

# Ketone Partners & Amstar Team Up on Joliet Trucking and Maintenance Facility

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Ketone Partners, LLC (Ketone) recently announced the completion of their 57,600 SF truck maintenance and parking facility located at 3350 Channahon Road in Joliet, Illinois. The project is the first in a joint venture with Amstar Group LLC (Amstar) and features 621 trailer positions, 119 auto stalls, and a 24,000 SF office, and is available for immediate occupancy.

Located on 27 acres, this premier location is adjacent to the new Houbolt Road extension and in close proximity to the Des Plaines River and the Union Pacific and BNSF intermodal facilities. The project offers immediate access to Interstate 80 and Interstate 55 and is designed to serve a single- or multiple occupiers.

"We are thrilled to establish this partnership with Amstar and further our commitment to Will County" said Kyle Schuhmacher, President of Ketone Partners. "Since acquiring this complex 262-acre site in 2016, our dedicated team has successfully completed six transactions and nearly developed the entire property. We are exceptionally proud of the progress we've achieved thus far and equally excited to collaborate with Amstar in the vertical development of this cutting-edge facility."

"As we have continued to grow our portfolio, we have focused on exceptional properties with unique assets, and this facility offers just that," said Tim Slater, Senior Vice President at Amstar. "Working alongside Ketone, with their local knowledge and development experience in the Joliet, Illinois area, has made this a great addition to our industrial investments."

The project team includes NAI Hiffman, Cornerstone Architects, Jacob & Hefner Engineering, Meridian Design and Barrington Bank & Trust / Wintrust Financial.

## **About Ketone Partners**

Ketone Partners, LLC is a full-service real estate development, management and advisory company with national experience in the acquisition, development and management of commercial & agricultural properties. Using its individual, professional and proven real estate development experience, Ketone manages the real estate planning, permitting, bidding, financing and construction process. For more information, visit [ketonepartners.com](http://ketonepartners.com).

## **About Amstar**

Founded in 1987 and based in Denver, CO, Amstar is a privately owned real estate investment management company with over three decades of experience acquiring, developing, and managing all major property types across the United States. Focused on partnering with best-in-class local and national Sponsors, Amstar targets ground-up developments and value-add executions in gateway and secondary US markets with an emphasis on infill and high-barrier to entry locations. Amstar also selectively pursues core and core-plus acquisitions in primary markets.