

Zoning:	Industrial-Light, Manufacturing, Industrial
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Lease Terms:	Unknown
Last Updated:	Mar 17, 2023

Economic Development Contact

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Property and Area Description


131 acre master planned business campus. 39.3 acre site available to accommodate 200,000 – 600,000 SF with buildings available for lease or sale. Pro-business environment and strong labor pool in Will County with proximity to the largest inland port in North America. Access to I-55 & I-80 interchanges and is closely located to both BNSF and Union Pacific Intermodals

Population

	315,396 10 Mile Radius	1,197,060 20 Mile Radius	3,584,668 30 Mile Radius
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Source: ESRI®, 2024

Households

	116,046 10 Mile Radius	444,428 20 Mile Radius	1,345,833 30 Mile Radius
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Source: ESRI®, 2024

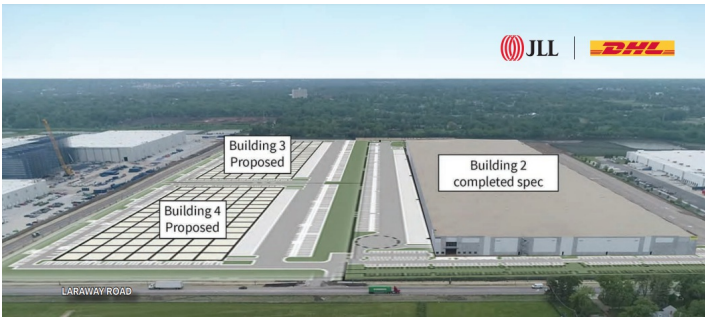
Transportation

Nearest Highway: Route 53 (0.5 mi.)
Nearest Interstate: I-80 (2.5 mi.)
Nearest Airport: Joliet Regional Airport (9 mi.)
Nearest Commercial Airport: Midway International Airport (40 mi.)
Distance to Mass Transit: 4
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

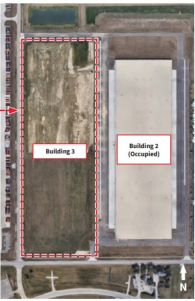
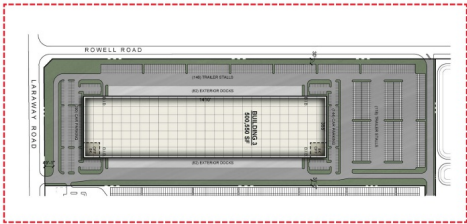
Utilities

Natural Gas: Nicor Gas
Water: City of Joliet
Sewer: City of Joliet
Telecommunications: ComEd

Property Images



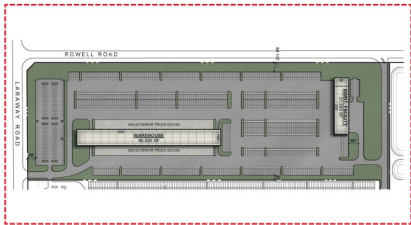
Site Option A



Specifications

Building Size:	500,500 SF	Trailers:	264
Office:	To suit	Sprinkler:	ESFR
Deck Doors:	164 exterior	Clear Height:	36'
Drive-in doors:	4	Lighting:	LED
Auto Parking:	434		

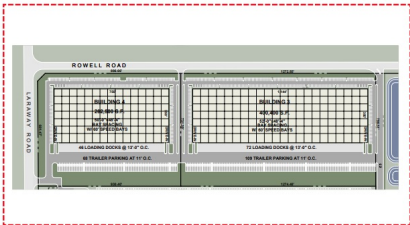
Site Option B



Specifications

High Through-Put Facility		Maintenance Facility	
Size:	80,000 SF (Expandable)	Size:	31,000 SF
Exterior Docks:	110	Drive-in Doors:	4
Drive-in Doors:	4	Car Parking:	22
Car Parking:	305	Total Trailer Positions:	621

Site Option B



Specifications

Building 3		Building 4	
Size:	400,000 SF	Size:	262,500 SF
Column Spacing:	52' x 48'-4"	Column Spacing:	52' x 48'-4"
Speed Bay:	60'	Speed Bay:	60'
Exterior Docks:	72	Exterior Docks:	46
Drive-in Doors:	2	Drive-in Doors:	2
Car Parking:	322 stalls	Car Parking:	234 stalls
Trailer Parking:	109 positions	Trailer Parking:	68 stalls