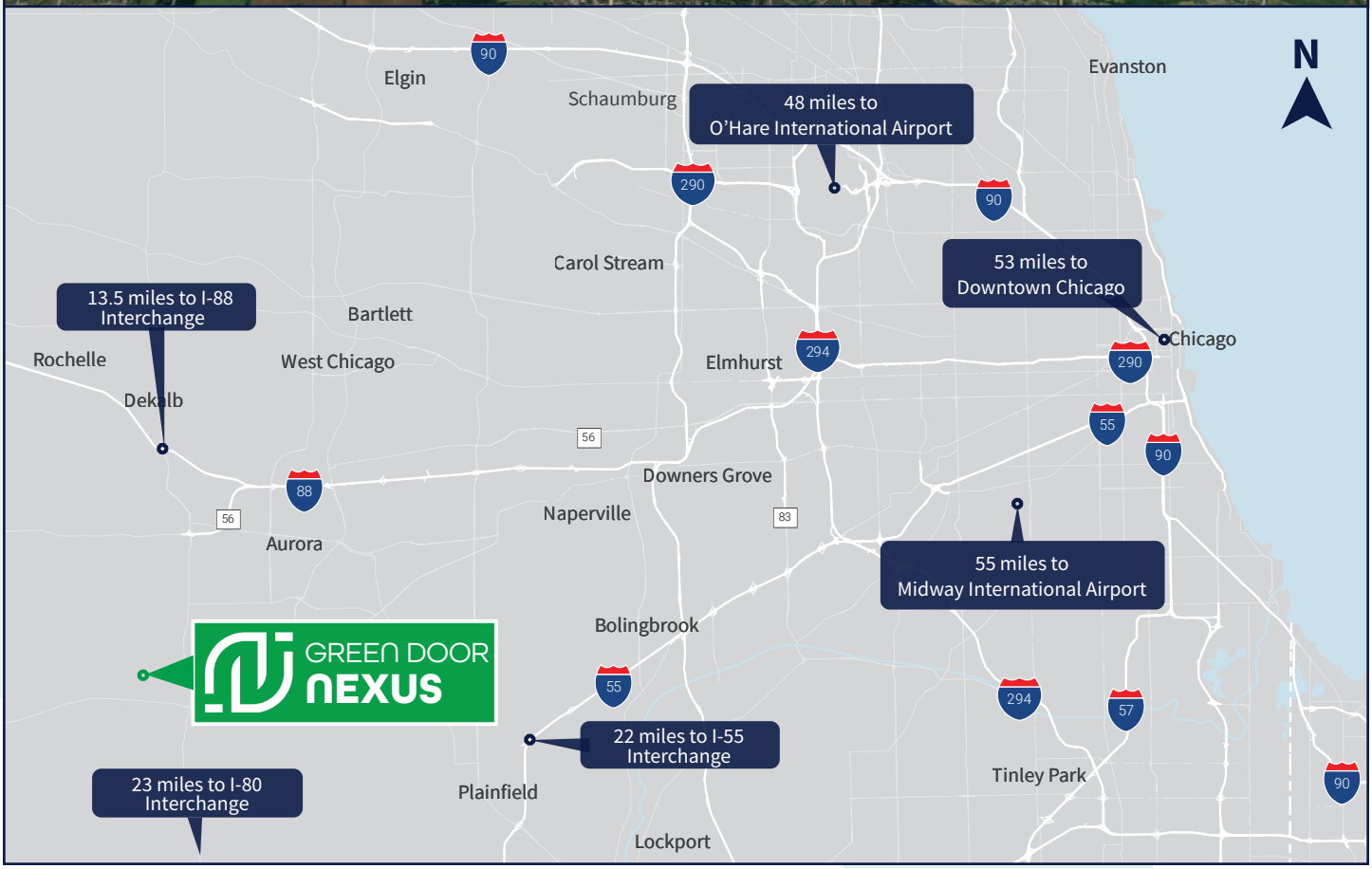
- Building material sales
- Automobile repair
- Boat storage
- Heavy machinery and equipment rental
- Recreational vehicle sales and service
- Semi-truck repair
- Truck and trailer sales/rental
- Truck, truck-tractor, truck trailer, car trailer or bus storage yard (not a motor freight terminal)
- Battery uses
- Refrigerated warehouse (cold storage)
- Assembly, production, manufacturing, testing, repairing, or processing, heavy
- Contractor facilities with outdoor storage
- Research laboratories
- Wholesaling and warehousing, local cartage express facilities, including motor freight terminal
- Bus or truck garage
- Bus or truck storage yard
- Building-mounted solar energy systems
- Freestanding solar energy systems
- Freestanding wind energy system

LOCAL & REGIONAL ACCESS

GREEN DOOR NEXUS



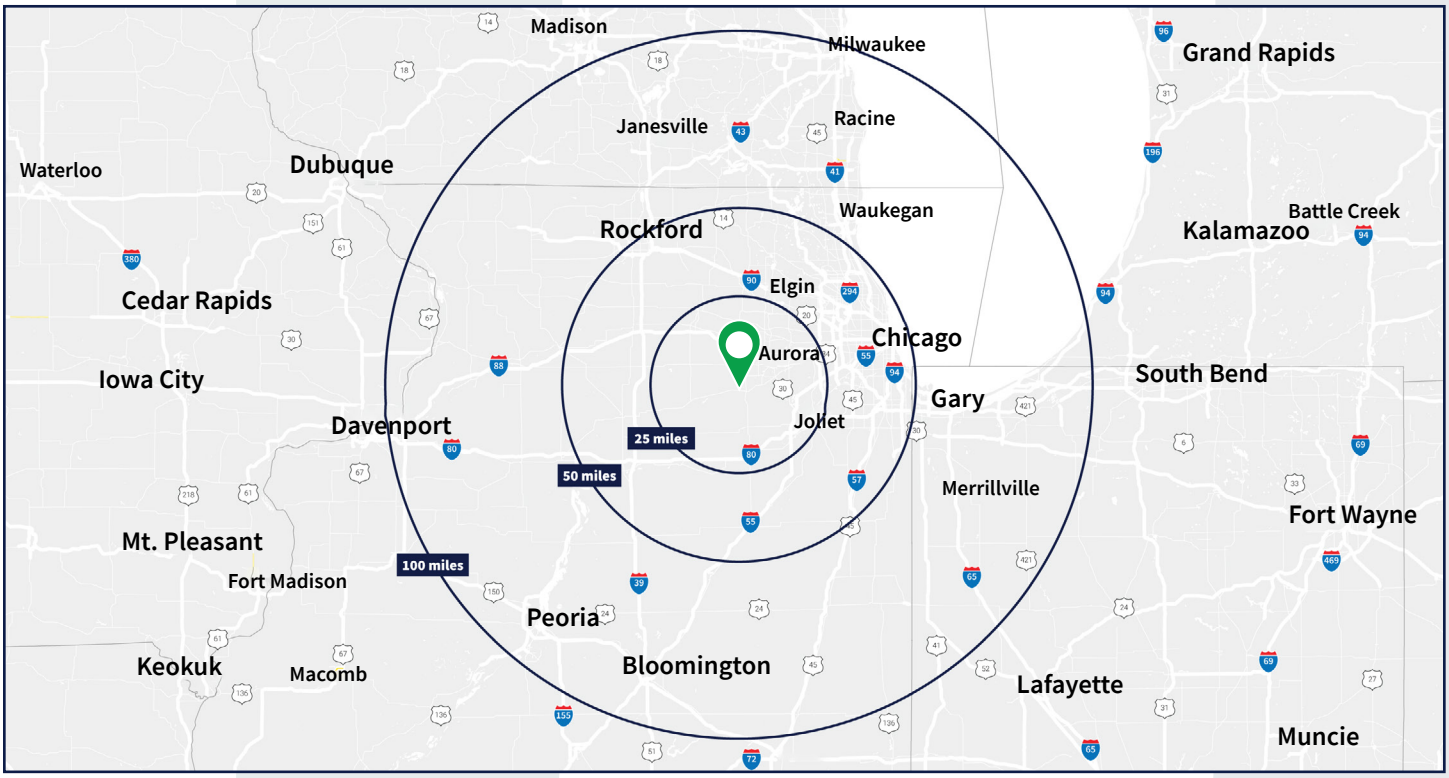
Destination	Distance
US-34	1 mile
IL-47	3 miles
City of Aurora	12 miles
I-88	13.5 miles
I-55	22 miles



PROXIMITY & TRAVEL TIMES

GREEN DOOR NEXUS

Radius Map



Drive Times

