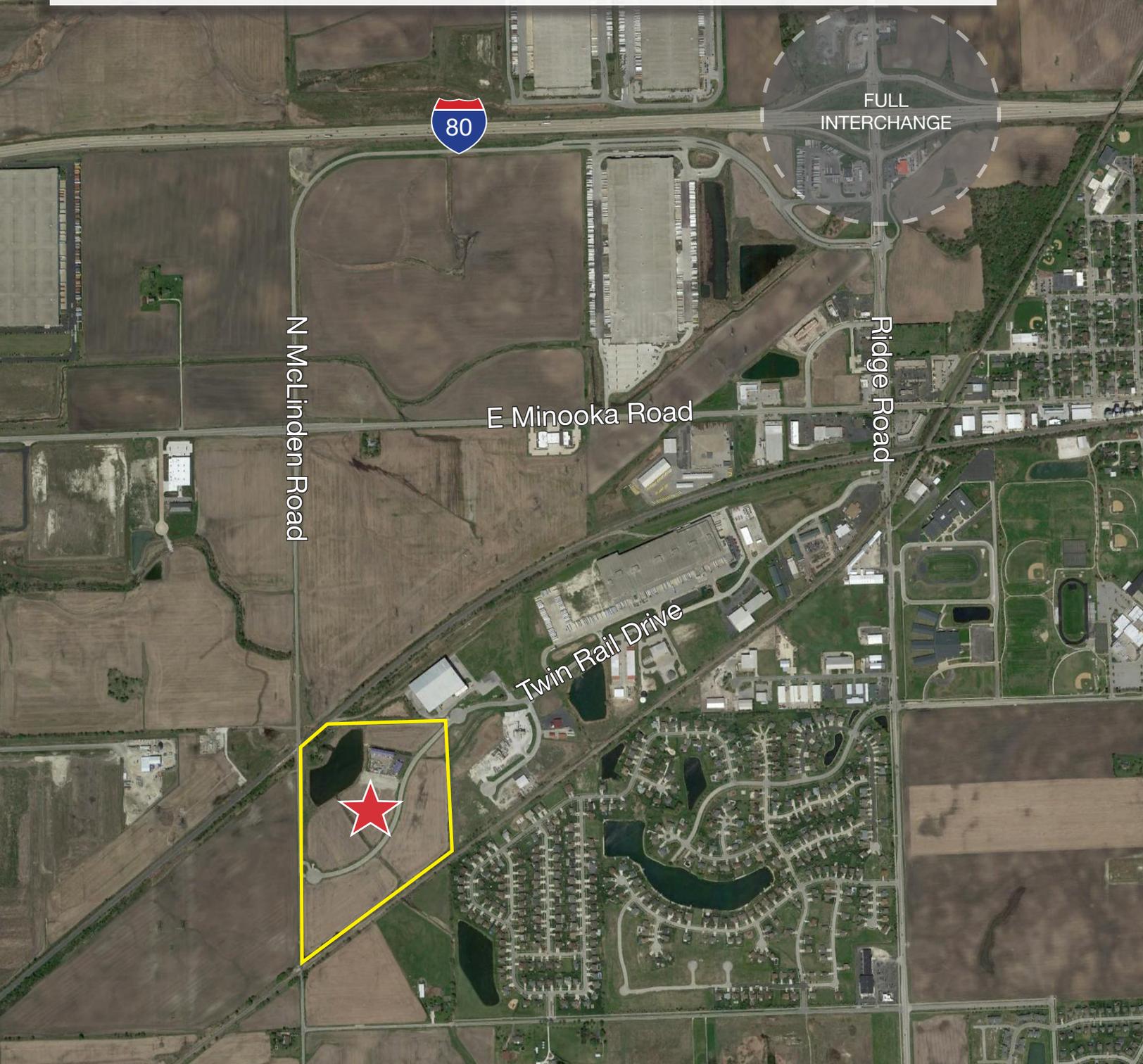


# Twin Rail Industrial Park

Twin Rail Drive and McLinden Road - Minooka IL

33 Available Acres, Divisible to 2.25 Acres



FULL INTERCHANGE

N McLinden Road

E Minooka Road

Ridge Road

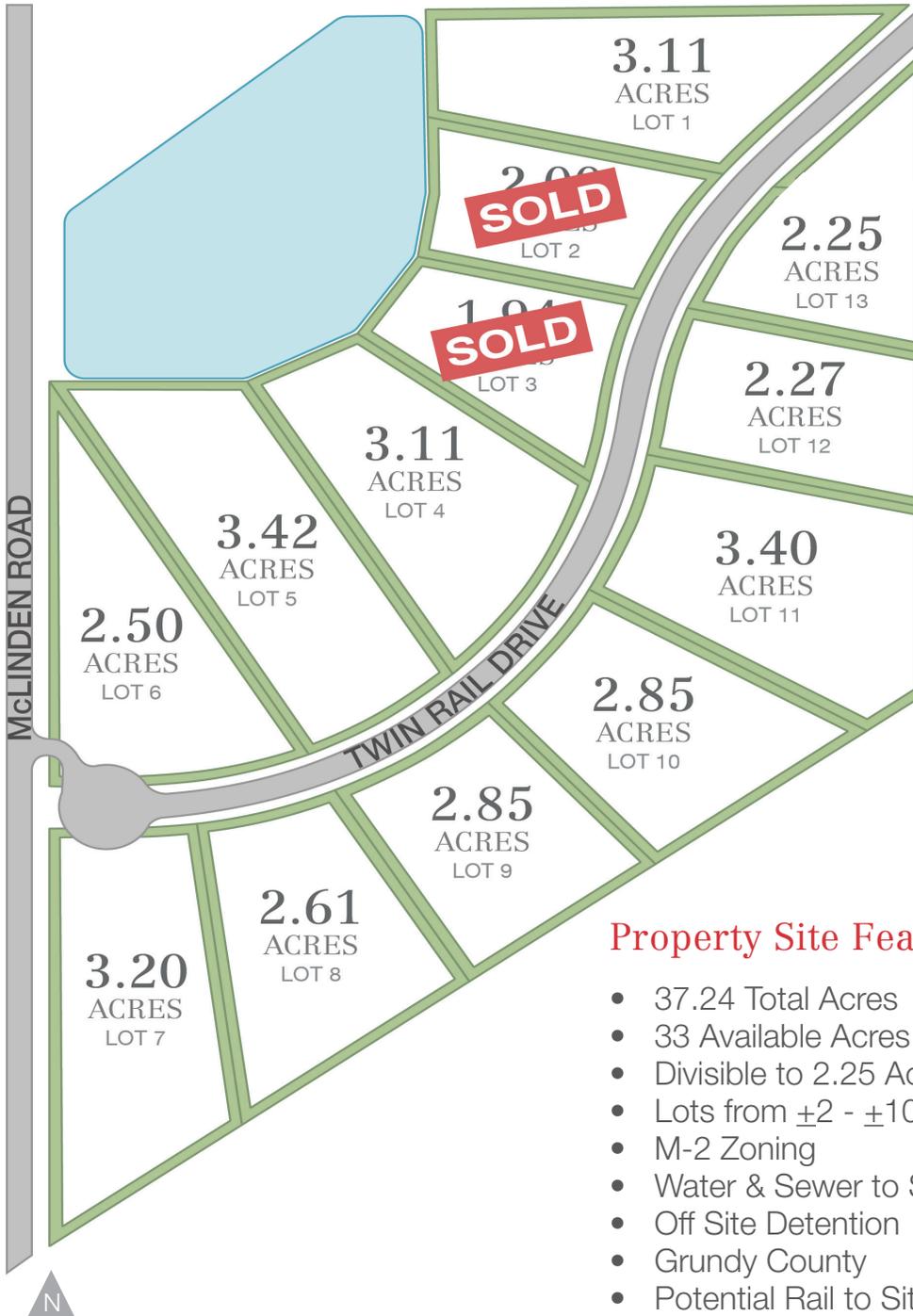
Twin Rail Drive



# Twin Rail Industrial Park

Minooka IL  
33 Available Acres, Divisible to 2.25 Acres  
Lots from  $\pm 2$  -  $\pm 10$  Acres can be combined

## Property Site Plan



### Property Site Features

- 37.24 Total Acres
- 33 Available Acres
- Divisible to 2.25 Acres
- Lots from  $\pm 2$  -  $\pm 10$  Acres can be combined
- M-2 Zoning
- Water & Sewer to Site
- Off Site Detention
- Grundy County
- Potential Rail to Site: CSX
- Asking Rate: \$3.50/SF

For more information:

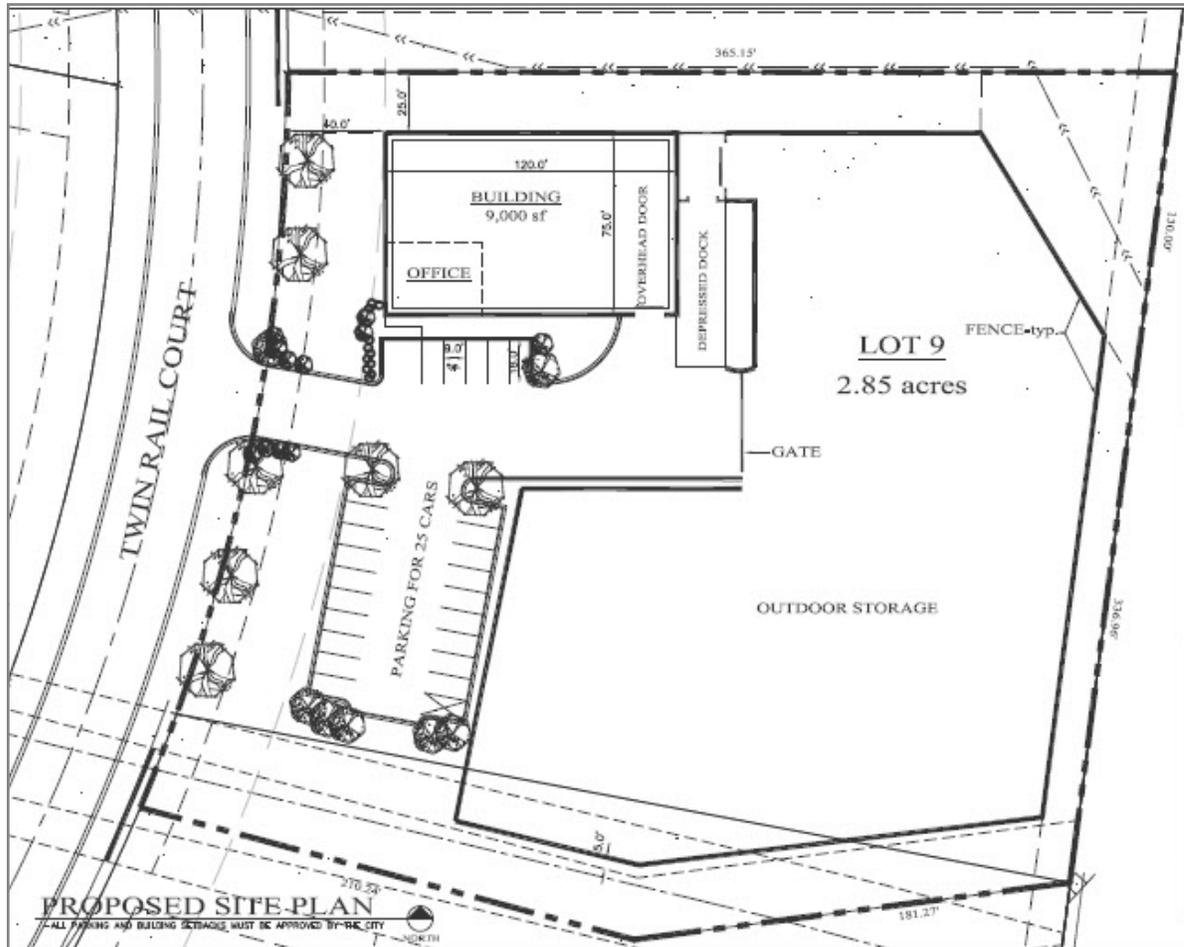
**Ben Cremer**

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mrobbins@hiffman.com

## Proposed 9,000 SF Building



## Proposed Building

- 9,000 SF Building
- Office to Suit
- 2.85 Acres
- 1 Loading Dock
- 1 Drive-In Door
- Fully Fenced & Paved Yard
- Sale Price: \$1,295,000
- Lease Rate: \$10,800 Net Per Month

## Permitted Uses

- Outside Storage
- Trailer Parking
- Truck Terminals
- Contractor's Yard
- Equipment Rental

For more information:

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# Twin Rail Industrial Park

Minooka IL  
33 Available Acres, Divisible to 2.25 Acres  
Lots from ±2 - ±10 Acres can be combined

## Distance From Site To:

 0.53 Miles

 27.6 Miles

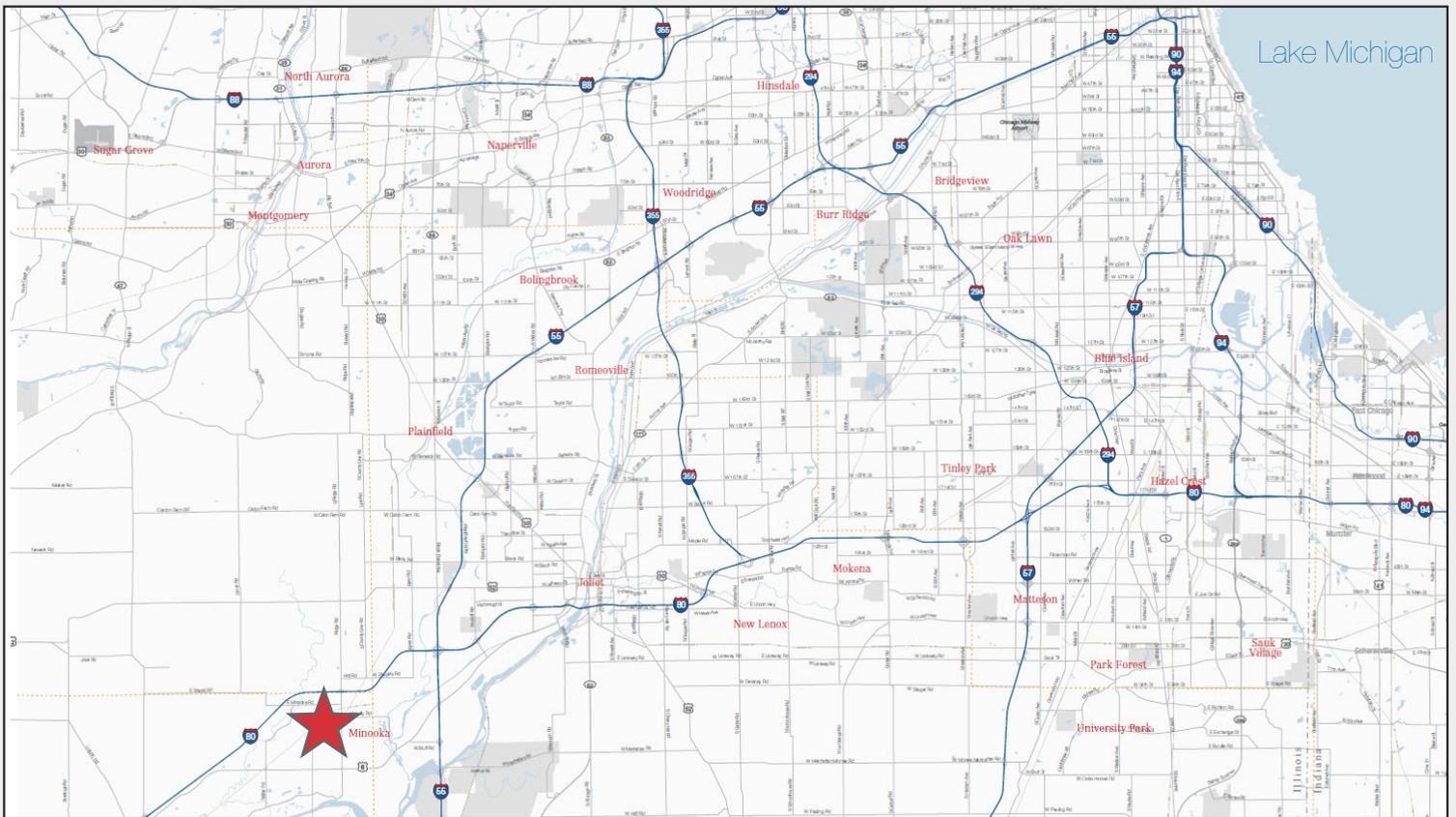
 37.21 Miles

 5.97 Miles

 31.16 Miles

 44.48 Miles

 19.61 Miles



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