



Zoning:	Planned Business Park
Adjacent Available Acres:	Yes
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	TIF District
Sale Price:	\$2.5
Lease Rate Note:	NA
Last Updated:	Feb 14, 2023

### Economic Development Contact

John Hintzsche or Bradley Scott  
JB Commodities, LLC R. Time Investments LLC  
5s502 Davis Road  
Big Rock, IL 60511  
(630) 774-7450 | KJHINTZSCHE@GMAIL.COM

### Realtor/Owner Contact

Brian Dolan  
Dolan & Murphy  
(630) 774-8524 |  
bk.dolanmurphyteam@catoncommercial.com

### Property and Area Description

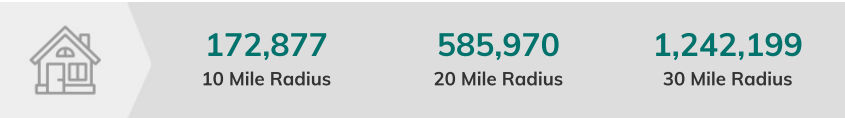
169 Acre Rail Served Logistics Park Fully approved PUD for over 1,700,000 SF of industrial development BNSF Rail service spur available Great opportunity with huge Labor pool between Aurora and Naperville

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

Nearest Highway: ORCHARD ROAD (1.00 mi.)  
Nearest Interstate: I88 (1.00 mi.)  
Rail Served: Yes  
Rail Served By: BNSF Railway  
Rail Infrastructure in Place: Possible

### Utilities

Electric: CommonWeath Edison  
Natural Gas: NiCor Gas