

# Main Channel Parcel 31.01

19.67± acres of industrial-zoned waterfront property available for long-term lease



## Location

Between I-294 & LaGrange Road (U.S. Route 45), and between the Des Plaines River and the Chicago Sanitary & Ship Canal, in Willow Springs, Illinois

## Site Description

- 19.67± acres (approximately 85% usable/developable) with 1450± linear feet of water frontage
- Near I-294 and LaGrange Road
- Well suited for industrial use

## Zoning

Light Industrial, L-1 (Willow Springs)

## Estimated annual rent: \$514,000.00

The estimated annual rent is based on a 2019 appraisal of the fair market value of the land. New appraisals will be needed before a lease is advertised for competitive bidding. The tenant will be responsible for property taxes on the leasehold interest.

For more information, contact Senior Attorney, Kevin Yim, at the Metropolitan Water Reclamation District of Greater Chicago at [YimK@mwrdd.org](mailto:YimK@mwrdd.org) or at (312) 751-6593.



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100 East Erie Street  
Chicago, Illinois  
60611-3154