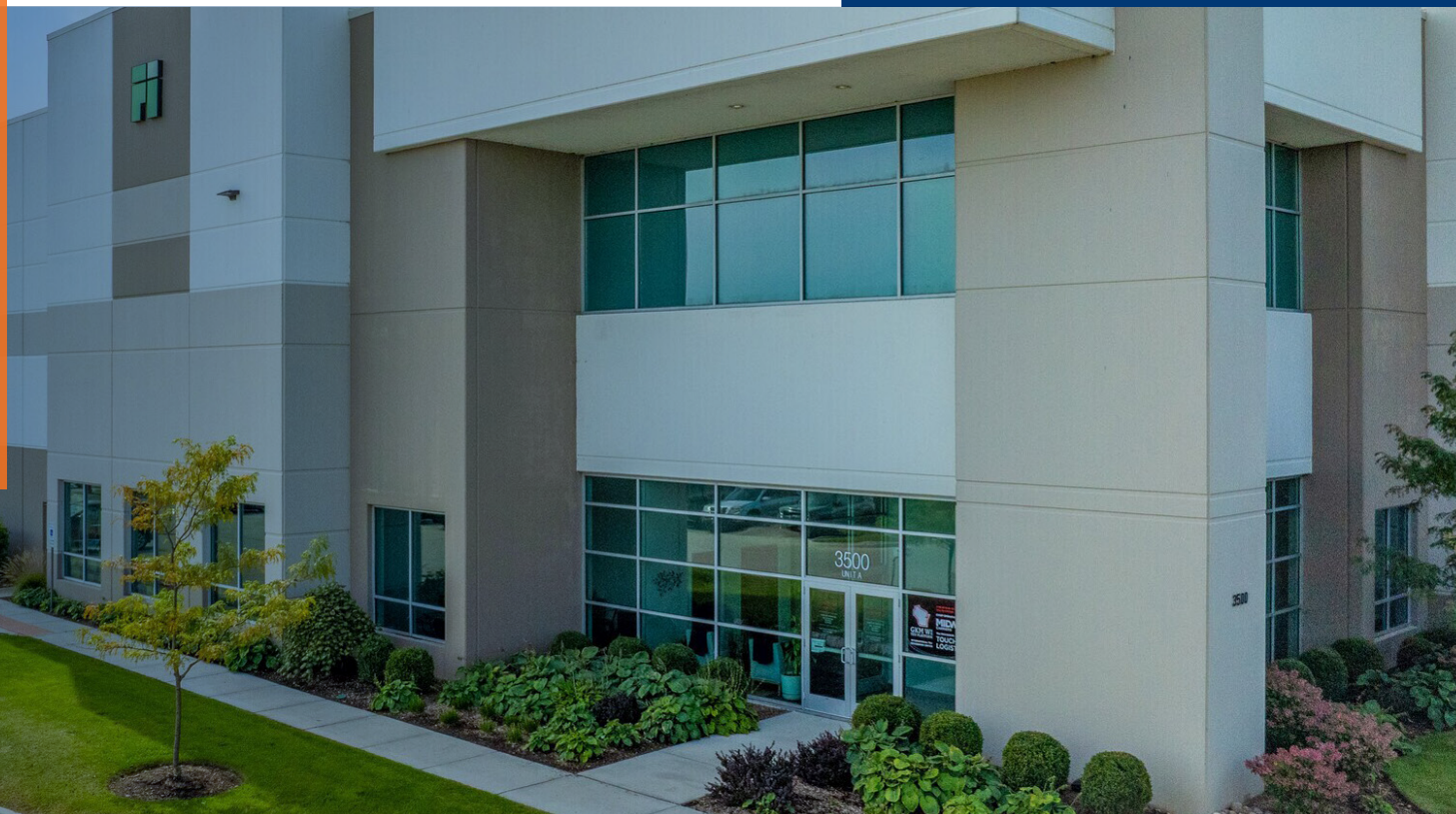


**For
Lease**
60,655 SF
available



3500 Channahon Road, Joliet, IL

Flexible Short Term Sublease



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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 e-commerce and/or intermodal logistics operations

Total Size	60,655 SF
Dock High Doors	Eight (8)
Trailer	Nineteen (19) trailer stalls
Column Spacing	56' w x 50' d
Year Built	2018
Clear Height	36'
Sprinklers	ESFR
Lease Rate	Contact Broker
Term	Flexible

Site Plan

3500 Channahon Road
Joliet, IL



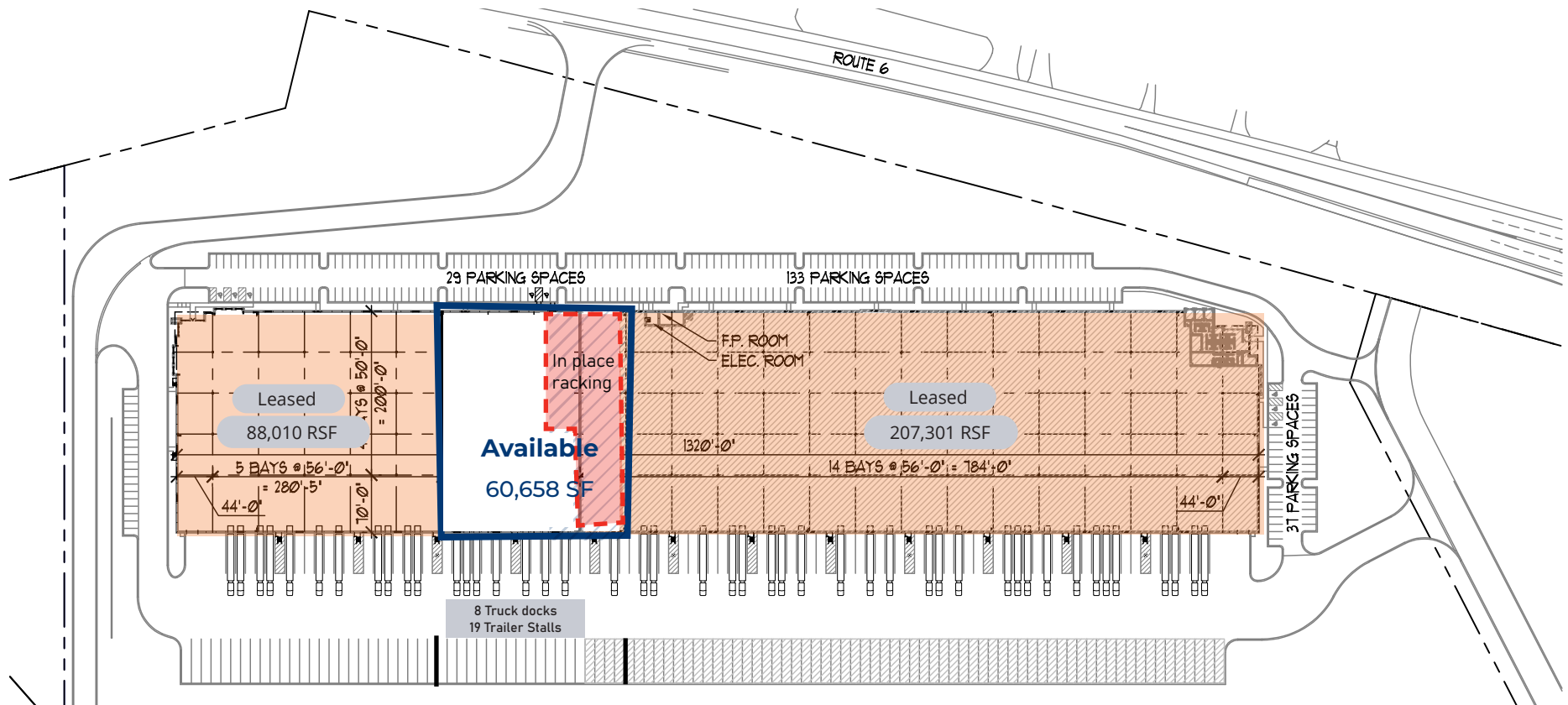
Excellent access to I-55
& I-80 (3/4 mile from full
interchange at Houbolt Road)



Direct access to UP & BNSF
Intermodals via Houbolt Road
bridge



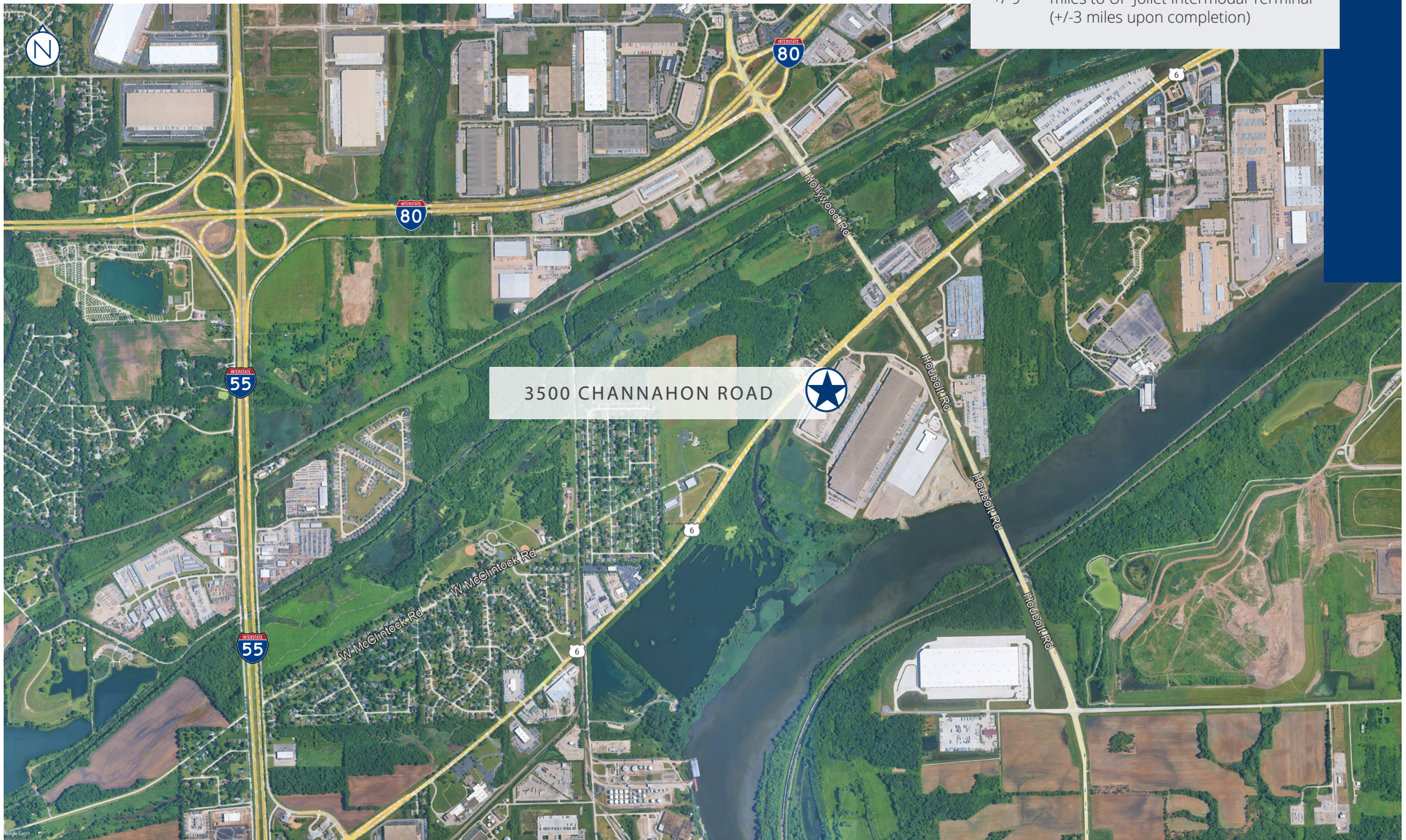
Dual access points to I-55 via
I-80 and Route 6



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)





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