

FEATURES

- Route 47 One Mile North of I-80
- PAD Ready Site with Off Site Detention in Place
- Annexed and Zoned with All Utilities in Place
- Corporate Neighbors include Costco, Mondelez and Procter & Gamble
- Site Can Accommodate 1.2 Million Square Feet

LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

FOR SALE ±60 ACRES  
Route 47, Morris, Illinois

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Zoning:	Commercial
Topography:	Generally flat
Adjacent Available Acres:	100
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	Unknown
Specialty Features:	None
Sale Price Note:	Negotiable
Lease Terms:	Unknown
Last Updated:	Sep 11, 2024

Economic Development Contact

Nancy Norton  
Grundy Economic Development Council  
112 E Washington Street  
Morris, IL 60450  
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Realtor/Owner Contact

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Property and Area Description

I-80 submarket On Route 47, one mile north of I-80 15 miles west of I-55 and I-80 intersection Pad ready sites Annexed, zoned with all utilities in place Off-site water detention in place Corporate neighbors include Costco and Mondelez

Population

	146,857	1,229,415	3,791,993
	15 Mile Radius	30 Mile Radius	45 Mile Radius

Source: ESRI®, 2024

Households

	52,859	447,310	1,431,323
	15 Mile Radius	30 Mile Radius	45 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Route 47 (1.00 mi.)  
Nearest Interstate: I-80 (1.5 mi.)  
Nearest Airport: Morris Municipal Airport (2.00 mi.)  
Nearest Commercial Airport: Midway (60.00 mi.)  
Distance to Mass Transit: 24  
Rail Served: No  
Rail Served By: Other  
Rail Accessible: No  
Rail Infrastructure in Place: No

Utilities

Electric: ComEd  
Natural Gas: Nicor  
Water: City of Morris  
Sewer: City of Morris  
Telecommunications: AT&T / Comcast