

FOR LEASE

57,031 SF VEHICLE MAINTENANCE & OUTDOOR STORAGE FACILITY

ON 27 ACRES

3350 CHANNAHON ROAD
JOLIET, ILLINOIS

2Q 2023 DELIVERY

ERIC TRESSLAR
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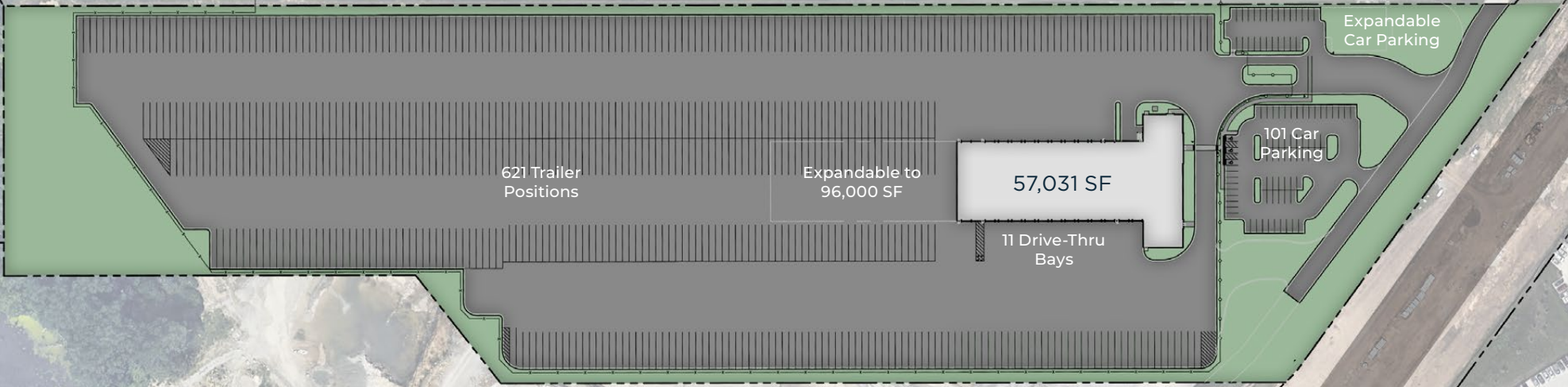
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KETONE
PARTNERS





**NEW HOUBOLT
ROAD BRIDGE/
EXTENSION**
1Q 2023 COMPLETION



Joliet

FULL INTERCHANGE
I-80/HOUBOLT

NEW BRIDGE/EXTENSION
1Q 2023 COMPLETION

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.
- Delivery 2Q 2023



- 57,031 SF 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

HOUBOLT ROAD



ECOLAB

HENIFF
TRANSPORTATION SYSTEMS, LLC

CASSIDY
TIRE & SERVICE

XTRA
LEASE

TOUCHPOINT
LOGISTICS

GP
TRANSCO

FritoLay

target

OZINGA

HOUBOLT ROAD
BRIDGE/EXTENSION
1Q 2023 COMPLETION



FULL INTERCHANGE
I-55/ROUTE 6

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