

# MINOOKA RIDGE

## I-80 BUSINESS PARK

1001 Midpoint Road, Minooka, IL

Up to 1,426,000 SF

**MOLTO**   
**PROPERTIES**

**Colliers**



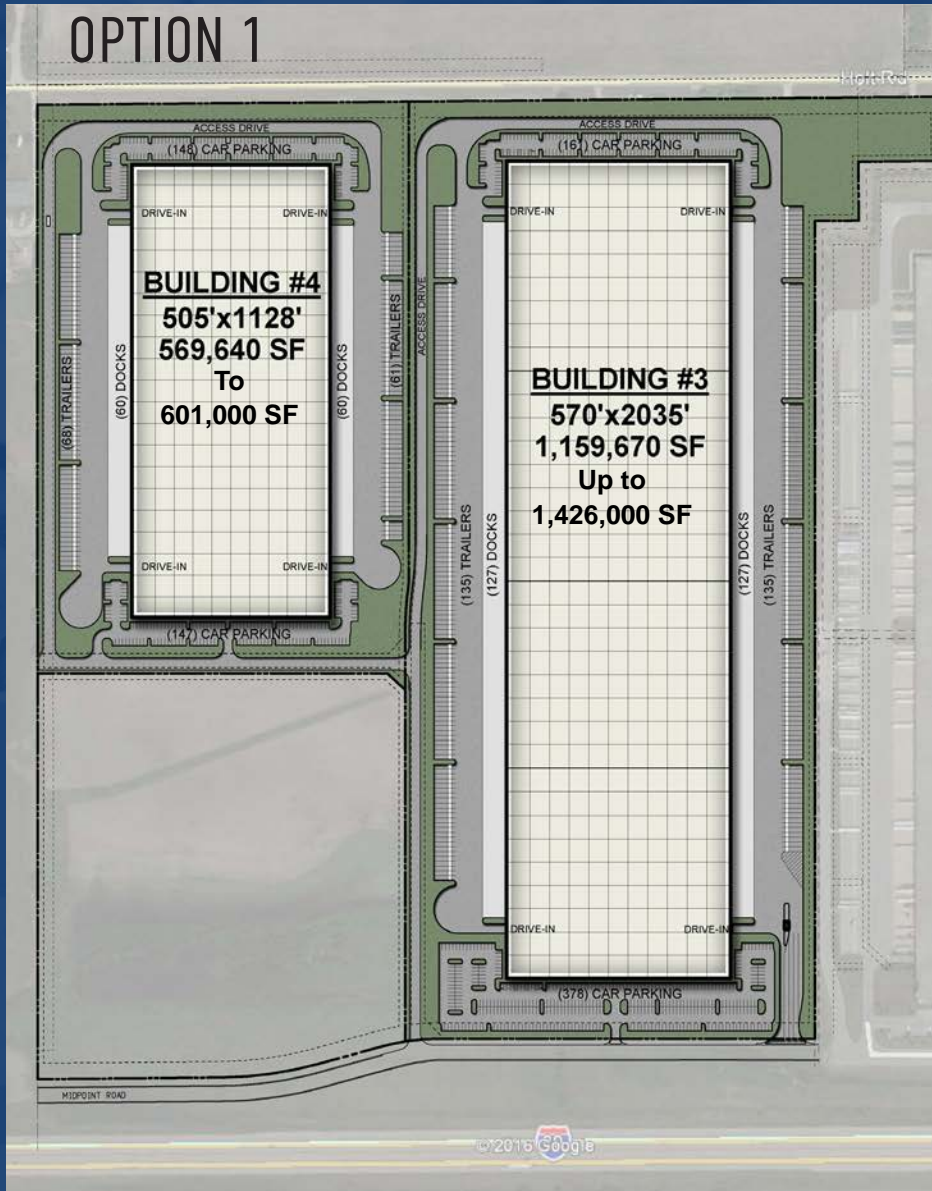
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# SAMPLE LAYOUT

## OPTION 1

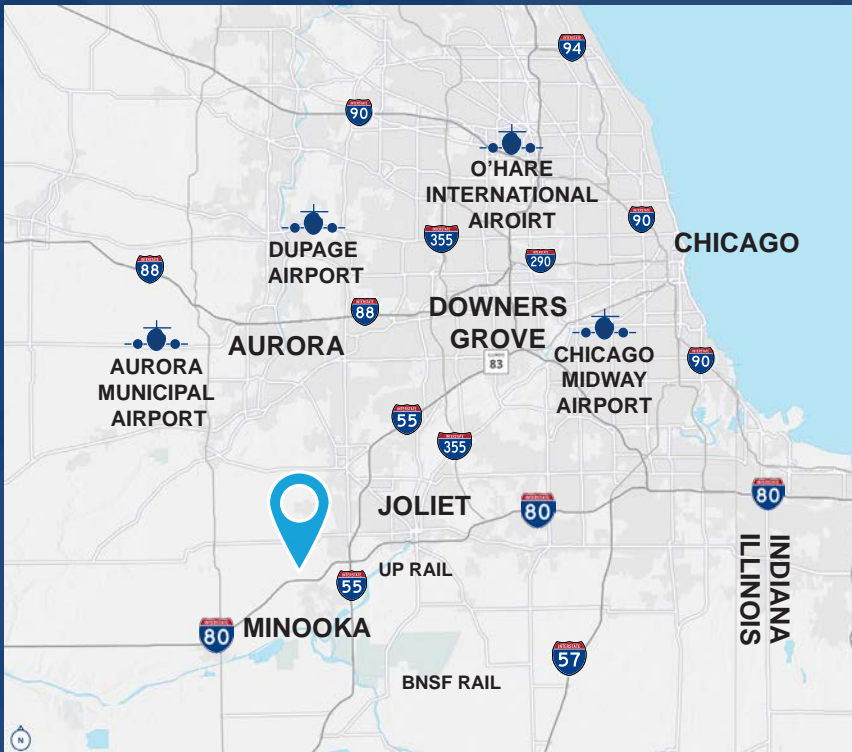
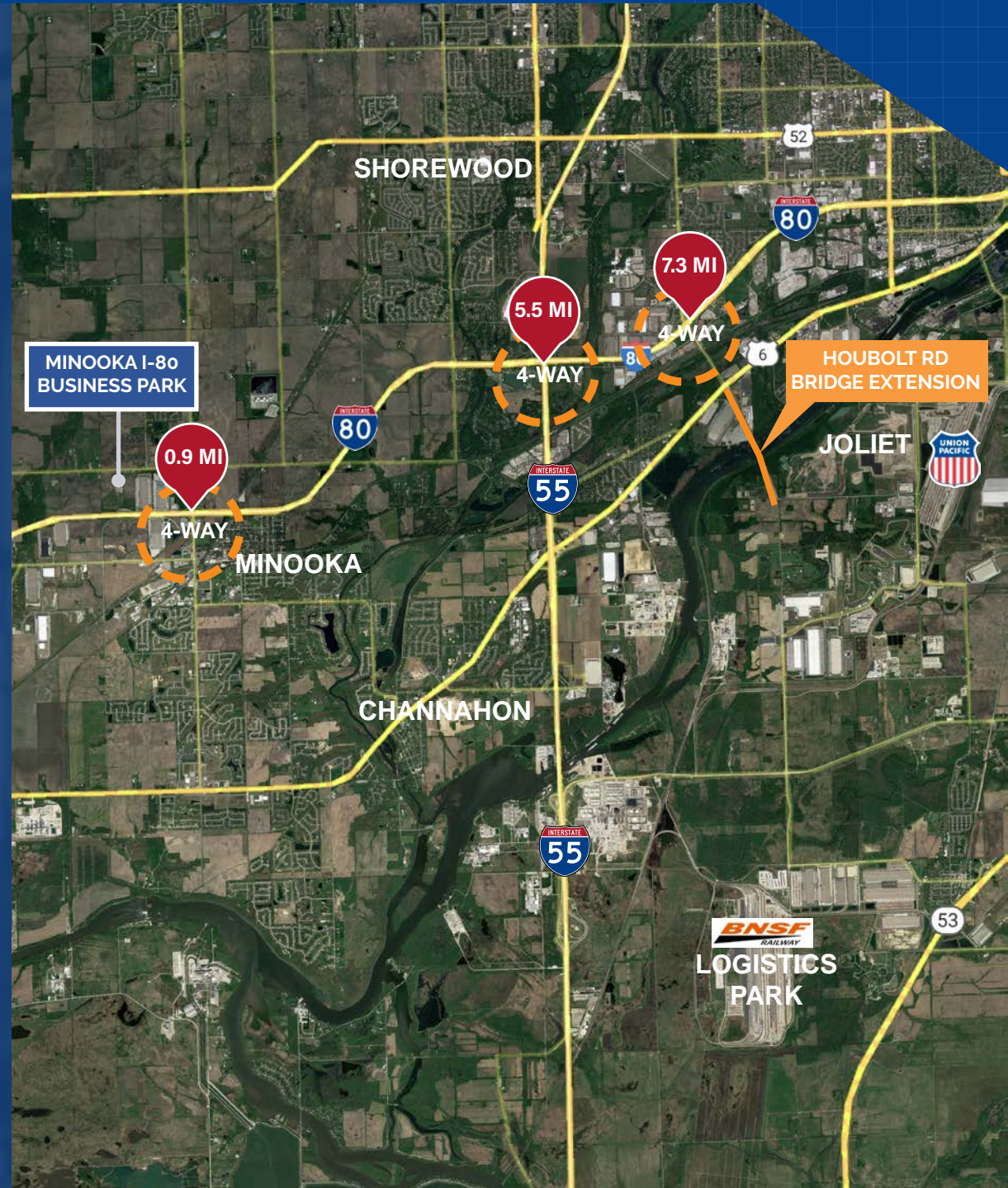


## OPTION 2



# HIGHWAY ACCESS & HIGHLIGHTS

- Excellent I-80 frontage/visibility
- Access via full interchange at Ridge Road
- Potential real estate tax abatement (3 yrs. - 50%)
- Low Kendall County Real Estate Taxes
- Close proximity to BNSF – UP Intermodal
- Green building features qualified for LEED certification
- Enterprise Zone
- Ridge Rd. to I-55/I-80 widening under construction





MIDPOINT RD

HOLT RD



4-WAY

0.9 miles to I-80



MINOOKA RD



N MCLINDEN RD



RIDGE RD



# AERIAL OVERVIEW

# AREA AMENITIES



# MINOOKA RIDGE

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