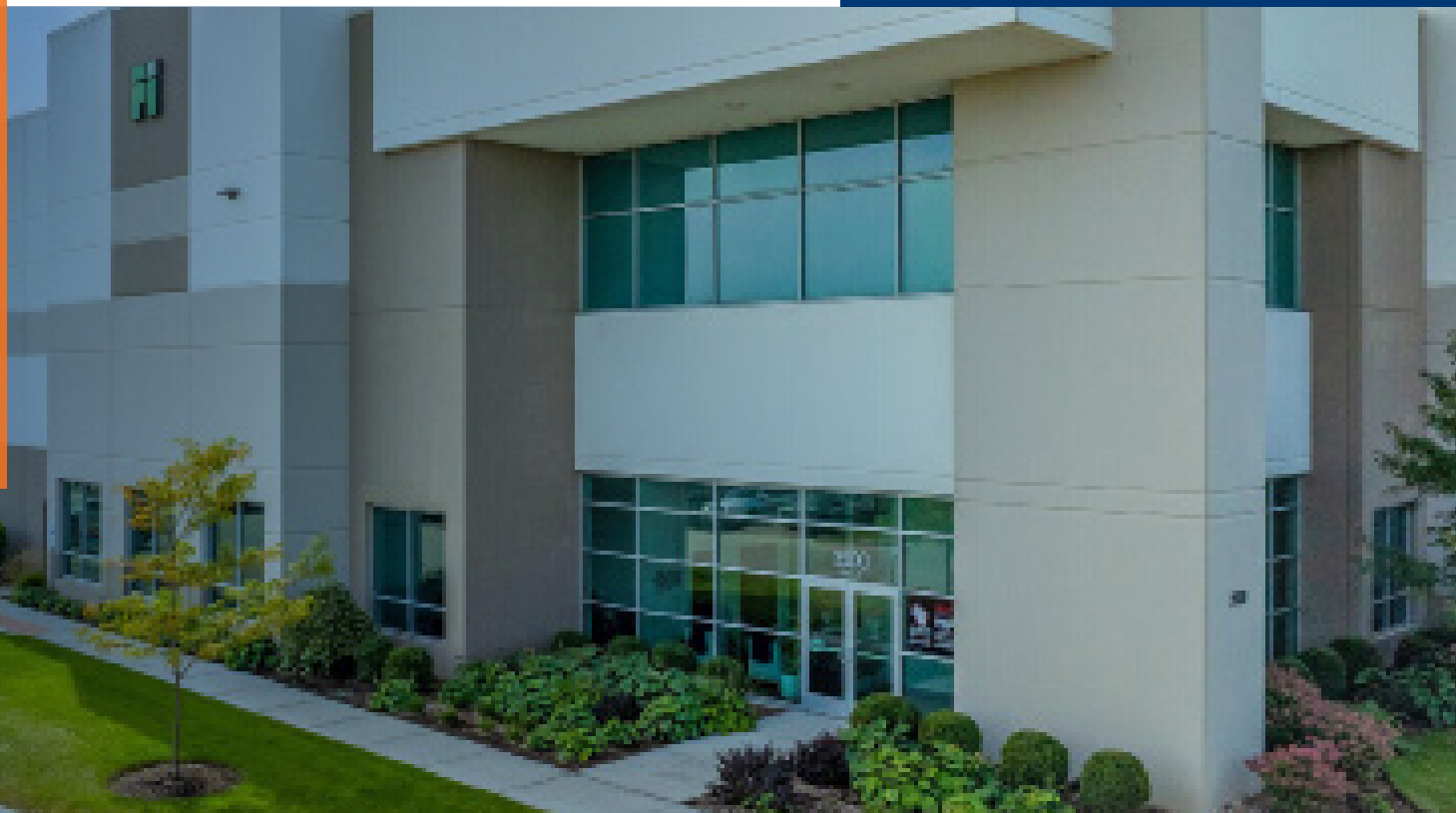


**For
Lease**

**+/-35,000 SF
available**



3500 Channahon Road, Joliet, IL

Short Term Dead Storage Available



Lucas Denney

Vice President
+1 312 952 2888
lucas.denney@colliers.com

Jim Estus, SIOR

Principal
+1 847 698 8235
jim.estus@colliers.com



Property Overview

Features:

- Industrial-grade modern precast construction
- Ductilcrete flooring in warehouse
- LED warehouse lighting (25 fc)
- Direct access to BNSF & UP intermodals via Houbolt Road bridge
- Access to I-80 at Houbolt Road, I-55 at Route 6
- Ideal for overflow storage

Total Size	+/-35,000 SF
Dock High Doors	Eight (8)
Trailer	+/-Twenty (20) trailer stalls available
Column Spacing	56' w x 50' d
Year Built	2018
Clear Height	36'
Sprinklers	ESFR
Lease Rate	Contact broker
Term	Month-to-month dead storage of +/-35,000 SF

Site Location

KEY DISTANCES

+/-0.75	miles to I-80 via Houbolt Road
+/-2.5	miles to I-55 via I-80
+/-2.6	miles to I-55 via Route 6
+/-9	miles to UP Joliet Intermodal Terminal (+/-3 miles upon completion)



For more information, contact:

Lucas Denney

Vice President

+1 312 952 2888

lucas.denney@colliers.com

Jim Estus, SIOR

Principal

+1 847 698 8235

jim.estus@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.