AVAILABLE FOR LEASE | 106,582 SF

1600 Rock Creek Boulevard, Joliet, IL



OFFICE	3,360 SF
LOADING FACILITIES	Rear Load | 24 Dock Doors Equipped w/ 30,000 lb Levelers (Expandable)
DRIVE-IN DOOR	(1) 12' x 14' Drive-in Doors
LIGHTING	LED
POWER	400 Amp | 480/277V | 4W (Expandable to 1,200 Amp)
HVAC	Office: RTU | Warehouse: Rooftop Heating Unit + Exhaust Fan

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

GRANITE REIT

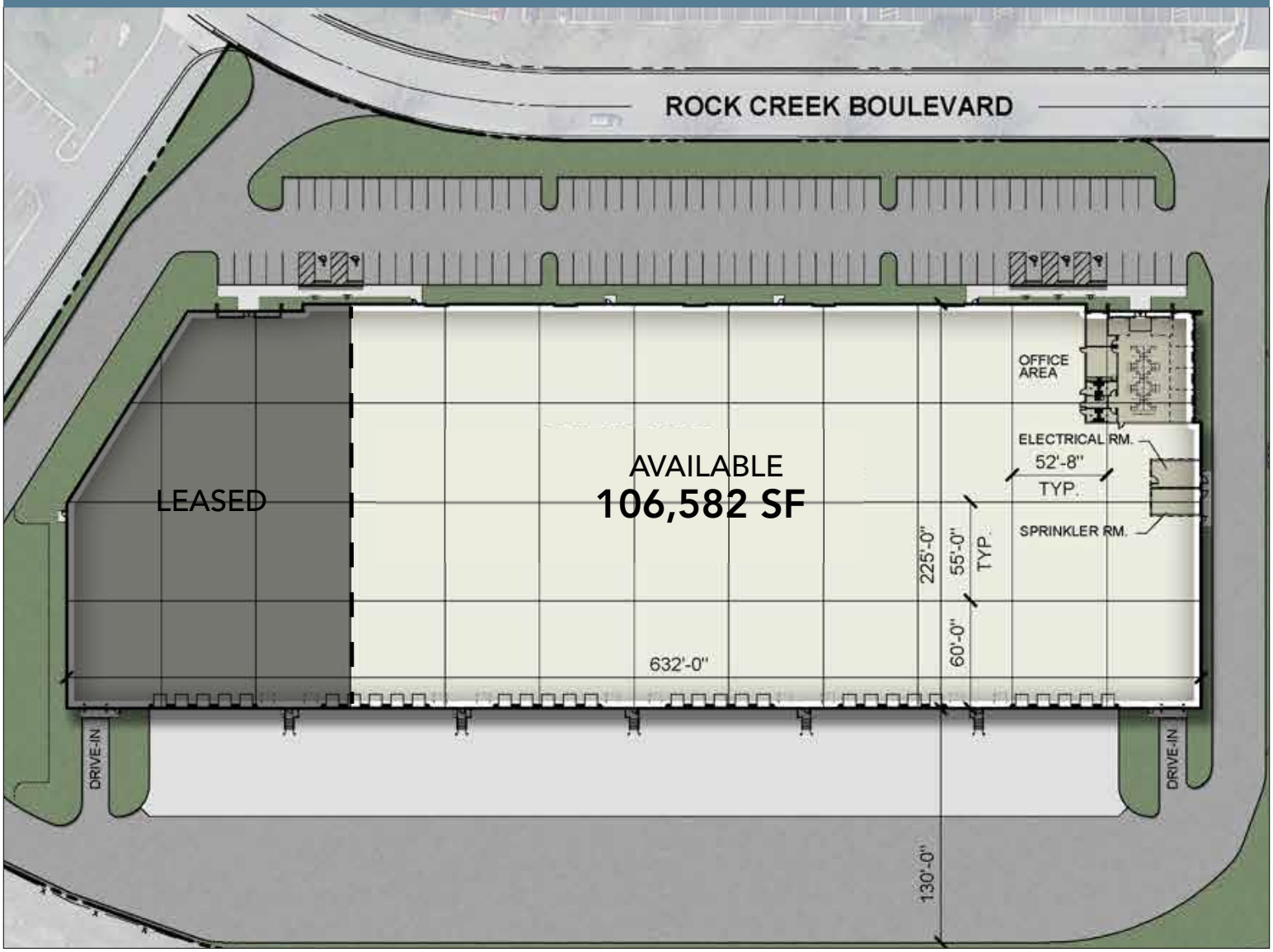
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CUSHMAN & WAKEFIELD

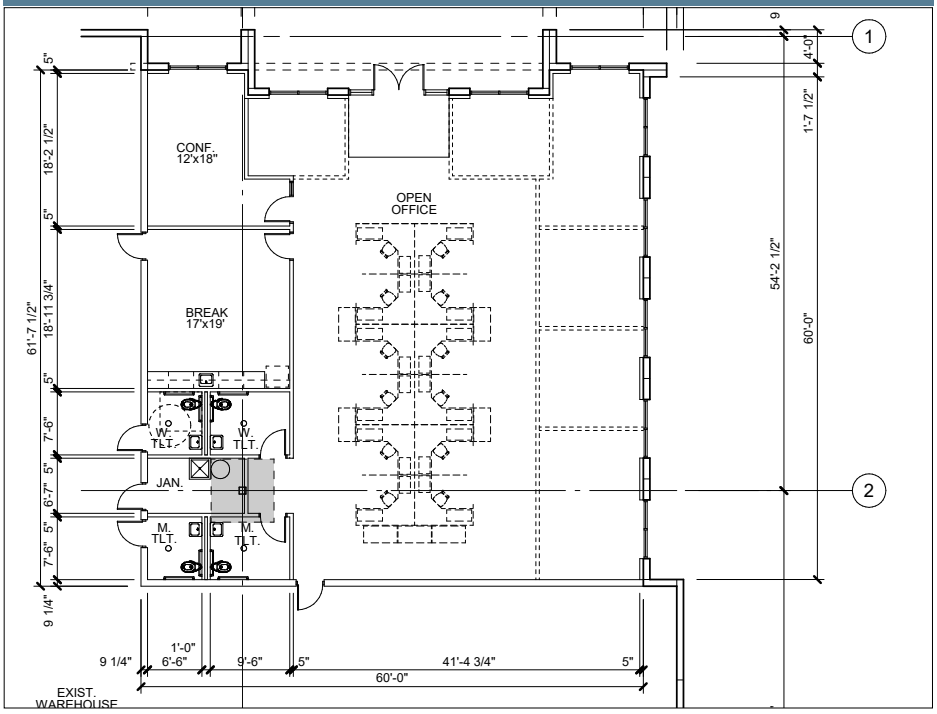
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SITE PLAN



OFFICE - 3,360 SF



PHOTOS













LOCATION



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

Situated within a premier industrial business park

15 minute drive to Union Pacific Intermodal

Up to 1,200 amps of power

1 mile drive to I-80 / Houbolt Rd Interchange

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