

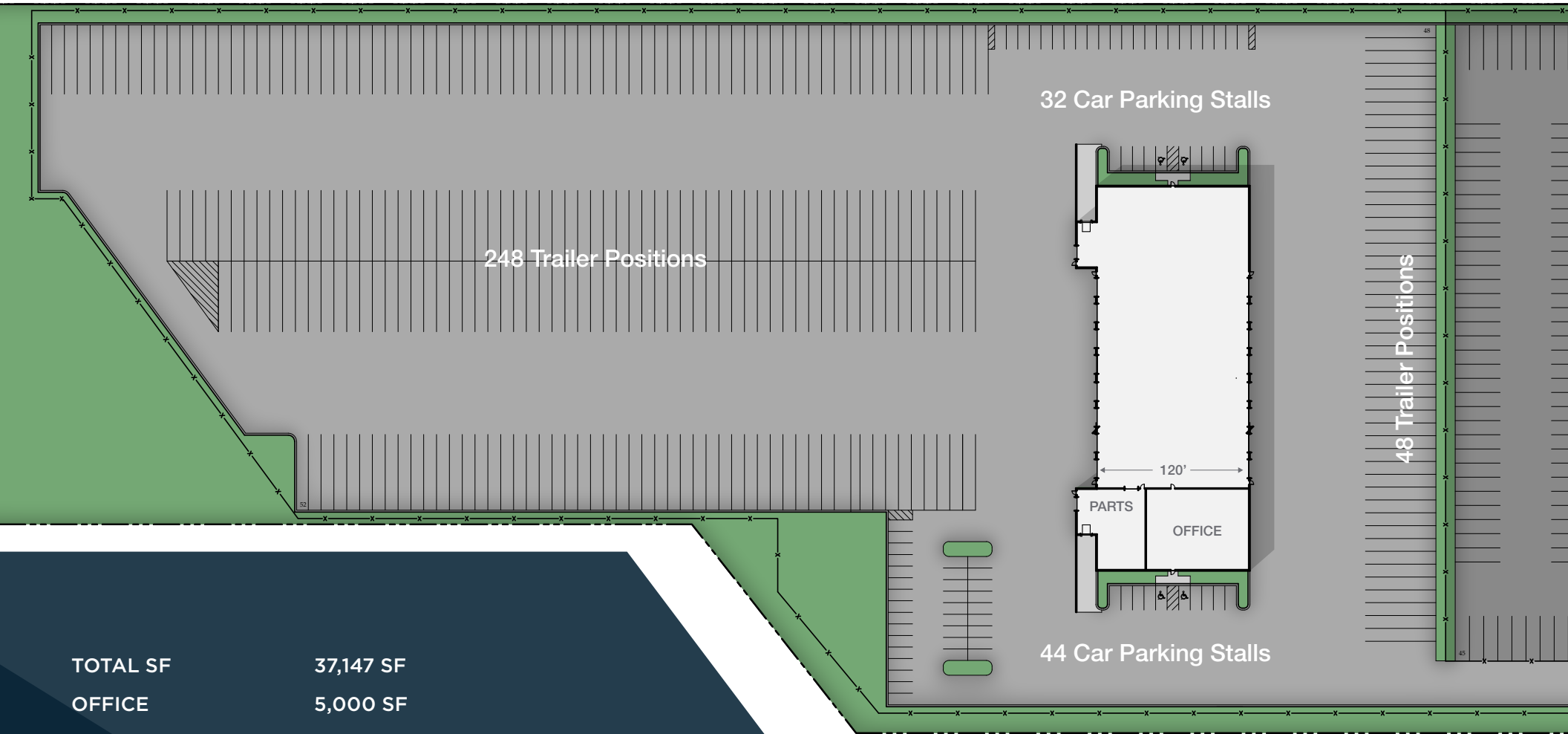
FOR
LEASE

37,147 SF

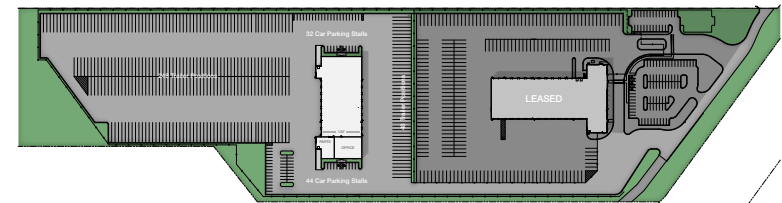
VEHICLE MAINTENANCE
& OUTDOOR STORAGE
FACILITY (PROPOSED)



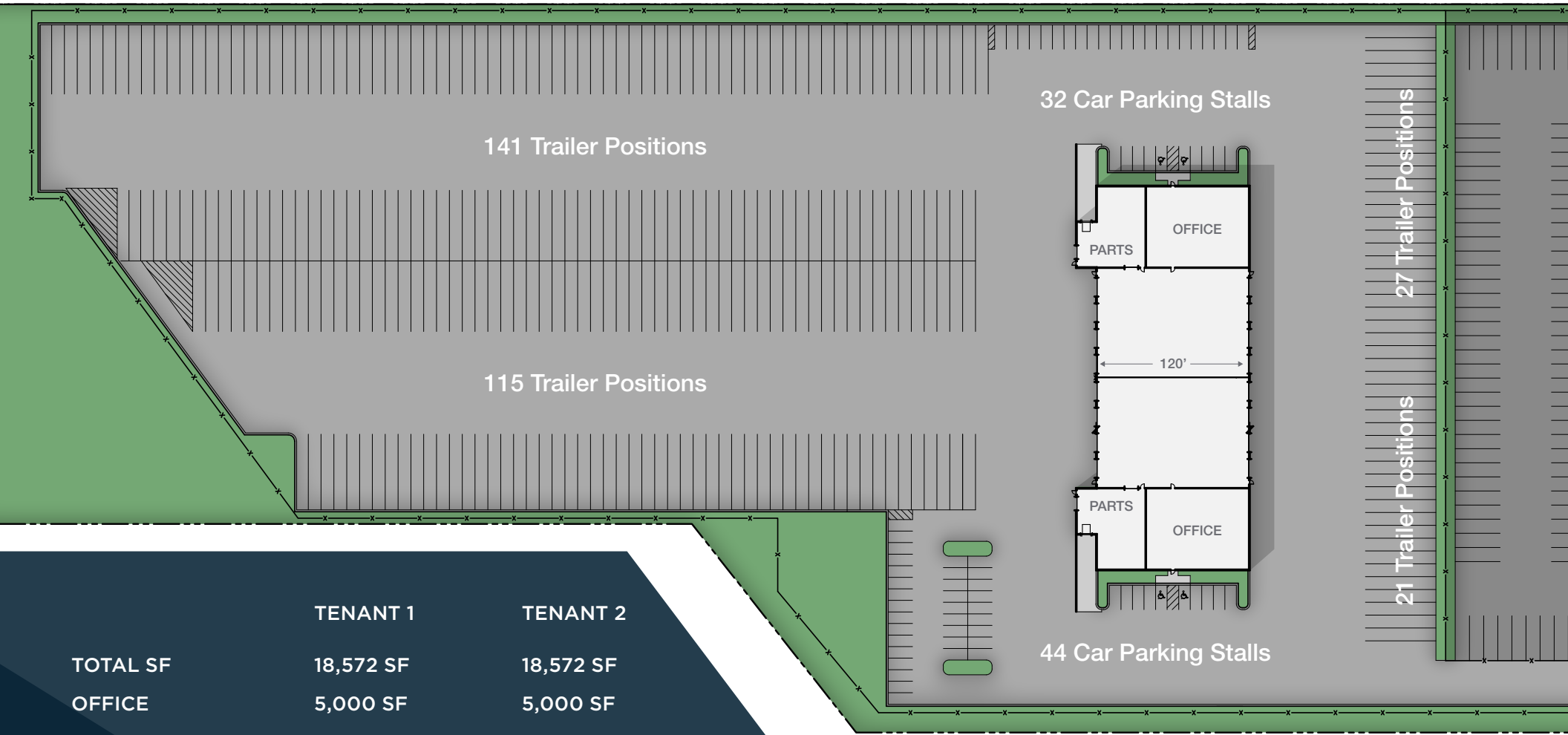
SINGLE-TENANT SITE PLAN



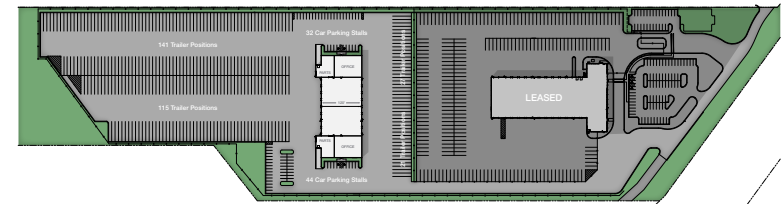
TOTAL SF	37,147 SF
OFFICE	5,000 SF
PARTS	2,942 SF
MAINTENANCE	29,205 SF
DRIVE-THRU BAYS	8 (EXPANDABLE)
LOADING DOCKS	2
CAR PARKING	76
TRAILER POSITIONS	296



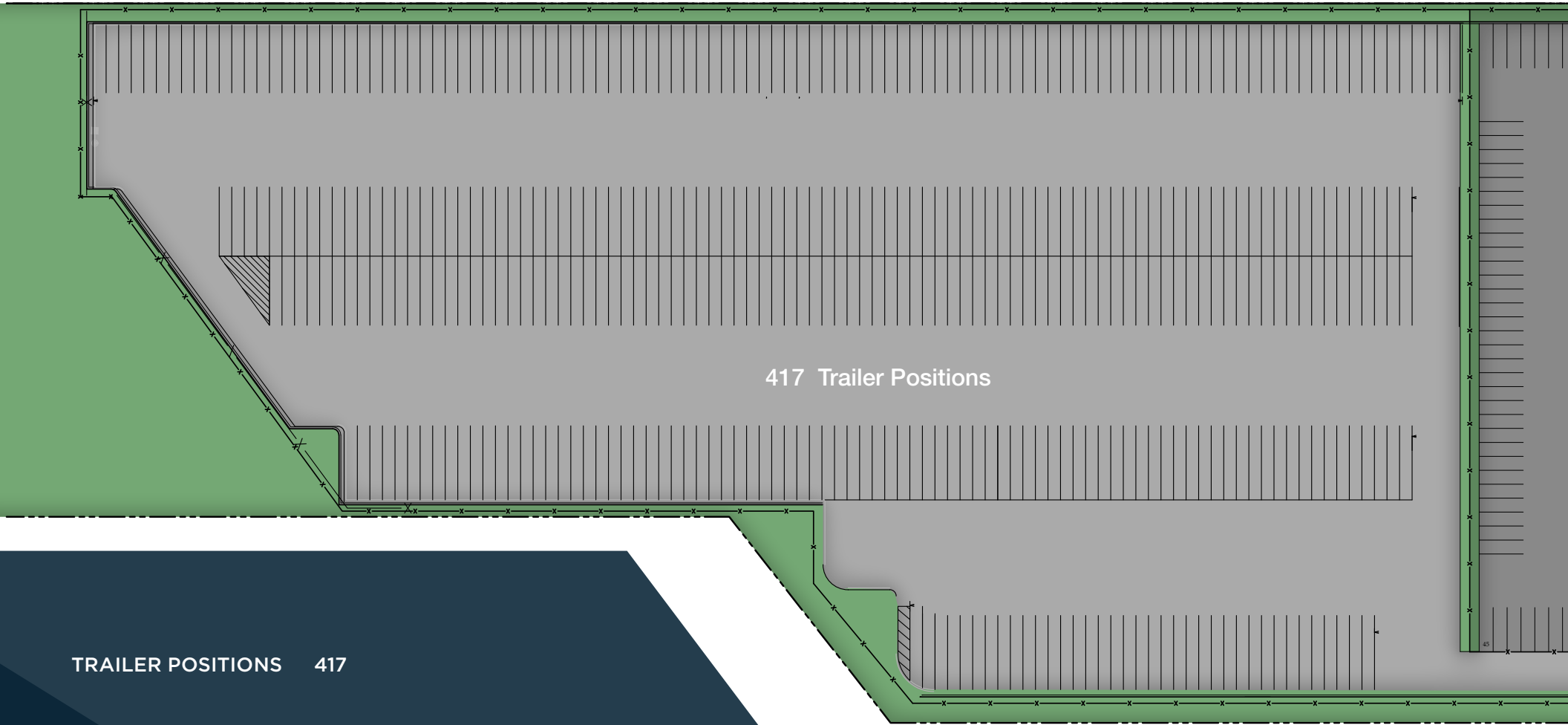
MULTI-TENANT SITE PLAN



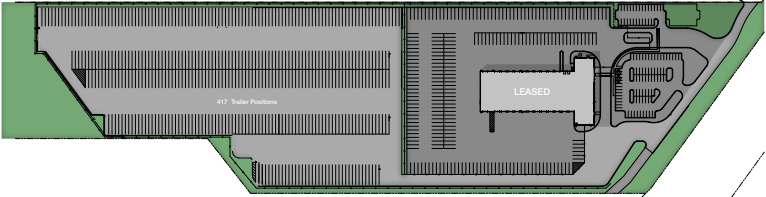
	TENANT 1	TENANT 2
TOTAL SF	18,572 SF	18,572 SF
OFFICE	5,000 SF	5,000 SF
PARTS	2,942 SF	2,942 SF
MAINTENANCE	10,630 SF	10,630 SF
DRIVE-THRU BAYS	4	4
LOADING DOCKS	1	1
CAR PARKING	44	32
TRAILER POSITIONS	132	164



TRAILER PARKING SITE PLAN



TRAILER POSITIONS 417





Joliet

FULL INTERCHANGE
I-80/HOUBOLT

NEW BRIDGE/EXTENSION
NOW OPEN

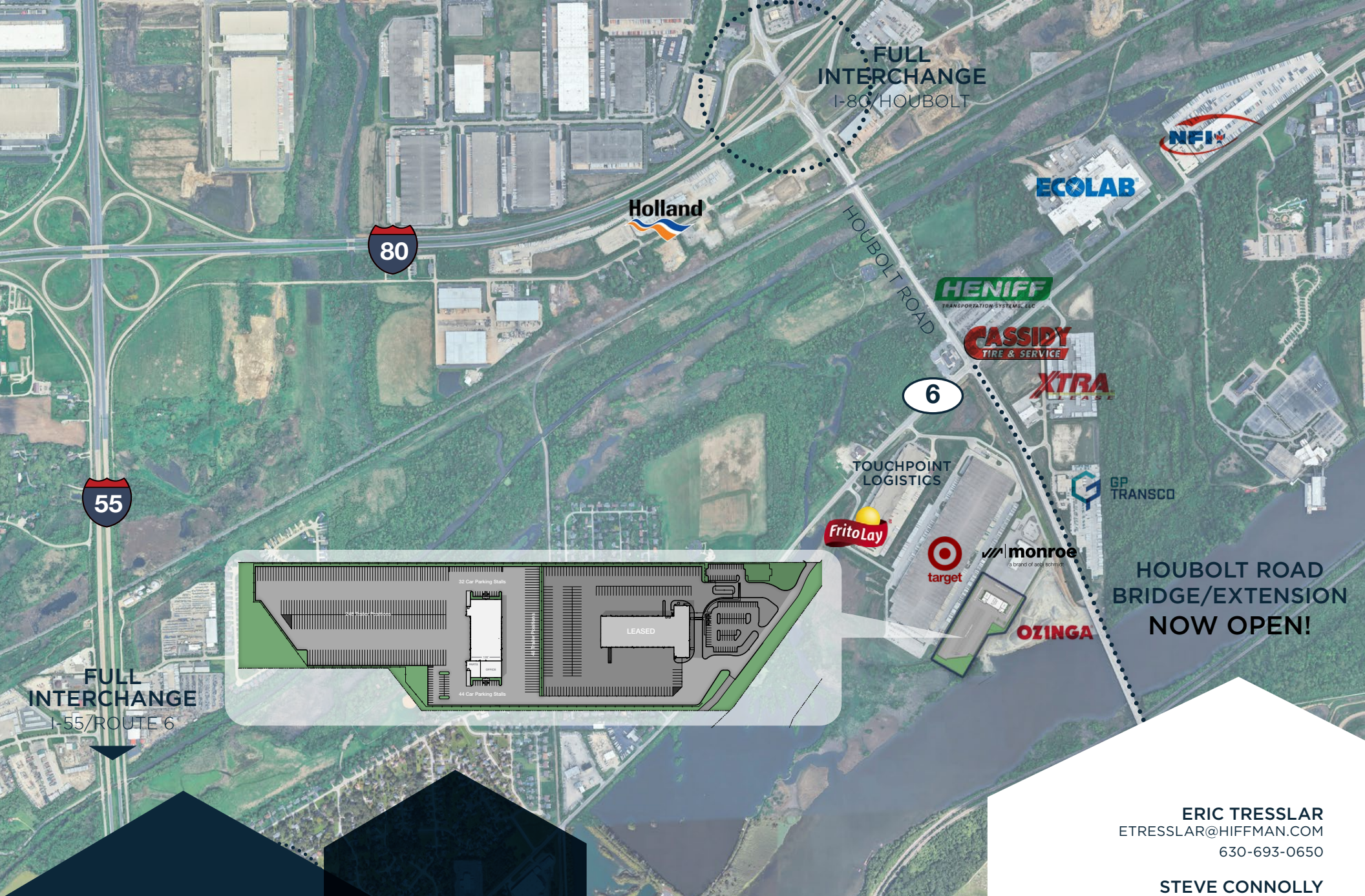
FULL INTERCHANGE
I-55/ROUTE 6



- Conveniently located near full interchanges at both I-80/Houbolt and I-55/Route 6
- Immediate access to new Houbolt Road bridge/extension providing direct northern connection to UP and BNSF intermodal centers.
- [Houbolt Road Extension Information](#)
- Trailer parking available



- 37,147 SF (Proposed) maintenance & repair facility
- 10-acre site
- 5,000 SF office; 2,942 SF parts area
- 2 exterior loading docks
- 8 drive-through bays (expandable)
- 296 trailer positions
- Ability to stack containers 3-high
- 24' clear height
- 76 car parking
- 800-amp electrical service
- Precast construction
- Full concrete parking areas
- Fenced and secured site



FULL INTERCHANGE
I-80/HOUBOLT



Holland

NFI

ECOLAB

HENIFF
TRANSPORTATION SYSTEMS, LLC

CASSIDY
TIRE & SERVICE

XTRA
LEASE



TOUCHPOINT
LOGISTICS

GP
TRANSCO

FritoLay

target

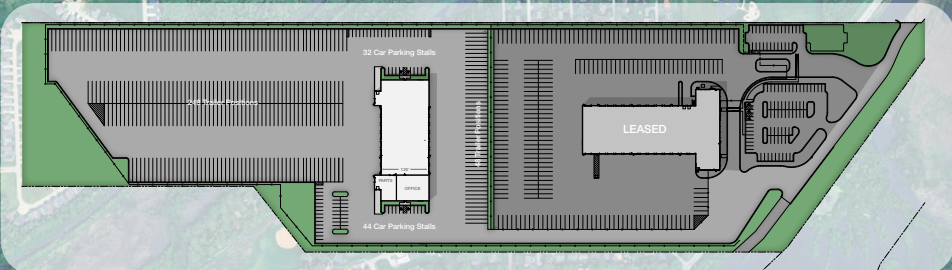
monroe
a brand of aeg schmitt

HOUBOLT ROAD
BRIDGE/EXTENSION
NOW OPEN!

OZINGA



FULL INTERCHANGE
I-55/ROUTE 6



NAL Hiffman
Commercial Real Estate Services, Worldwide

KETONE
PARTNERS

ERIC TRESSLAR
ETRESSLAR@HIFFMAN.COM
630-693-0650

STEVE CONNOLLY
SCONNOLLY@HIFFMAN.COM
630-693-0642

KYLE SCHUHMACHER
KSCHUHMACHER@KETONEPARTNERS.COM
847-924-0485