

INDUSTRIAL SPACE AVAILABLE FOR LEASE

137,544 SF

DIVISIBLE TO 30,962 SF



1600 Rock Creek Boulevard

Joliet, IL

OFFICE	3,360 + 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 commercial 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.
- Sprinkler RM.**: Located on the right side, adjacent to the Electrical RM.
- Dimensions**:
 - Overall width: 632'-0"
 - Overall depth: 130'-0"
 - Internal dimensions on the right side: 225'-0", 55'-0" TYP., and 60'-0".
- Drive-In**: Two drive-in areas are shown at the bottom left and bottom right corners.
- Rock Creek Boulevard**: Located at the top of the site plan.

Floor plan of the East Warehouse showing various rooms and dimensions. The plan includes an Office (126), Vest (120), Wait (121), Toilet (127), Break (124), Jan (128), and Open Office (122) with 182 sq ft. Dimensions are provided for walls and rooms. The layout is divided into two main sections by a central corridor. The left section contains the Office, Vest, and Wait areas. The right section contains the Toilet, Break, Jan, and Open Office areas. The Open Office area is the largest, occupying the bottom right corner. The plan also shows a central corridor and a small entrance area at the bottom right labeled 'EAST WAREHOUSE'.

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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