

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

SITE

Rock Creek Logistics Center

3080 Channahon Rd. Joliet, IL 60436



Chicago Area Regional Map

1.52

SITE

355

UNION PACIFIC

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

6



### **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

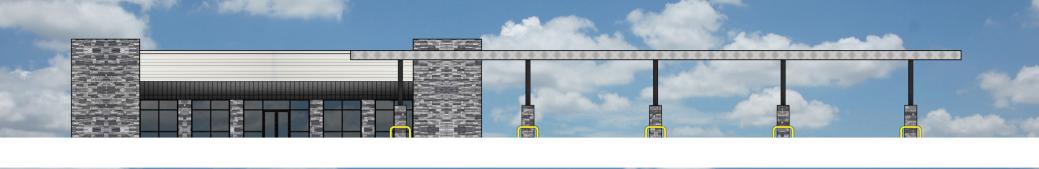


Route 6

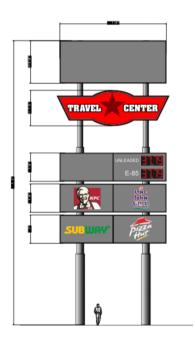
#### Site Plan

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









#### 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** 





#### **KYLE SCHUHMACHER**

kschuhmacher@ketonepartners.com 847-924-0485

# JENNIFER HEANEY

jheaney@ketonepartners.com



DREW BULSON dbulson@ketonepartners.com 847-542-3739

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