

FOR LEASE

57,031 SF (divisible)

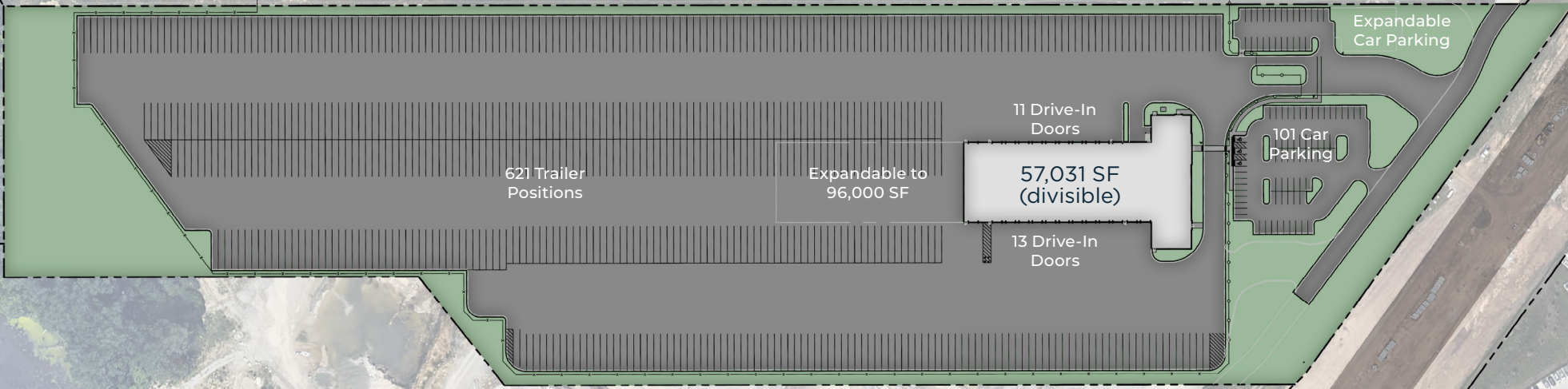
VEHICLE MAINTENANCE
& OUTDOOR STORAGE FACILITY
ON 27 ACRES

3350 CHANNAHON ROAD
JOLIET, ILLINOIS

CONSTRUCTION COMPLETE!



TAKE A TOUR



621 Trailer Positions

Expandable to 96,000 SF

11 Drive-In Doors

57,031 SF (divisible)

13 Drive-In Doors

101 Car Parking

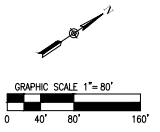
Expandable Car Parking

**NEW HOUBOLT ROAD BRIDGE/
EXTENSION
NOW OPEN!**

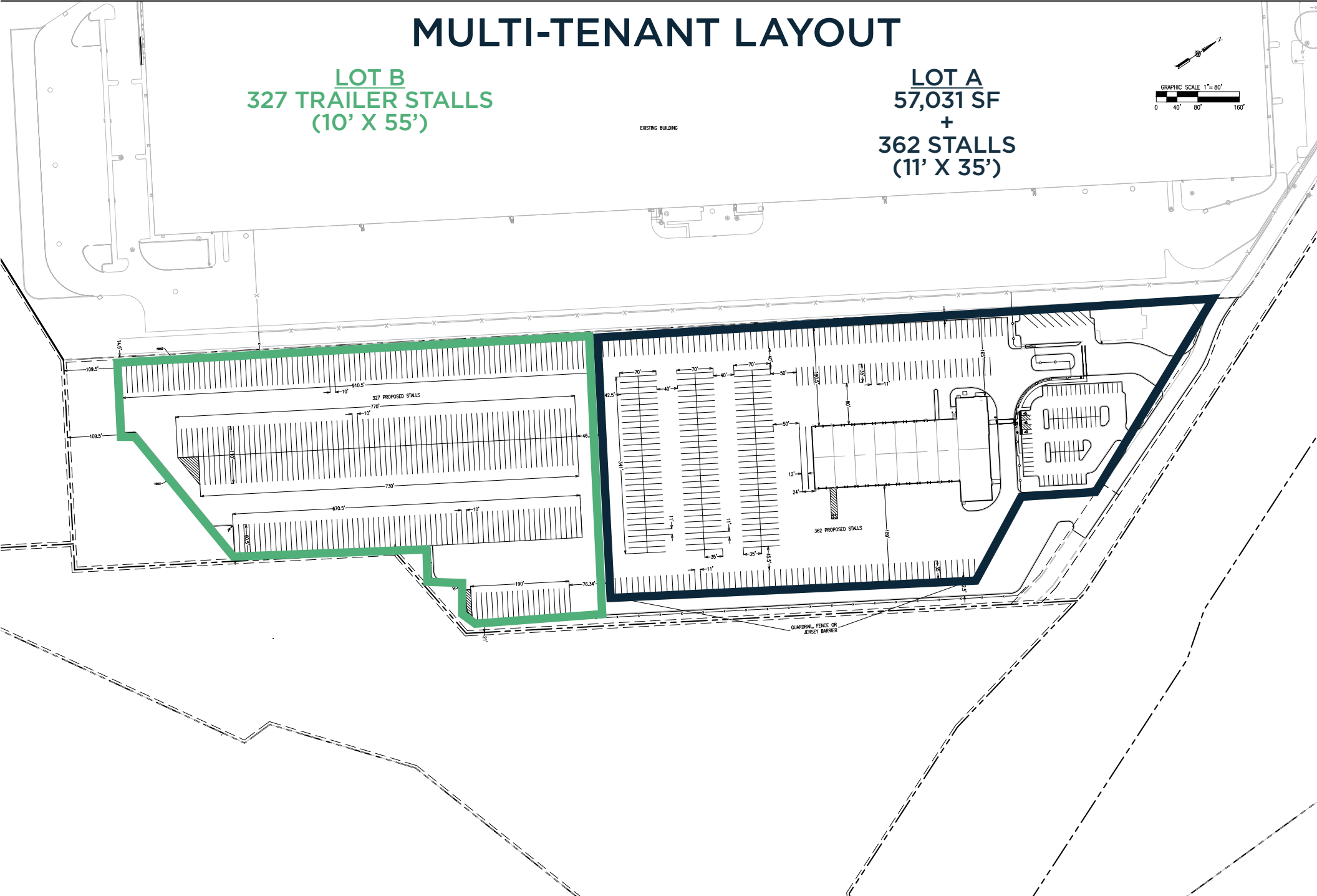
MULTI-TENANT LAYOUT

LOT B
327 TRAILER STALLS
(10' X 55')

LOT A
57,031 SF
+
362 STALLS
(11' X 35')



EXISTING BUILDING





- 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](#)
- Immediate Occupancy
- Trailer parking available

- 57,031 SF (divisible) maintenance & repair facility
- 27-acre site
- Expandable to 96,000 SF
- 12,063 SF office; 11,368 SF mezzanine
- 24 overhead doors: 11 pull-throughs; 2 stub-in bays
- 2 exterior loading docks
- 621 trailer positions
- Ability to stack containers 3-high
- 24' clear height
- 60' x 40' column spacing
- 101 car parking - expandable
- 1200 amp electrical service
- Precast construction
- Full concrete parking areas
- Fenced and secured site
- Wash bay





FULL INTERCHANGE
I-80/HOUBOLT

Holland

NFI

ECOLAB

80

HOUBOLT ROAD

HENIFF
TRANSPORTATION SYSTEMS, LLC

CASSIDY
TIRE & SERVICE

XTRA
LEASE

55

TOUCHPOINT
LOGISTICS

GP
TRANSCO

FritoLay

target

HOUBOLT ROAD
BRIDGE/EXTENSION
NOW OPEN!

OZINGA

6

FULL INTERCHANGE
I-55/ROUTE 6

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

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

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

NALHiffman
Commercial Real Estate Services, Worldwide

KETONE
PARTNERS