

INDUSTRIAL SPACE AVAILABLE FOR LEASE

137,544 SF

DIVISIBLE TO 30,962 SF



1600 Rock Creek Boulevard

Joliet, IL

OFFICE	1,812 + 1,750 SF
LOADING FACILITIES	Rear load 30 dock doors equipped w/ 30,000 lb levelers (expandable)
DRIVE-IN DOOR	(2) 12' x 14' drive-in doors
AUTO PARKING	105 spaces
LIGHTING	LED
POWER	1,600 Amp 480/277V 4W
HVAC	Office: RTU Warehouse: 2 unit heaters + 2 exhaust fans

BUILT	2019
CONSTRUCTION	Precast wall
CLEAR HEIGHT	32'
COLUMN SPACING	55' X 52'8"
SLAB	7" concrete floors
ROOF	EPDM 45 mil R-30
FIRE SUPPRESSION	ESFR
VISIBILITY	From I-80 and Rock Creek Blvd Signage opportunity



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SITE PLAN

The site plan shows a large industrial building with two main tenants:

- TENANT A**: 30,962 SF, located on the left side of the building.
- TENANT B**: 106,582 SF, located in the center of the building.

Additional features and dimensions include:

- Office Areas**: Located at the top left and top right corners of the building.
- Electrical Rm.**: 52'-8" TYP., located on the right side of the building.
- Sprinkler Rm.**: Located on the right side of the building, adjacent to the Electrical Rm.
- Dimensions**:
 - Overall width: 632'-0"
 - Overall depth: 130'-0"
 - Internal dimensions: 225'-0", 55'-0" TYP., 60'-0"
- Access**: Two "DRIVE-IN" points are indicated at the bottom of the building.
- Surroundings**: The building is situated next to "ROCK CREEK BOULEVARD" and a parking lot.

Floor plan of the second floor. The plan shows a large central area labeled "OPEN OFFICE" with several clusters of desks. To the left is a "BREAK 17x19" area with a "JAN." (restroom) and a "CONE 12x18" area. The plan includes various dimensions: overall width of 60'-0", overall depth of 55'-0", and room-specific dimensions like 18'-2 1/2" for the cone area and 17'-1 1/2" for the break area. There are also dimensions for the "EXIST. WAREHOUSE" and "EXIST. STORAGE EQUIPMENT" areas. The plan is divided into three sections by vertical lines, labeled 1, 2, and 3.

LOCATION



Located in Rock Run Business Park, 1600 Rock Creek Boulevard features visibility from and immediate access to I-80 and close proximity to two intermodals.



Situated within a premier industrial business park



15 minute drive to Union Pacific Intermodal



1,600 amps of power



1 mile drive to I-80 / Houbolt Rd Interchange



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