

992,640 SF  
AVAILABLE



INDUSTRIAL

## JOLIET Logistics Park

100 East Millsdale Rd | Joliet, Illinois  
992,640 SF Available  
(Divisible to 500,000 SF / Expandable to 1,556,840 SF)

### Area Amenities

- » Part of a 240-acre master planned business park
- » Site expansion options:
  - Building expansion
  - Car parking expansion
  - Trailer parking expansion
- » Excellent proximity to both BNSF and Union Pacific intermodal facilities
- » Strategically located between I-80 and I-55 for quick, easy interstate access
- » Excellent visibility on route 53
- » Zoned I-1 'Light Industrial District'
- » Outstanding regional labor pool
- » Pro-active local and county government

For Development Information:



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For Leasing Information:

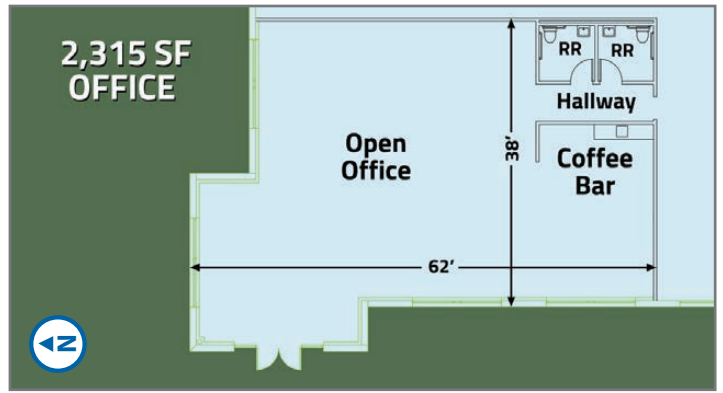
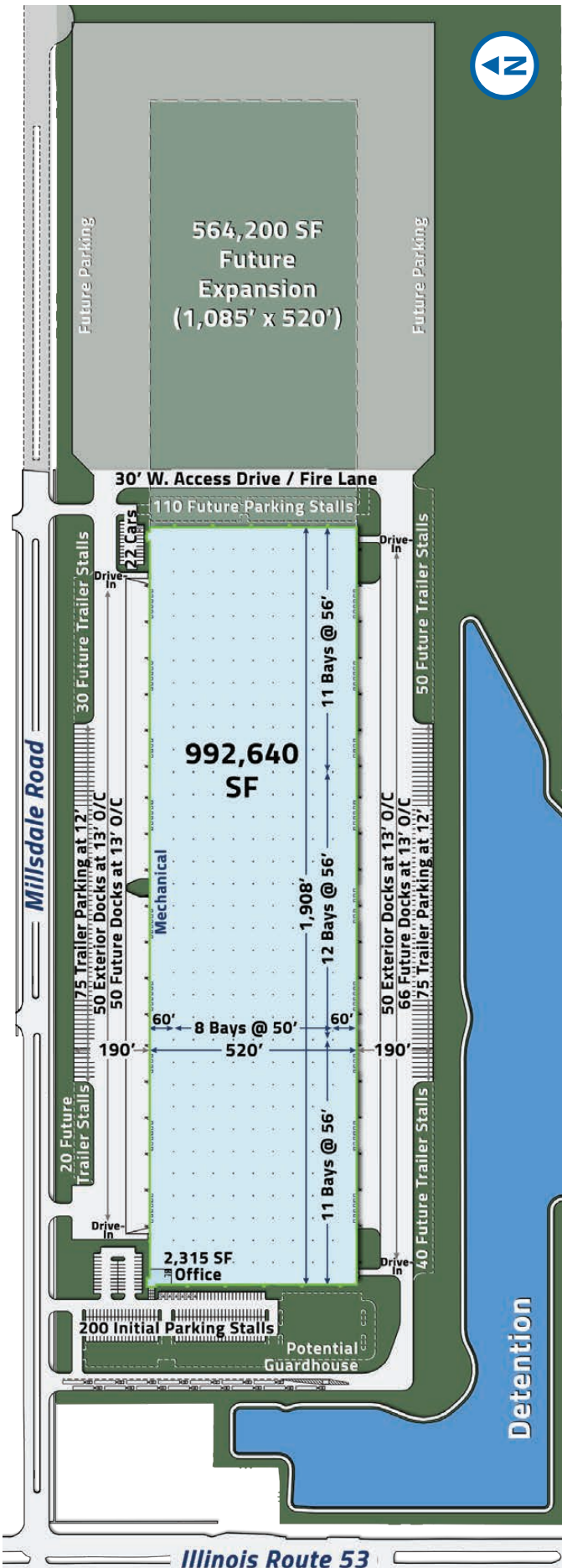


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## Building Features

- » 992,640 SF divisible to 500,000 SF; future expansion 564,200 SF
- » 2,315 SF office
- » 36' minimum clear height beyond staging bay
- » LED lighting
- » ESFR sprinkler system with K22 heads
- » Ductilcrete floor slab
- » 50' x 56' column spacing with 60' staging bays
- » 100 – 9' x 10' sectional, insulated R-14 dock doors with Dual Vision Lites
- » 116 knock-out panels
- » 100 – 45,000 lb, 7' x 8' hydraulic dock levelers
- » 4 – drive-in doors with concrete ramps
- » 190' truck courts
- » 222 – car parking stalls expandable to 532; future expansion total 2,932
- » 150 – trailer parking stalls expandable to 290; future expansion total 1,120
- » Off-street queuing of up to 15 trucks
- » 4,000 amp, 277 / 480 volt, 3-phase electrical service

