



AVAILABLE 78-acre development site

Potential for up to 1,000,000 square feet

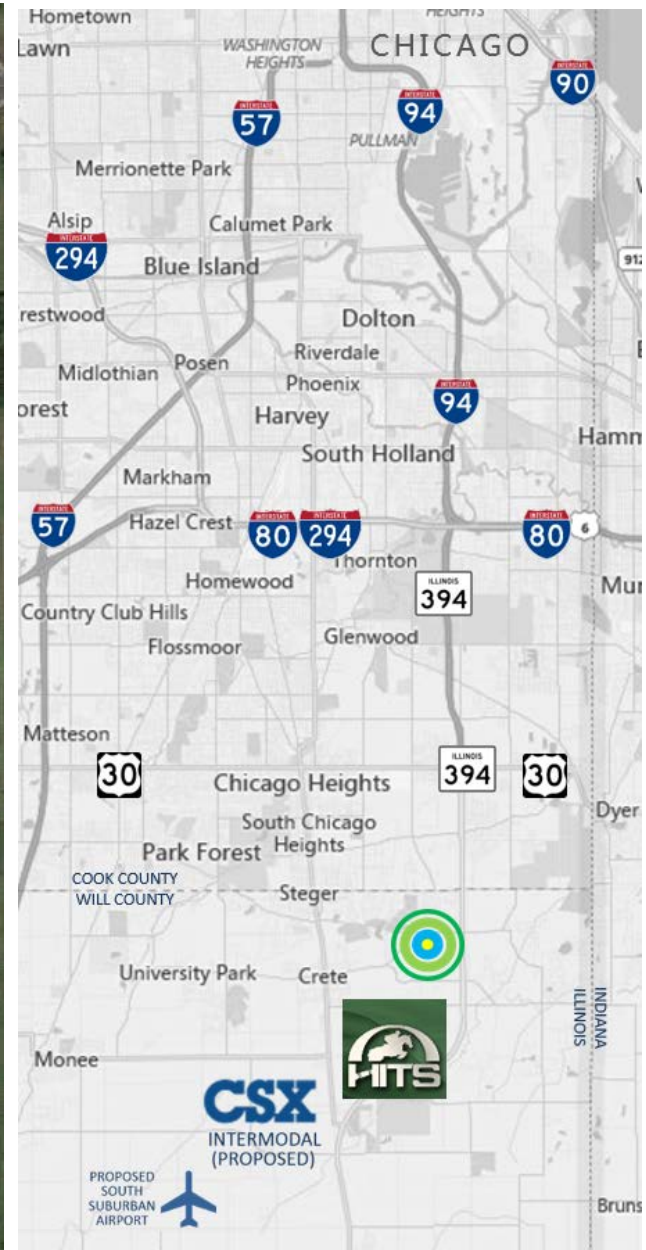
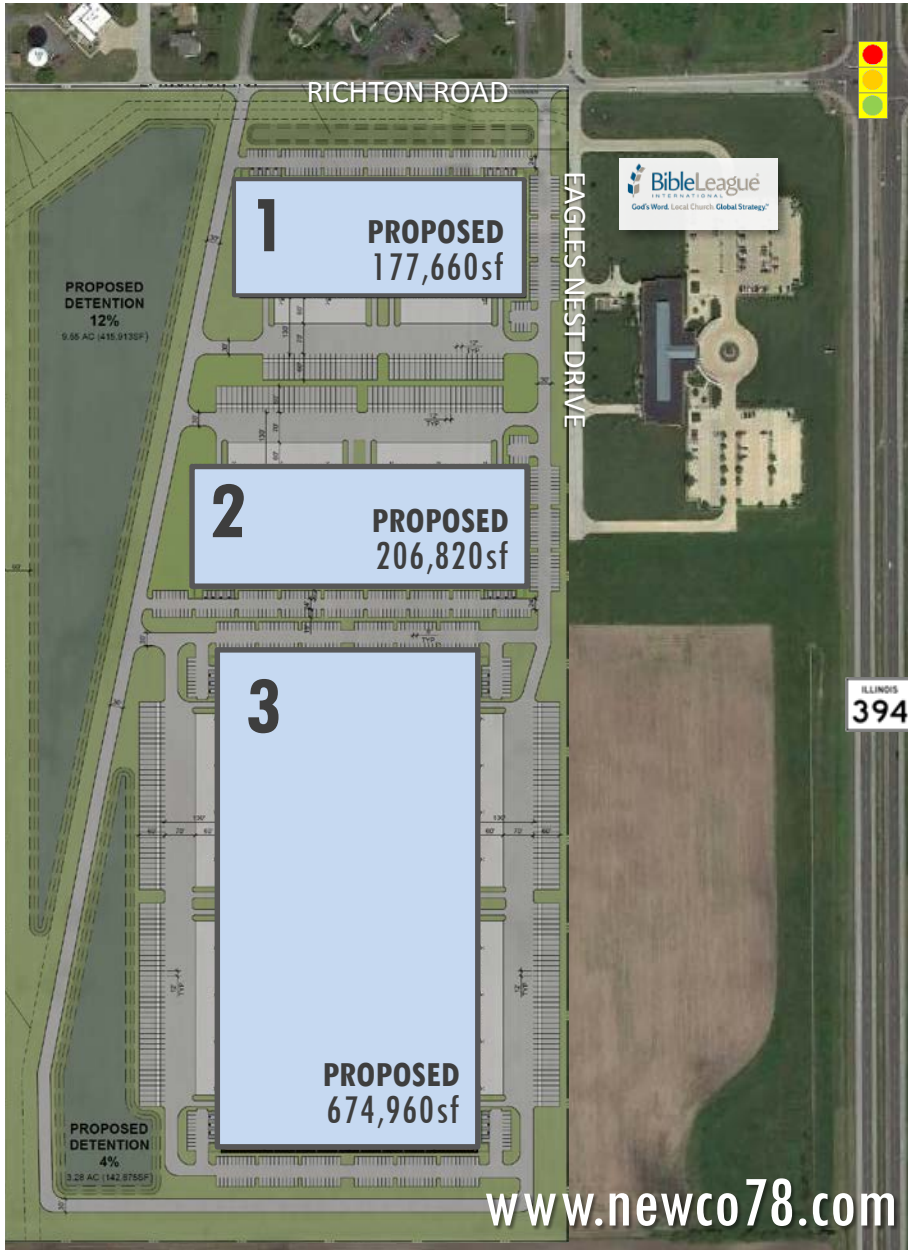
5 minutes to proposed CSX Crete Intermodal

8 minutes from Interstate 80






TIF Eligible

Proximity to Proposed CSX Intermodal

Illinois Route 394 and Richton Road
Northeast Will County



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-  Close proximity to proposed CSX Intermodal Center
-  Conceptual plans of up to 1,000,000 square feet of industrial space in desirable Will County setting
-  8 miles to I-80 via immediate access at IL-394 (4-lane divided highway) at Richton Road
-  Incentives available to qualifying businesses
-  25 miles to Chicago Loop, with access to deep Cook County Labor Pool



For More Information:
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Potential for up to 1,000,000 square feet

78-acre industrial development site
8 minutes from Interstate 80

Illinois Route 394 and Richton Road
Northeast Will County

PROPERTY SPECIFICATIONS

Location SWC of intersection of Illinois Route 394 and Richton Road
Crete, Illinois
Northeast Will County



Conceptual Scope Total of +/-78 acres
Building 1 177,660 square feet
Building 2 206,820 square feet
Building 3 674,960 square feet



Site Dimensions 2600' along south side of Richton Road
1300' partially along west side of Eagles Nest Drive



Utilities To site- Village of Crete
Zoning Industrial
Current Use Agricultural/farm land
Asking Sale Price \$89,000/acre
Potential Incentives Enterprise Zone
Free Trade Zone
Tax Increment Financing

Corporate Neighbors



Silliker Corporation operates a large-scale, state-of-the-art food testing facility in the adjacent Crete Park of Commerce development.



Dutch American Foods operates two facilities in Crete to support the food ingredient industry. Capabilities include processing, blending and distribution.



Opened in 1956, the 2.5MMsf Chicago Stamping Plant employs over 1300 workers and is located less than 5 miles from NEWCO Industrial Center.



Planning an expansion to a state-of-the-art 270,000sf packaging facility constructed in 2012 in nearby Sauk Village.

DRIVING DISTANCE

Interstate 80 and I-394	8 Miles
Interstate 80/Interstate 294 Interchange	13 Miles
Chicago Loop	25 Miles
CN Chicago Intermodal Terminal	13 miles
BNSF Logistics Park Chicago-Elwood	40 miles
UP Global 4 Intermodal Facility Elwood	43 miles
Port of Chicago	22 Miles
Port of Indiana	22 Miles
Midway Airport	35 Miles
O'Hare International Airport	45 Miles
Gary International Airport	20 Miles

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