

For Sale  
**14,200± SF**  
**on 13.40 Acres**



## 13769 Main Street

Lemont, Illinois 60439

### Property Features

- 13.40 acres total land
- 14,200 SF office building on site
- Sale Price: \$5,550,000 (\$9.40/sf)

### Amenities

- Ideal for contractor's yard, truck/trailer repair
- Office facility
- On-site maintenance and control facilities
- Close proximity to I-55/Route 83
- Fully secured site
- M-3 zoning
- Rail potential - CN



For more information:

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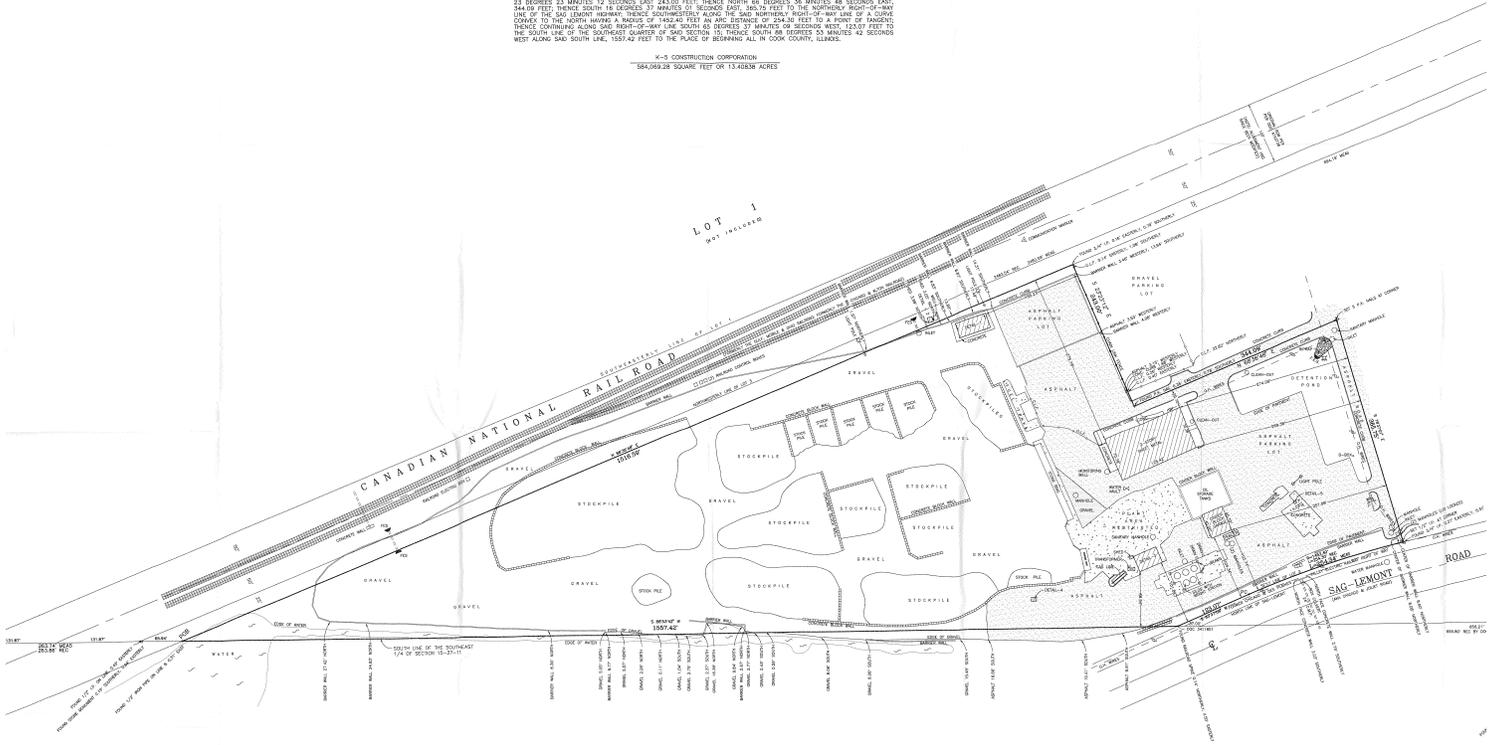
For Sale

13769 Main Street  
Lemont, IL

SCHOMIG LAND SURVEYORS, LTD.  
PLAT OF SURVEY

PART OF LOT 3 IN "JOSEPH H. NEW'S SUBDIVISION" (EXCEPTING THE WEST 100.0 FEET OF THE EAST 120.0 FEET AND EXCEPT THE NORTHWESTERLY 25.0 FEET THEREOF) OF THAT PART OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PALISADES AND WOODWARD CANALS, ACCORDING TO THE PLAT THEREOF RECORDED AIN 87, 1871 AS SOUTHWEST QUARTER 41A IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, THENCE NORTH 89 DEGREES 50 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID GULF, MOBILE AND OHIO RAILROAD 1076.58 FEET; THENCE SOUTH 21 DEGREES 52 MINUTES 40 SECONDS EAST 842.00 FEET; THENCE NORTH 69 DEGREES 48 MINUTES 48 SECONDS EAST 841.00 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 11 SECONDS EAST 300.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF A CURVE CORNER TO THE NORTH 100.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 40 SECONDS WEST 123.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, THENCE SOUTH 89 DEGREES 50 MINUTES 40 SECONDS WEST ALONG SAID SOUTH LINE, 1237.42 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

1/4-A CONSTRUCTION COMPOSITION  
584,989.28 SQUARE FEET OR 13.42838 ACRES



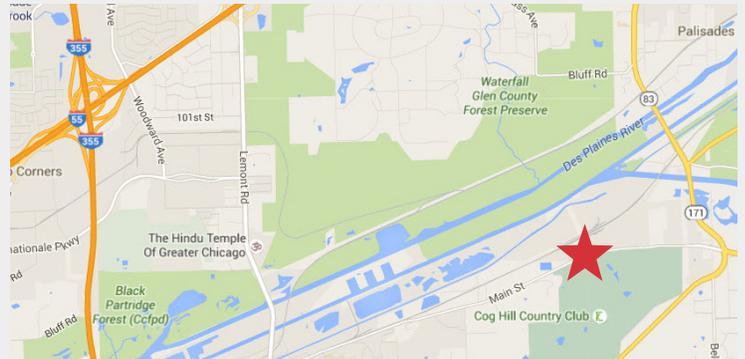
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