



KETONE
PARTNERS

12.52 Net Usable Acre Site

Rock Creek
Logistics Center

3350-B Channahon Rd.
Joliet, IL 60436



SITE



Chicago Area Regional Map

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





FOUR-WAY
INTERCHANGE

(Approximately 1.25
miles from Site)

SIGNALLED
INTERSECTION

FULL-ACCESS
INTERSECTION

TARGET

SITE

monroe

MARINE
TERMINAL

DES PLAINES RIVER

HOUBOLT BRIDGE

HOUBOLT ROAD

INTERSTATE
80

US
6

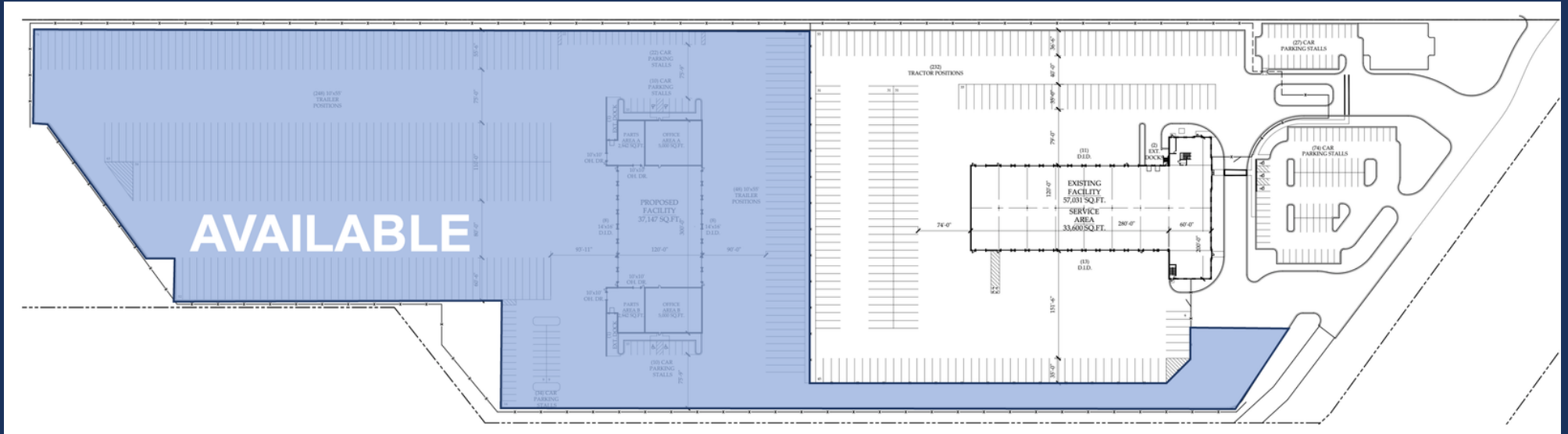
RIGHT-IN
RIGHT-OUT

GP
TRANSCO

BNSF
RAILWAY

ASSIDY
BEST ONE
TIRE & SERVICE

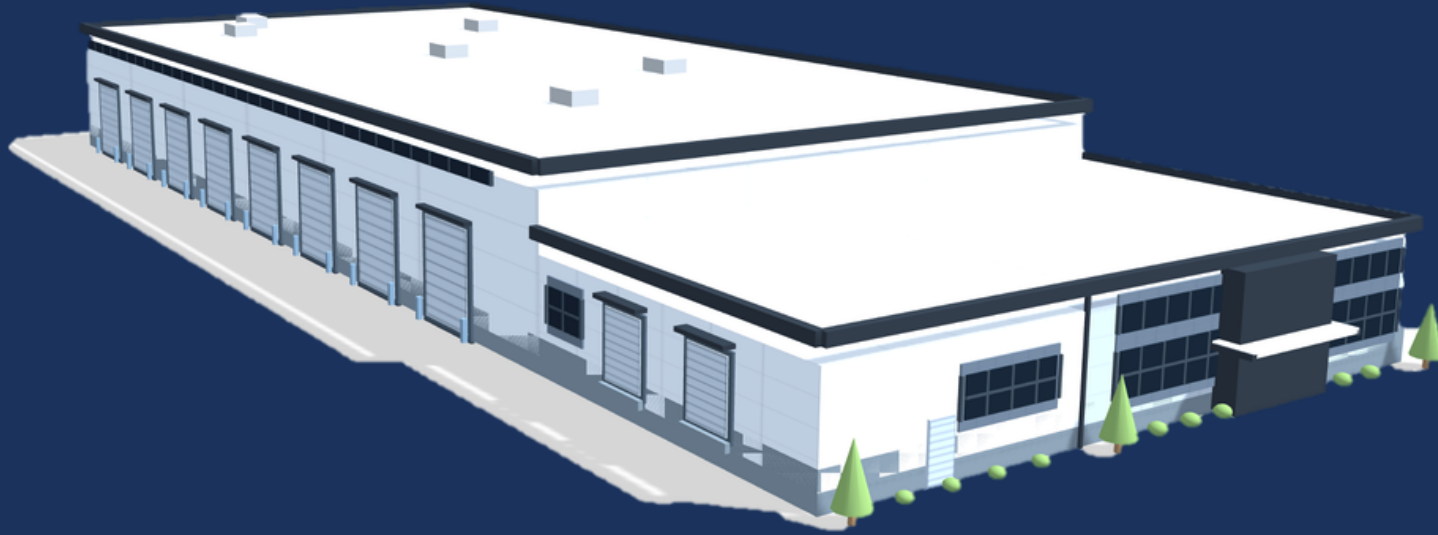
XTRA
LEASE



Proposed Site Plan

3350-B Channahon Rd.
Joliet, IL 60436





- **Building Area (Gross): 37,147 SF**
 - Office: 5,000 SF
 - Parts: 2,942 SF
 - Maintenance: 29,205
- **Clear Height: 24'**
- **Drive-Thru Bays: (8) Expandable**
- **Loading Docks: 2**
- **Car Parking: 76**
- **Trailer Positions: 296**

Proposed Building Specifications



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**For More Information,
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