

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



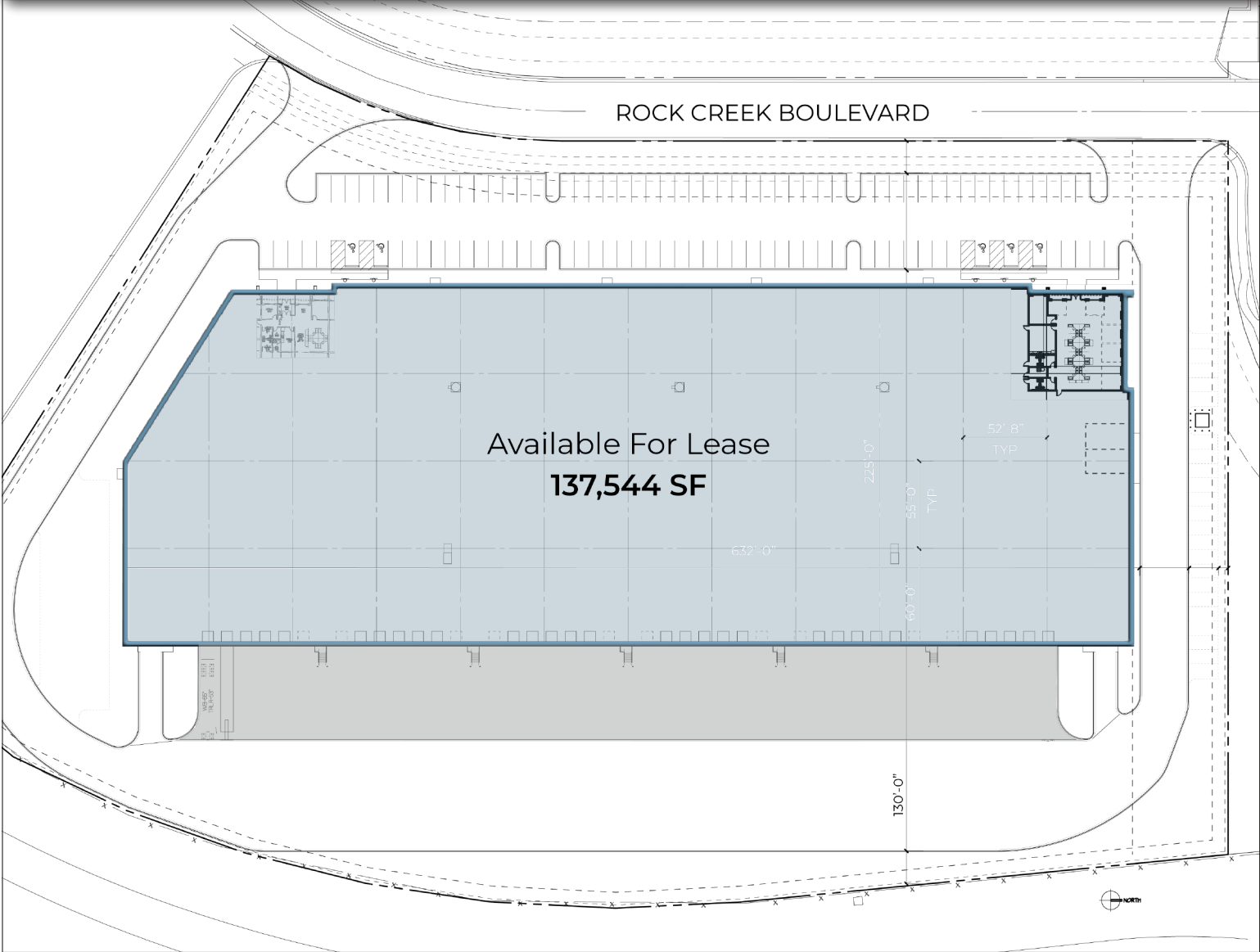
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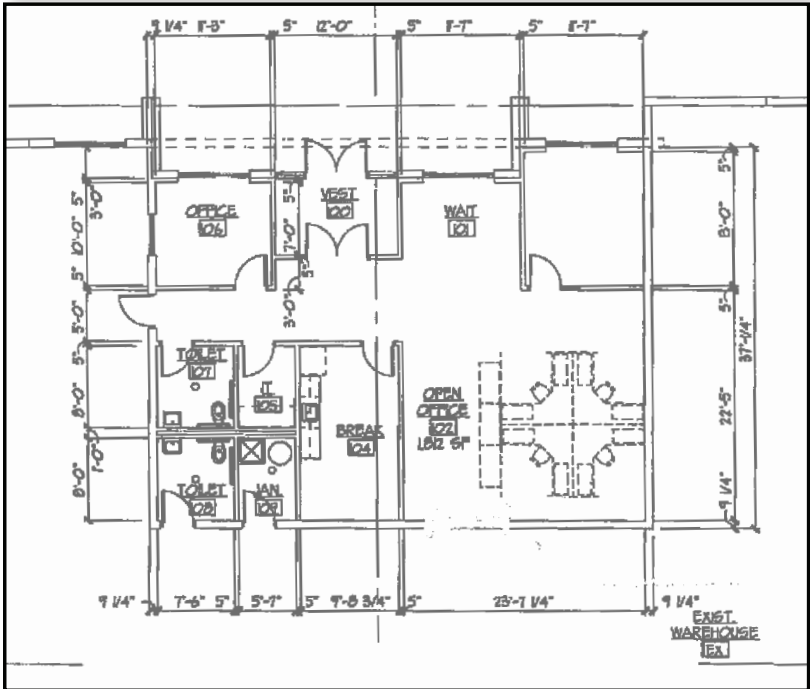
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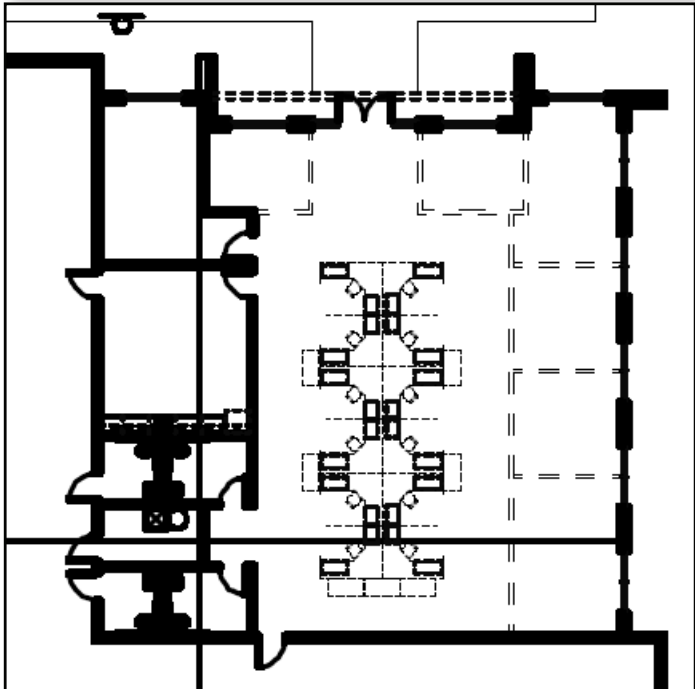
SITE PLAN



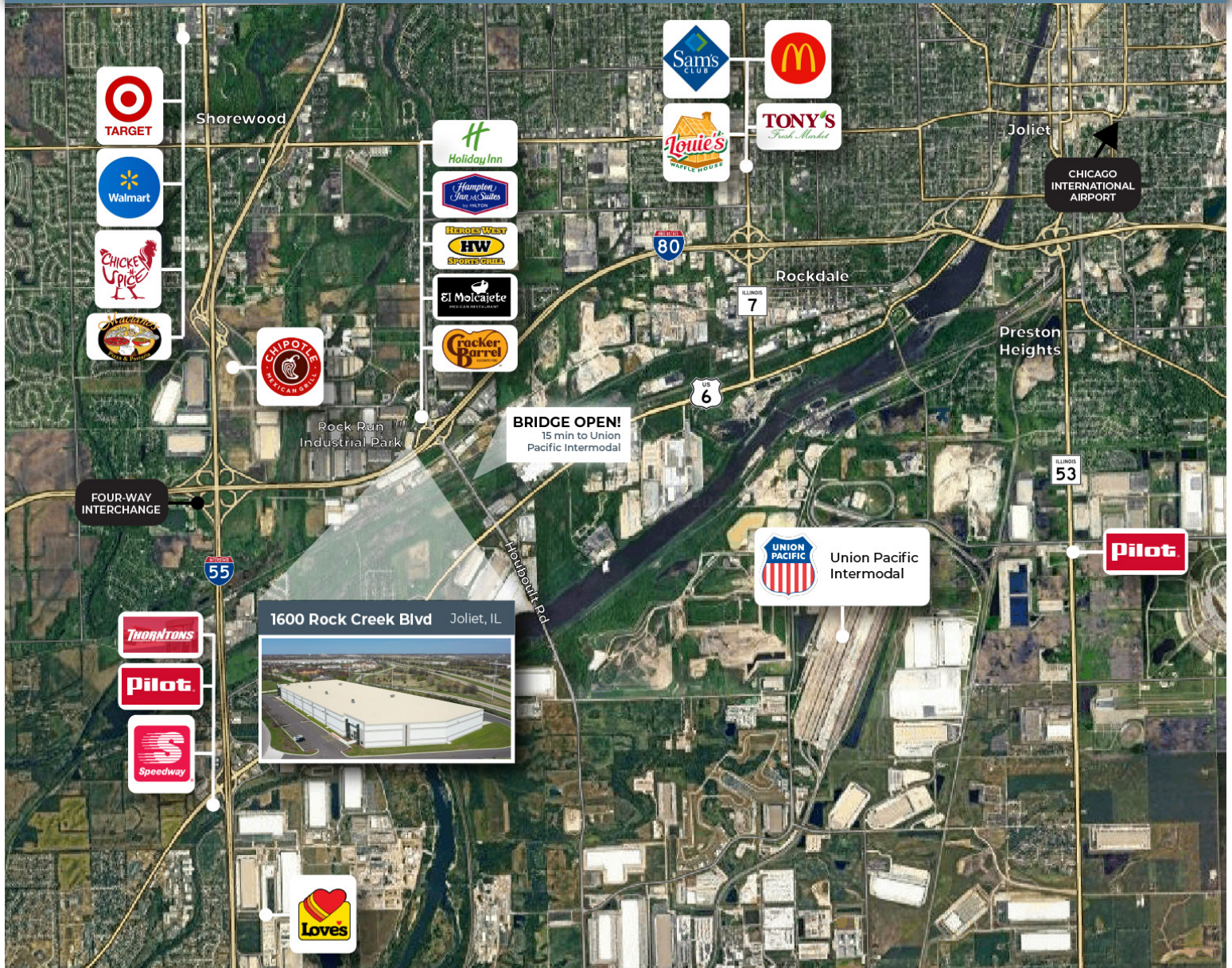
OFFICE - 1,750 SF



OFFICE - 1,812 SF



LOCATION



Located in **Rock Run Business Park**



Immediate access to **I-80** and **I-55 four-way interchange**



BSNF & UP Global Intermodal facilities within **15-min drive**



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