

# FOR SALE OR LEASE 32,000 SF ON 11 NET ACRES



**3901 HOUBOLT ROAD | JOLIET, ILLINOIS**

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## 3901 Houbolt Road

Located within Chicago's I-80 Industrial Corridor, this terminal facility boasts "inside the fence" access to the BNSF and UP Global Intermodal Yards and close proximity to I-80 and I-55.

The building is equipped with dock doors for loading, truck service bays, 30' clear height, 10 acres of yard space and class A offices. The building and site can be divided to suit.

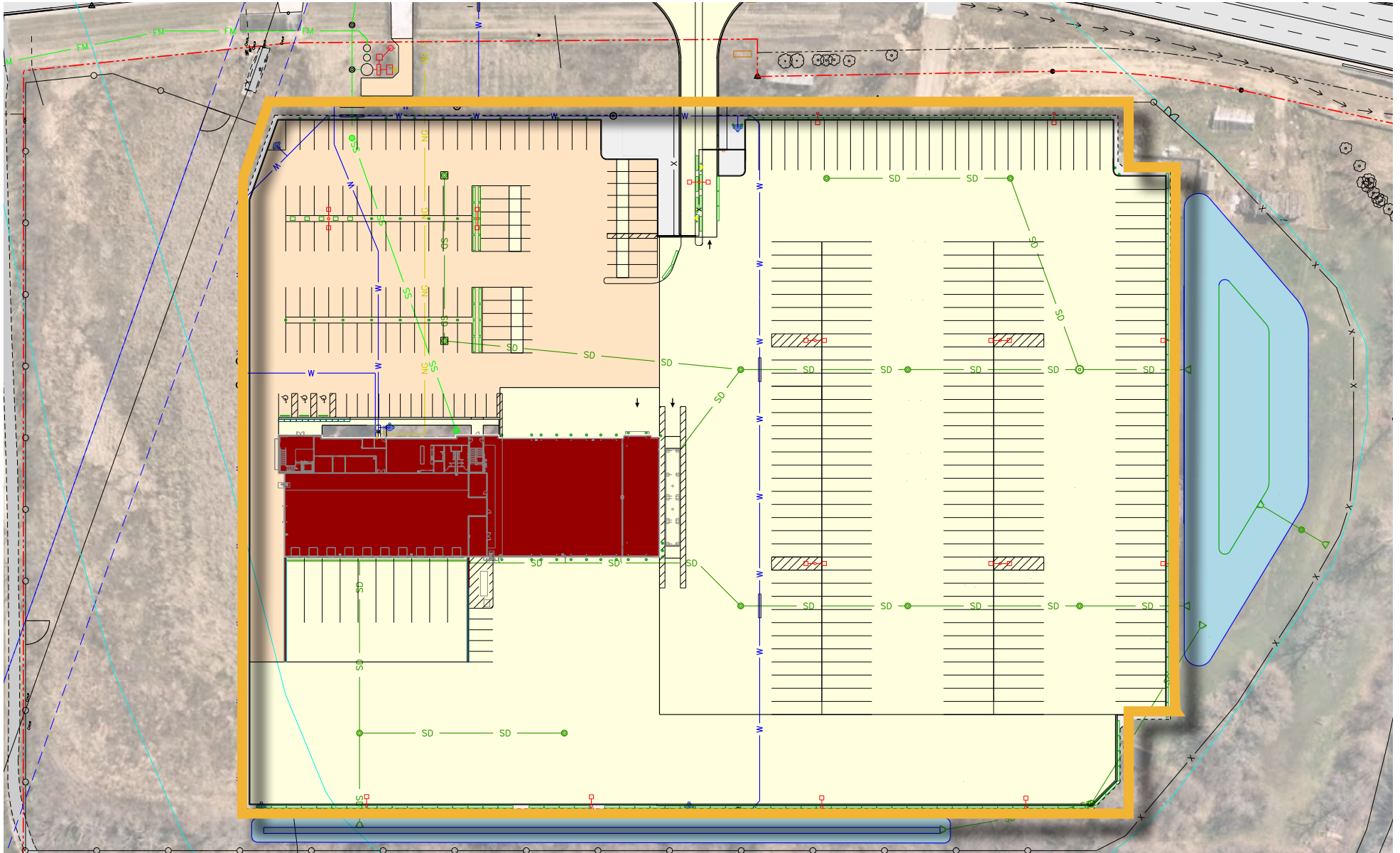
## Property Highlights

- » For sale or for lease
- » 32,000 SF (divisible to suit)
- » 11 net acre site
- » Built in 2025
- » Office to suit
- » 30' clear height
- » 11 drive-in doors
- » 10 docks
- » Fully fenced, secured
- » Truck scale on site
- » 224 container stalls
- » 48+ trailer stalls or grounded containers
- » 74 tractor stalls (with plug-ins)
- » 18 employee stalls
- » LED lighting
- » Fully sprinklered
- » Lease rate subject to offer
- » Sale price subject to offer

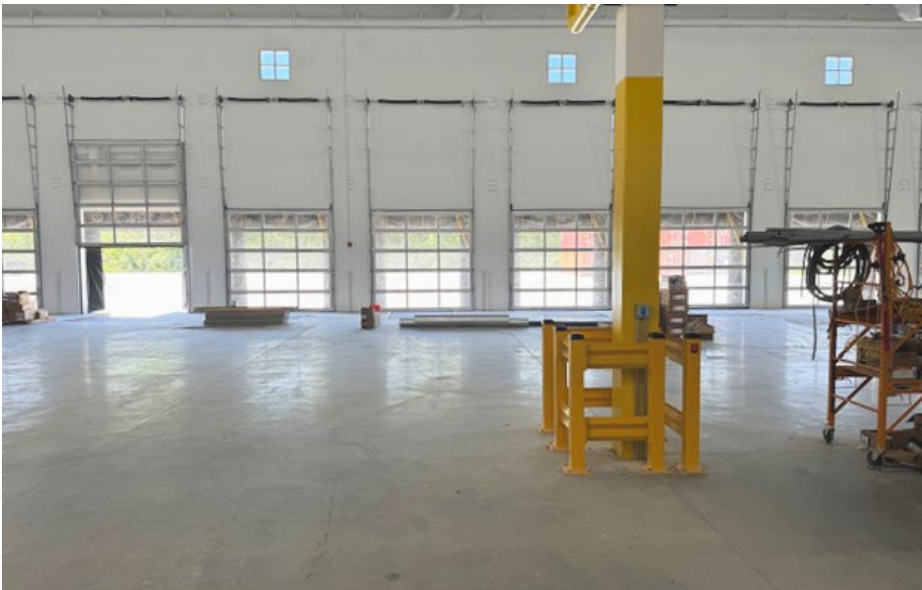


# Site Plan

32,000 SF | 11 Net Acres



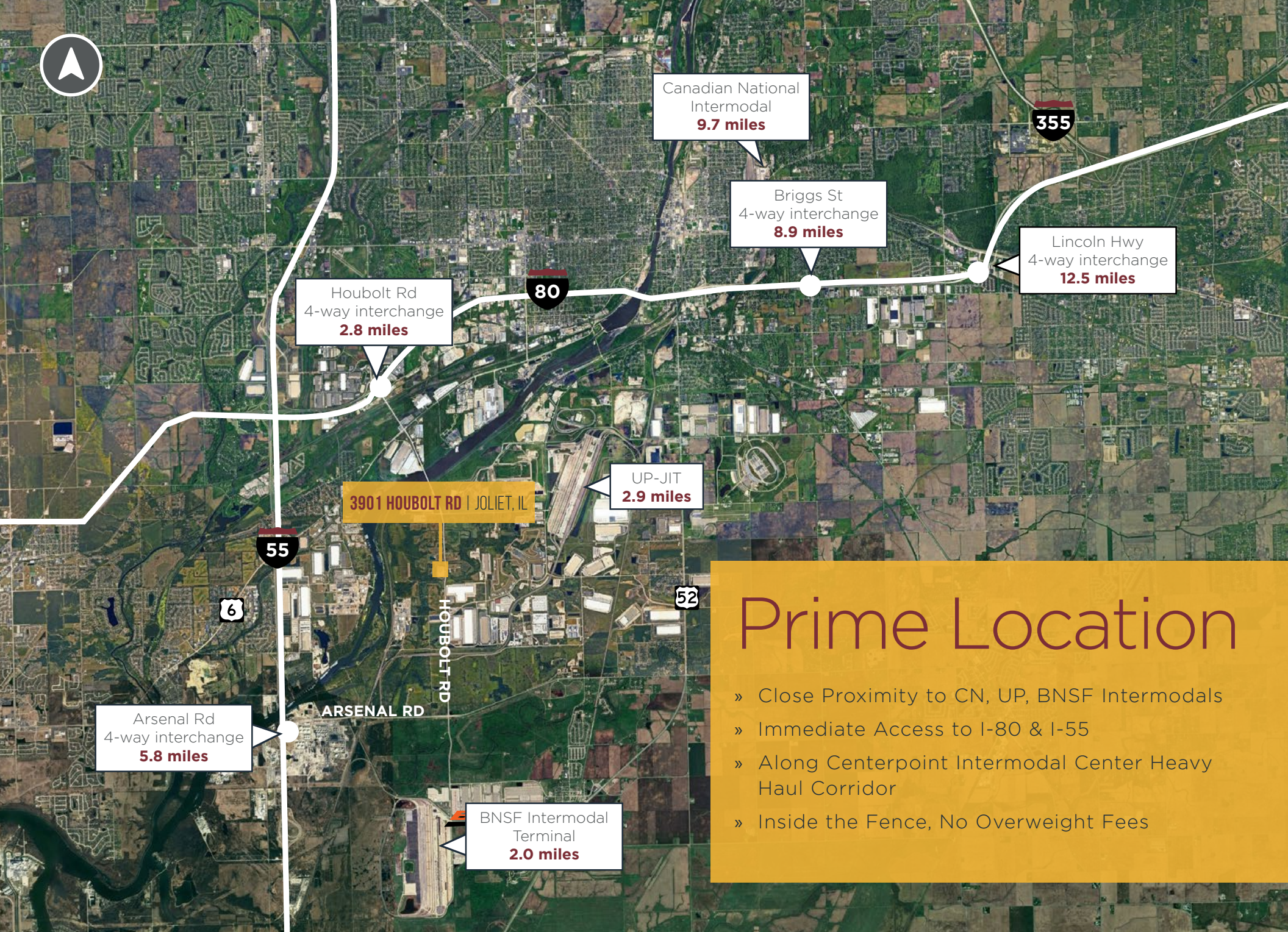
# New Construction



FOR SALE OR LEASE

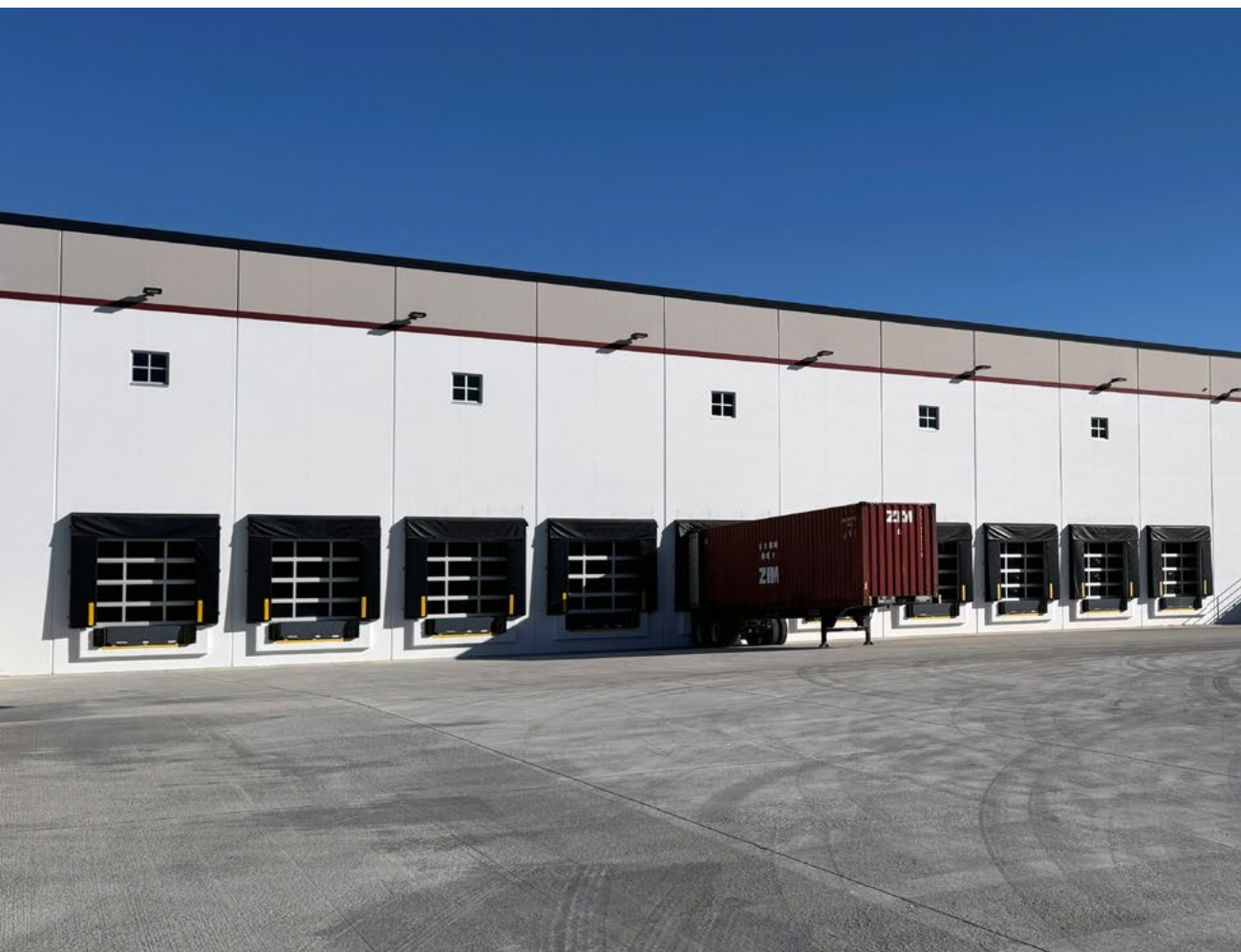
3901 HOUBOLT RD, JOLIET, IL







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