

DEVELOPMENT OPPORTUNITY FOR SALE

# 13511 & 13467 MAIN STREET

LEMONT, ILLINOIS 60439



## PROPERTY INFORMATION

10.78 Acres - *Divisible*

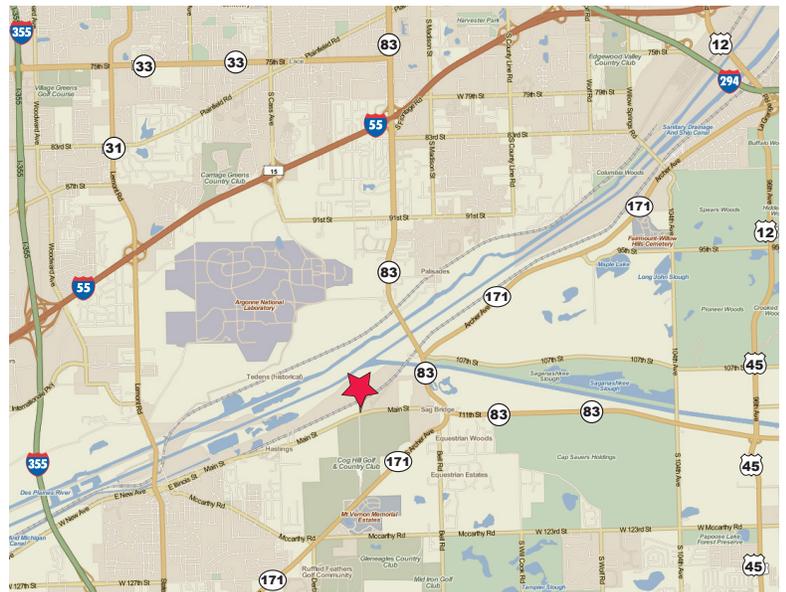
### Village of Lemont Desired Uses:

- Health Care Related Manufacturing
- Advanced Manufacturing
- Energy Related Manufacturing
- Transportation & Warehousing

## CONTACT INFORMATION

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### SPECIFICATIONS

**LAND AREA:** 10.78 Acres (469,576 SF)  
East Parcel: 4.77 Acres (207,781 SF)  
West Parcel: 6.01 Acres (261,795 SF)

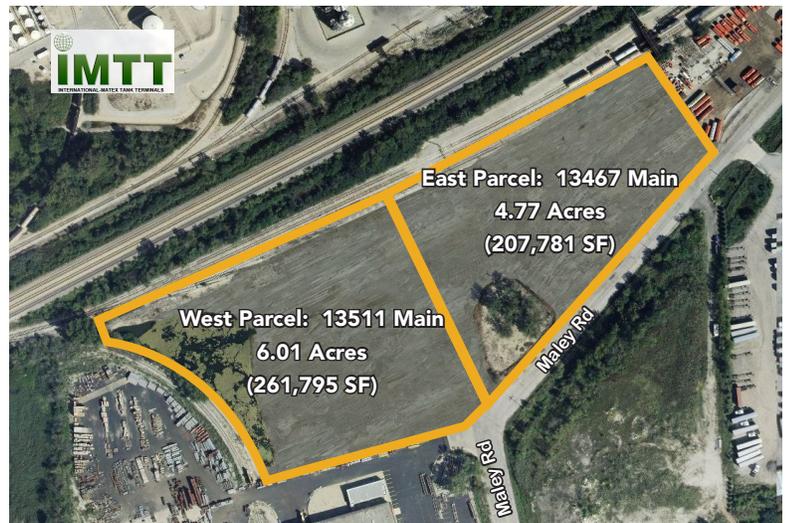
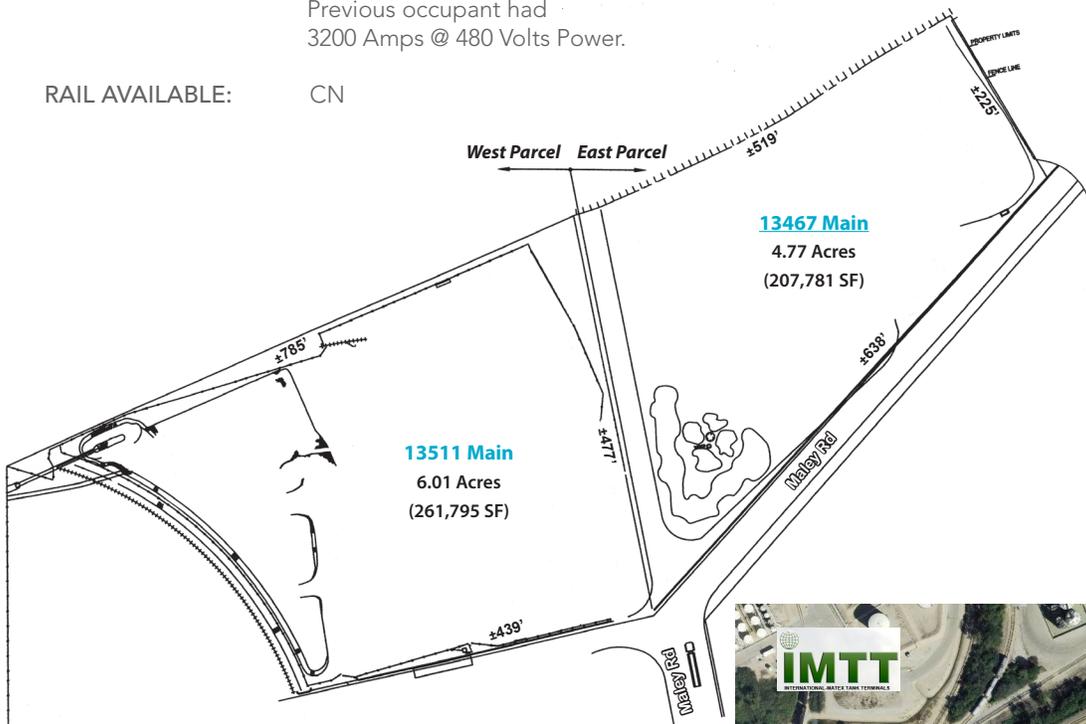
**INFRASTRUCTURE:** All utilities to site including 2" gas main & sanitary. Multiple water connections (up to 10"). Previous occupant had 3200 Amps @ 480 Volts Power.

**RAIL AVAILABLE:** CN

**ZONING:** M-3

**REAL ESTATE TAXES:** \$59,218 (Combined Parcels - 2012)

**SALE PRICE:** \$2,600,000 - Entire Site or  
East Parcel: \$1,250,000 (#13467)  
West Parcel: \$1,600,000 (#13511)



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## CONCEPT PLAN



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