



KETONE
PARTNERS

**Travel Plaza/Fuel Center
5.42 Net Usable Acre Site**

SITE

**Rock Creek
Logistics Center**

**3080 Channahon Rd.
Joliet, IL 60436**



BNSF

Houbolt Road Extension

SITE

Route 6



SITE



Chicago Area Regional Map

Dual Access points to I-55 & I-80
Direct Access to BNSF & Union
Pacific Intermodals via Houbolt Road
Extension



Map Legend

3080 Channahon Rd.

Shell Gas Station

BP Gas Station

Exxon Gas Station

Speedway Gas Station

Marathon Gas Station

Circle K Gas Station

Citgo Gas Station

Mobil Gas Station

Love's Travel Plaza

Thornton's Travel Center

Pilot Travel Plaza

Food N Fuel Center

Gas N Wash Center

Food 4 Less Food 4 Less Convenience

REBEL Rebel Convenience

MURPHY USA Murphy Gas and Convenience

Casey's Convenience

Phillips 66 Gas Station

PitStop Diesel Gas Station



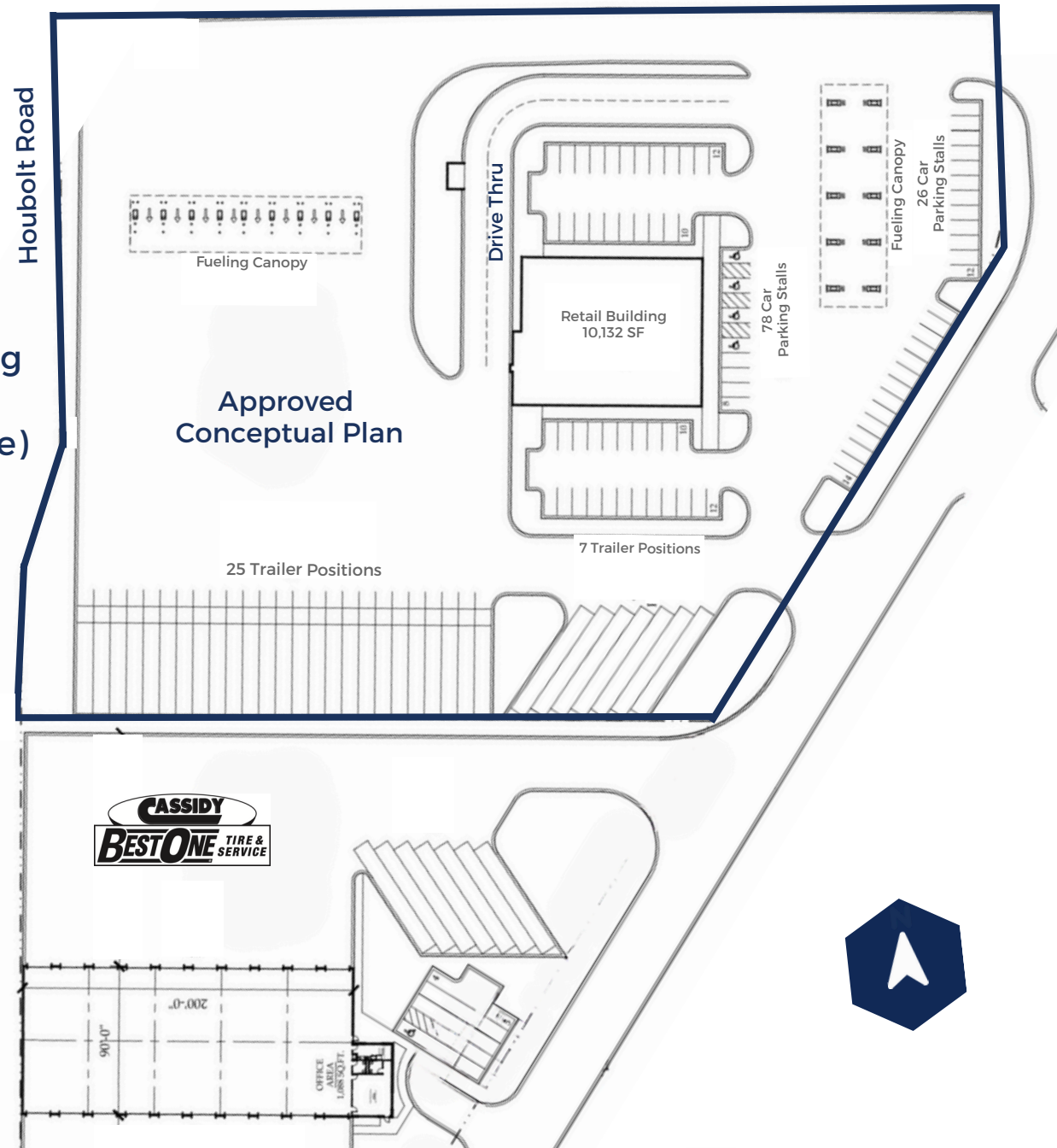
Joliet Area
Competitor Map

Nearby Gas Stations and Fuel Centers



Property Features

- 5.42 Acres
- 10,132 SF Building
- Frontage on Route 6
- Direct right-in right-out access to Houbolt Road Extension
- Last fueling/service stop for trucks and employees leaving intermodals traveling to I-80
- 18 Truck Diesel Fuel Pumps (Expandable)
- 20 Gas Pumps (Expandable)
- 32 Trailer Parking Stalls (Expandable)
- 78 Car Parking Stalls (Expandable)
- Drive-Thru Window Capabilities



Site Plan

Rock Creek Logistics Center
3080 Channahon Rd.
Joliet, IL 60436



FOUR-WAY
INTERCHANGE

(Approximately 1.25
miles from Site)

HOUBOLT ROAD

SIGNALLED
INTERSECTION

TOUCHPOINT LOGISTICS

FULL-ACCESS
INTERSECTION

TARGET

SITE

Lot 5
Truck Maintenance
Facility

MARINE
TERMINAL

HOUBOLT BRIDGE

DES PLAINES RIVER

RIGHT-IN
RIGHT-OUT

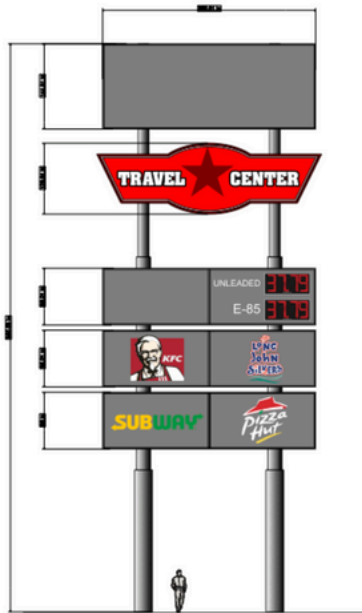
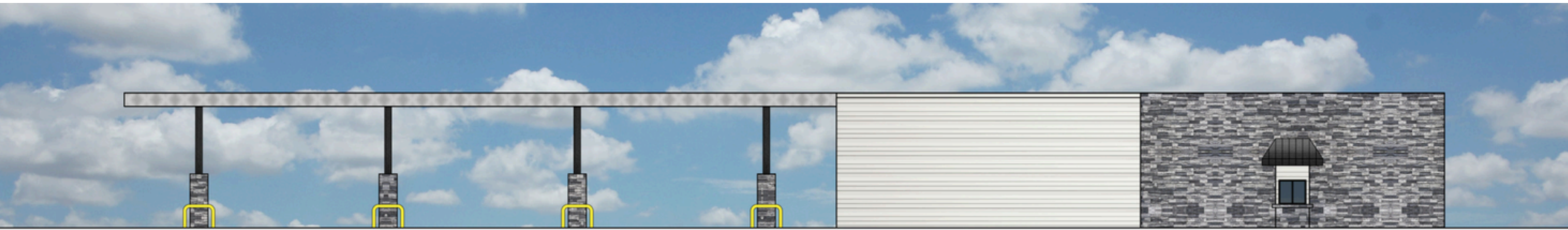
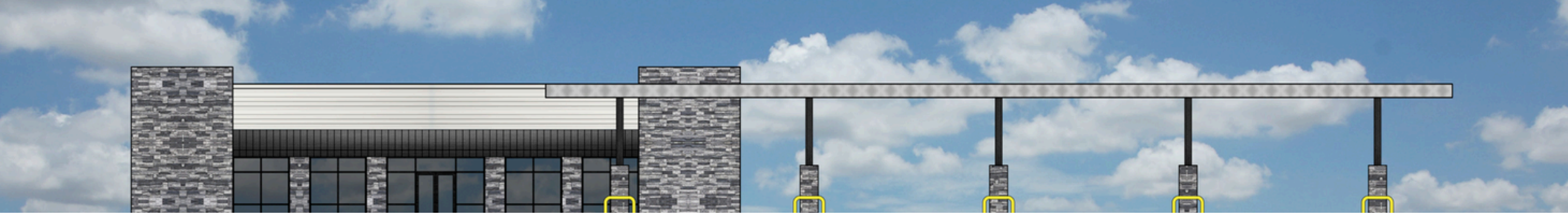
CASSIDY
BESTONE
TIRE &
SERVICE

XTRA
LEASE

GP
TRANSCO

BNSF
RAILWAY





Site Area: 5.42 Acres

1. Site is approved for a truck and travel fueling center within an I-2 Zoning District.
2. Site is approved to increase the maximum allowed sign height from 25' to 80' as well as increase the maximum sign area from 150 SF to 1,500 SF.

Zoning and Approved Special Use Permit



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**For More Information,
Please Contact Our Team**