

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

	<b>317,525</b> 10 Mile Radius	<b>1,206,028</b> 20 Mile Radius	<b>3,621,002</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>114,023</b> 10 Mile Radius	<b>438,927</b> 20 Mile Radius	<b>1,336,311</b> 30 Mile Radius
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Source: ESRI®, 2024

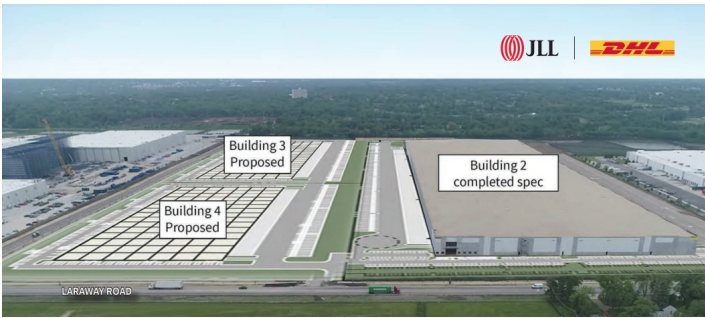
Transportation

**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

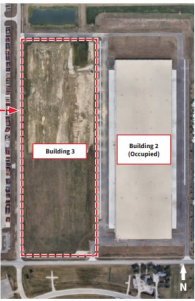
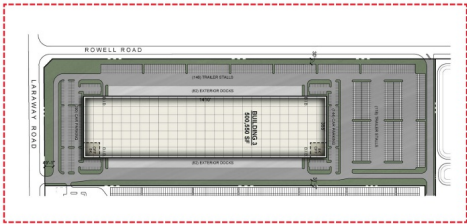
Utilities

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

Property Images



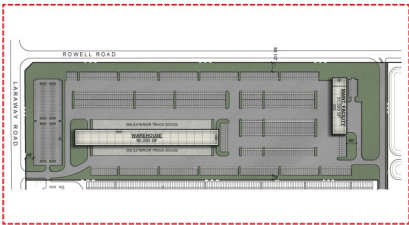
Site Option A



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		

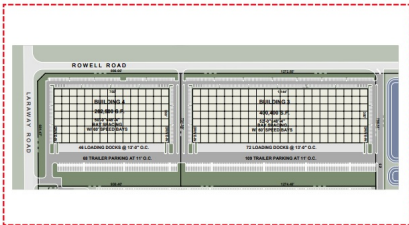
Site Option B



Specifications

High Through-Put Facility	Maintenance Facility
Size: 80,000 SF (Expandable)	Size: 31,000 SF
Exterior Doors: 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 Doors: 72	Exterior Doors: 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

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