

OPUS INTERMODAL AT JOLIET

2210 PATTERSON ROAD
JOLIET, IL 60436

314,684 SF AVAILABLE

DIVISIBLE TO 100,000 SF

AVAILABLE Q3 2027

205 TRAILER PARKING

REPRESENTATIVE IMAGE



OWNED & DEVELOPED BY:



Steve Ostrowski

Vice Chair

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steve.ostrowski@colliers.com

LEASING AGENTS:



Matthew Stauber

Vice Chair

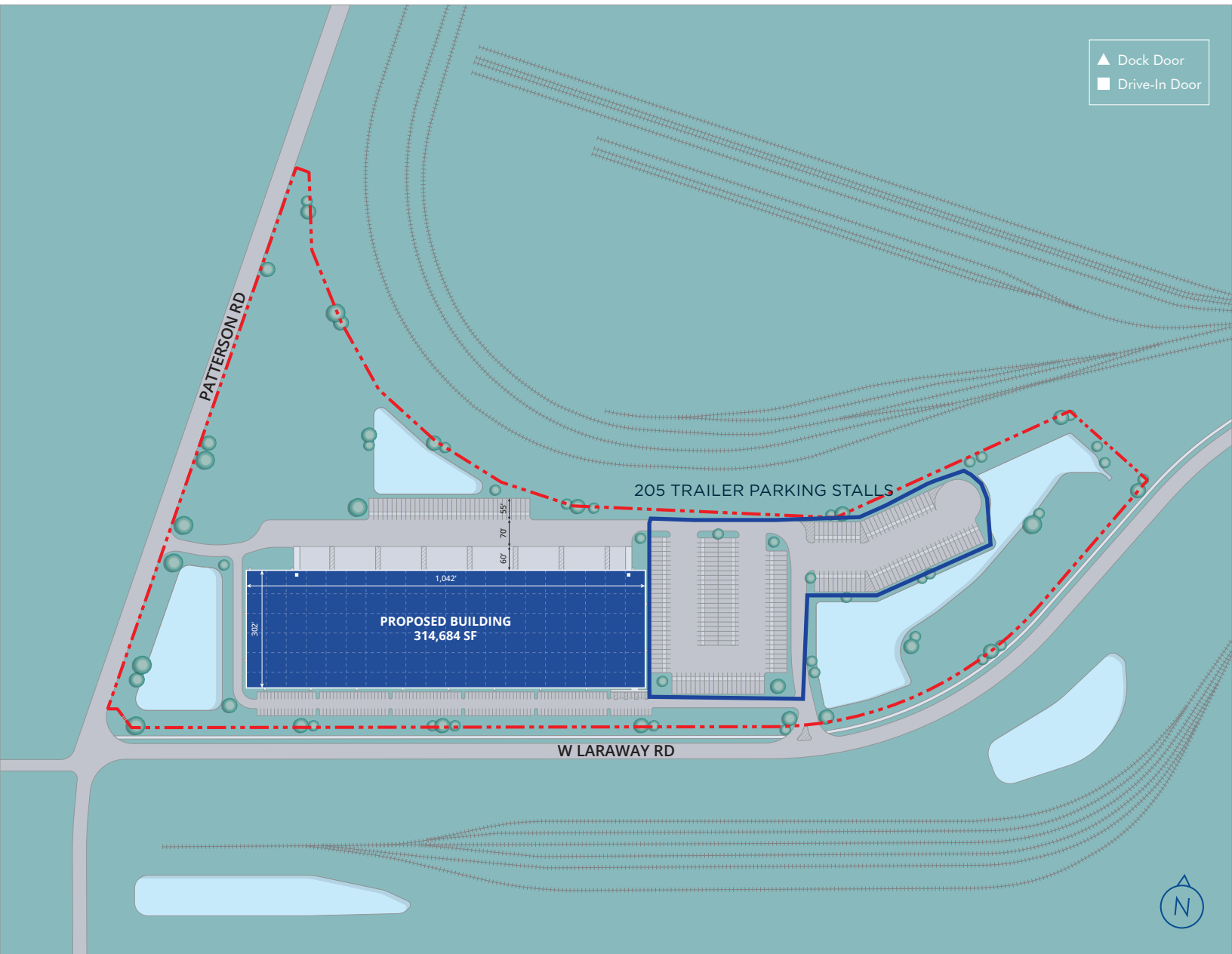
+1 847 698 8236

matthew.stauber@colliers.com

SITE PLAN

2210 PATTERSON ROAD
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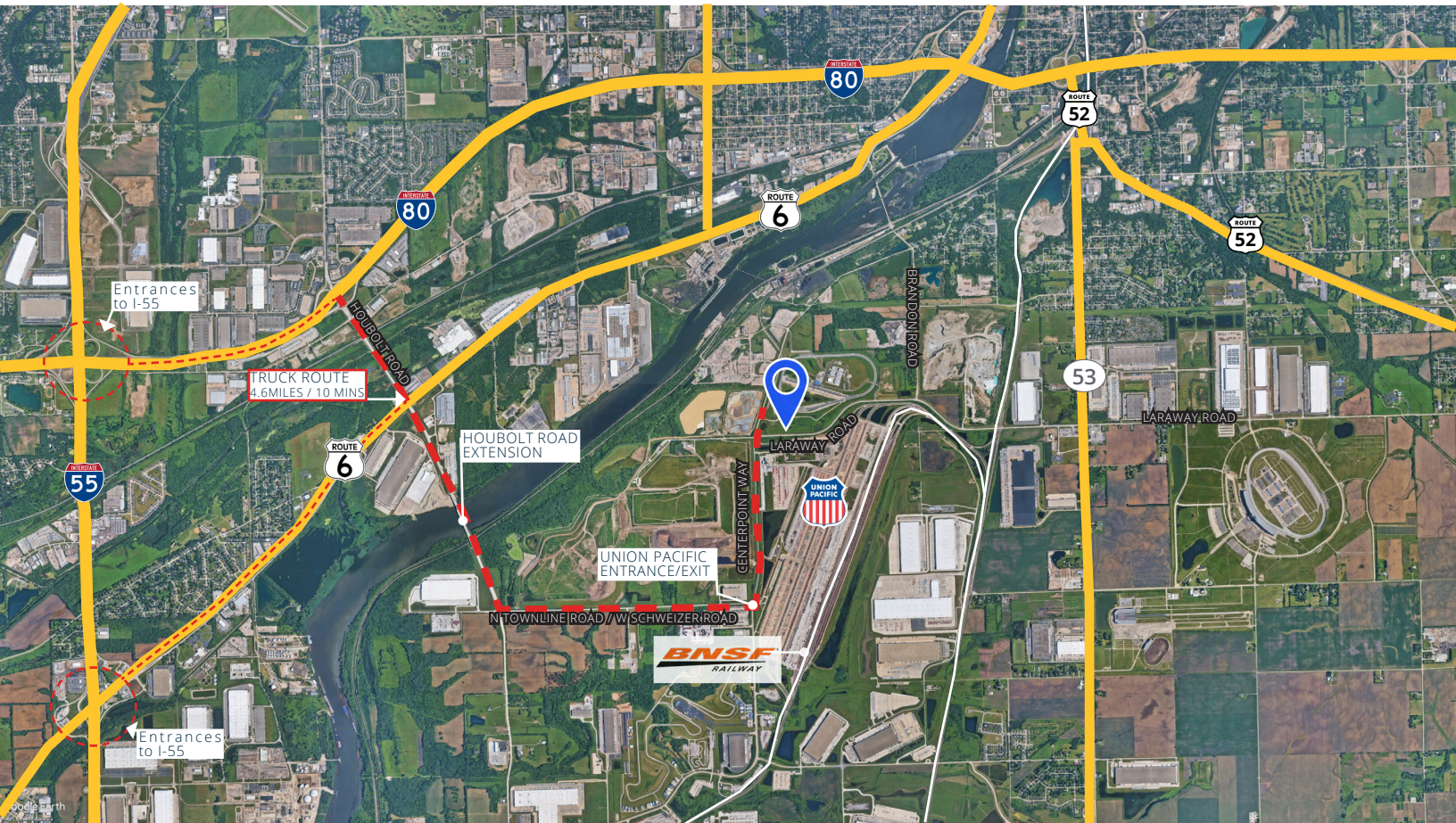
BUILDING OVERVIEW

- BUILDING: 314,684 SF
- PROPERTY AREA: 39 Acres
- CAR PARKING: 206 plus 7 Handicap stalls
- DEDICATED TRAILER STALLS: 205
- DRIVE-IN-DOORS: 2
- DOCKS: 31 (expandable to 61)
- SPRINKLER: ESFR
- LIGHTING: LED (with motion sensors)
- CLEAR HEIGHT: 36'
- POWER: 4,000 amps & 480 v

LOCATION OVERVIEW

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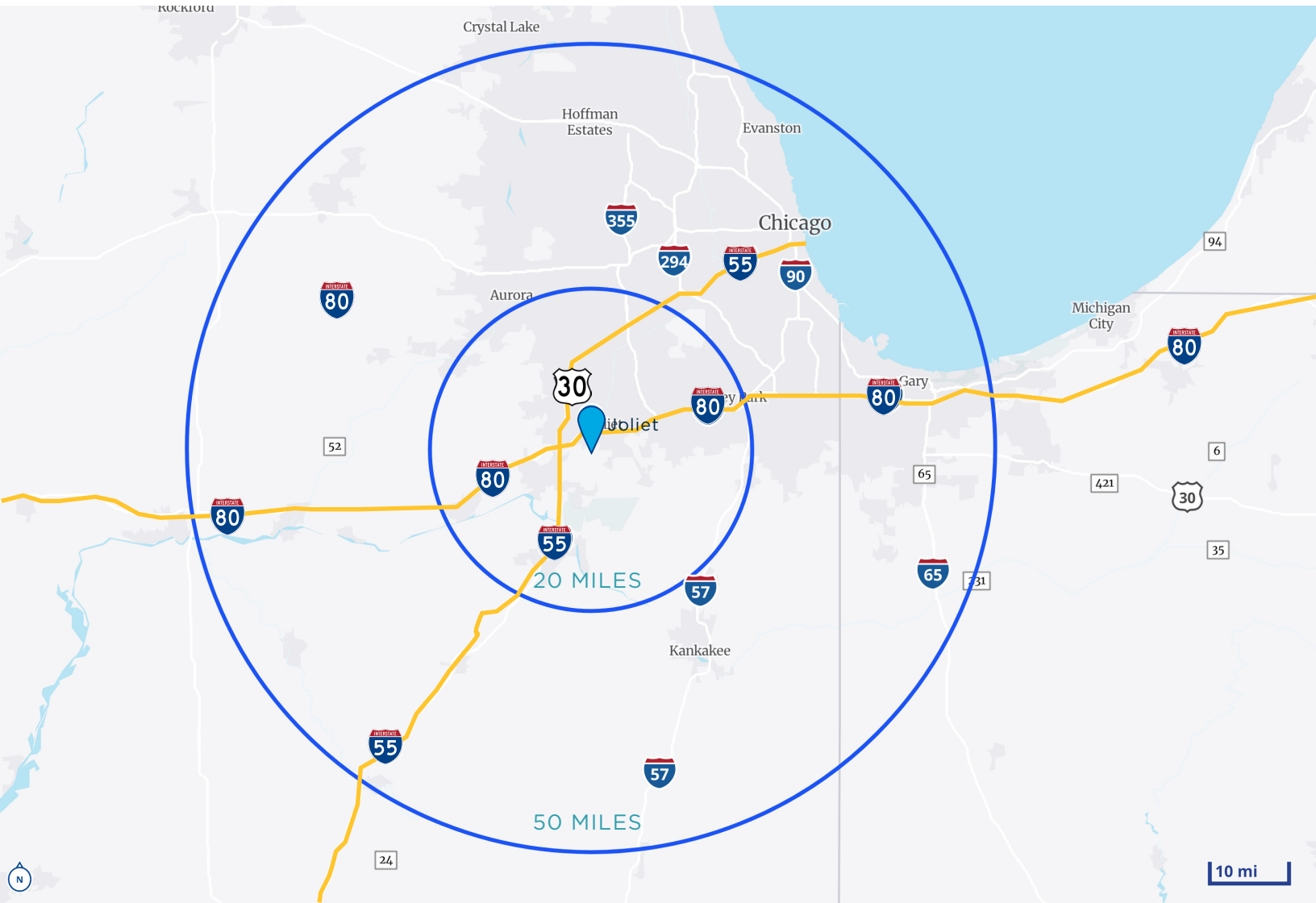


LOCATION ADVANTAGES

- Proximity to: North America's largest inland port with the lowest drayage charges in the region
- Public bus service with access to deep and skilled labor
- Retail amenities nearby
- Low Will County real estate taxes
- Full interchanges at I-55 and Arsenal Road I-80 and I-55, Houbolt & I-80 and Route 53
- Pre-designated Foreign Trade Zone & Enterprise Zone
- ±40 miles to Chicago
- Direct access to the Union Pacific Joliet Intermodal Terminal (JIT) and BNSF Logistics Park Chicago (LPC)
- Heavyweight capacity roads
- Distance to I-80: 4.6 Miles
- Distance to I-55: 6.5 Miles

DEMOGRAPHICS

2210 PATTERSON ROAD
JOLIET, IL 60436



2026 - 20 MILE
POPULATION

1,115,705



2026 - 50 MILE
POPULATION

8,420,016



UNEMPLOYMENT
RATE

5.4%



NUMBER OF PEOPLE IN 24 STATES
WITHIN 1 DAYS DRIVE TIME

87,800,000

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