

INDUSTRIAL SPACE AVAILABLE FOR LEASE

192,390 SF in Rock Run Business Park



1701 Crossroads Drive
Joliet, IL



Situated within a
premier industrial
business park



15 minute drive
to Union Pacific
Intermodal



1,200 amps
of power



1 mile drive to
I-80 / Houbolt
Rd Interchange



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Located in a highly coveted industrial park in the I-80 Corridor, 1701 Crossroads Drive is within one mile of the I-80 and I-55 interchange.

1701 Crossroads Drive



FOUR-WAY INTERCHANGE

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Olympic Blvd

Houbolt Rd / Hollywood Rd

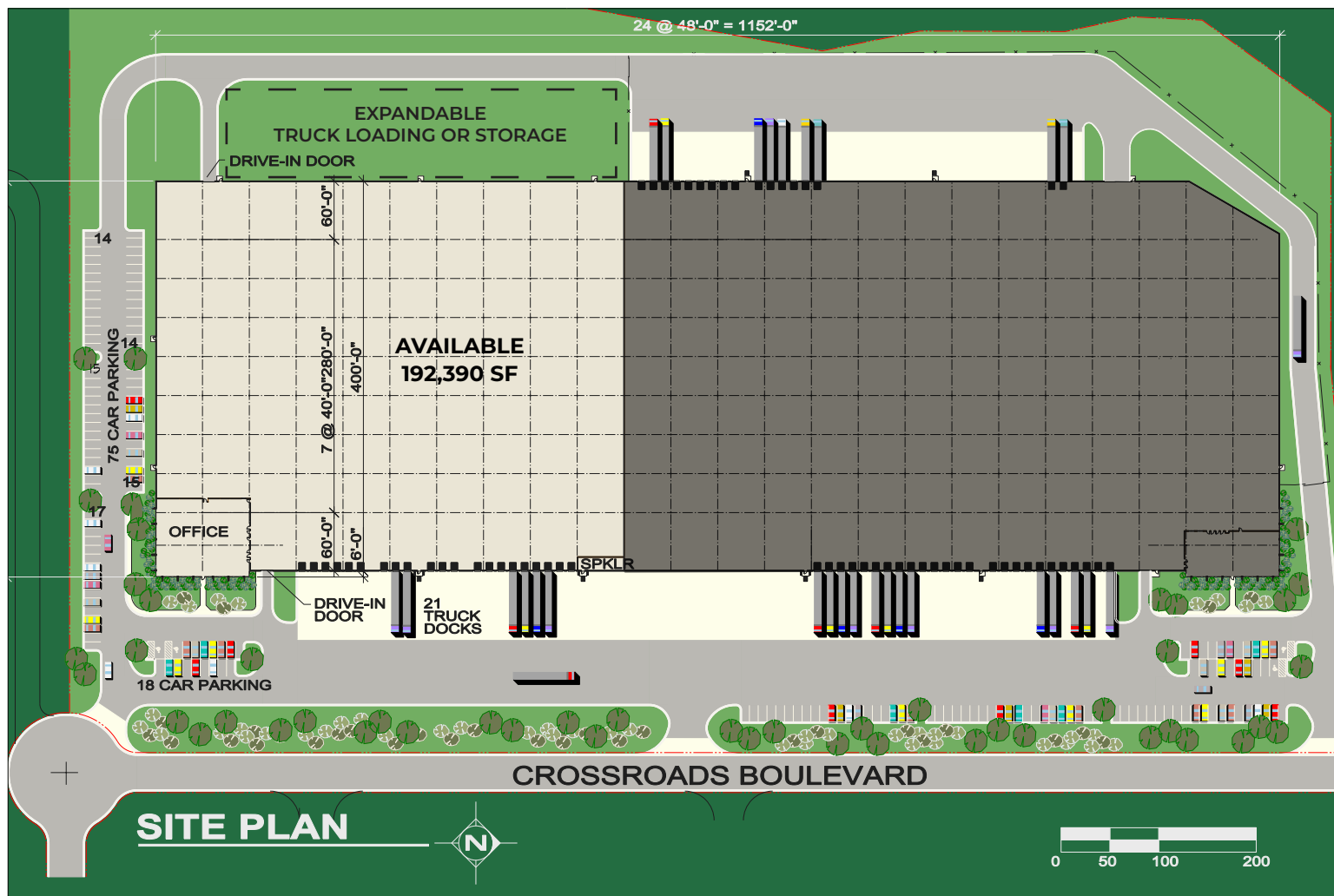
SPECS

WAREHOUSE	192,390 SF
OFFICE	7,836 SF
CLEAR HEIGHT	30'
COLUMN SPACING	40' x 48' TYP 60' Speed Bays
CONSTRUCTION	Precast Wall
LOADING FACILITIES	21 Fully equipped Docks Front Load
DRIVE-IN DOOR	(2) Drive-In Doors
AUTO PARKING	93 Spaces
TRAILER PARKING	BTS

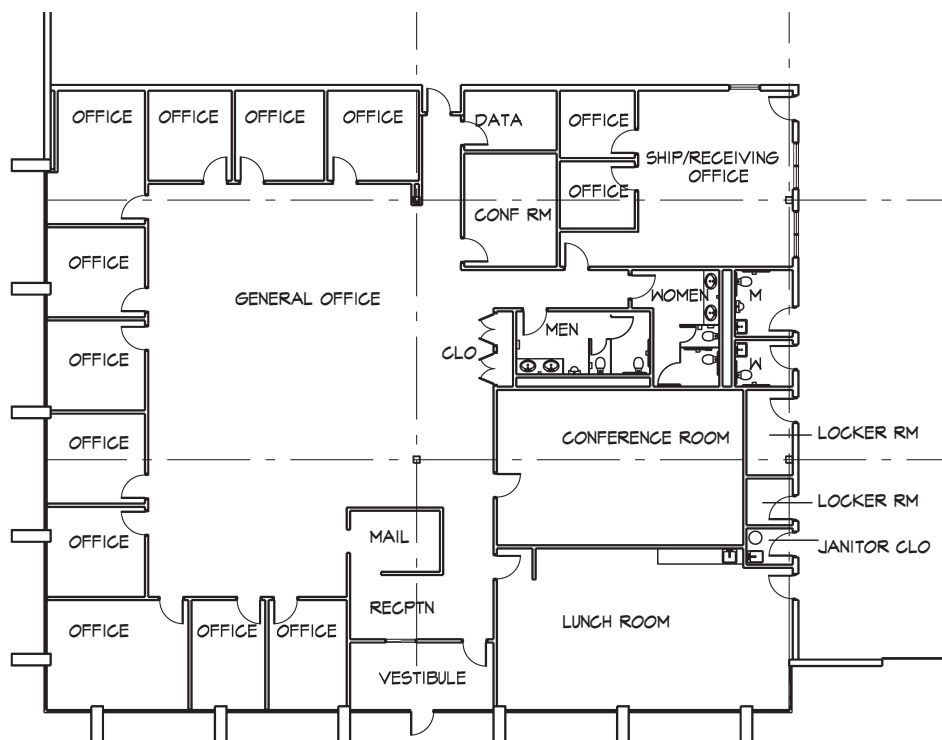
TRUCK COURT	Fenced
POWER	1,200 Amp, 277/480 V
FIRE SUPPRESSION	ESFR Sprinkler
HEAT	Gas Fired Units
ROOF	2019 EPDM
STORAGE	Outside Storage / Trailer Parking
LOCATION	Rock Run Business Park
ACCESS	I-55 & I-80



SITE PLAN



OFFICE



DEMOGRAPHICS: (60-Minute Commute Time)

Population
5,391,018

Median HH Income
\$86,342

Total Employees
2,722,064

Unemployment Rate
6.0%

Blue Collar/Service Industries
39%

LOCATION



Positioned in a premier business park setting, Rock Run Business Park is the most desirable location in the I-80 submarket.

The more than 250-acre park provides a mix of industrial, office, retail as well as numerous amenities including restaurants, hotels and gas stations.

With immediate access to two interstate highways—I-55 and I-80—and close proximity to the Union Pacific Global IV Intermodal, 1701 Crossroads Drive is well positioned for regional and national distribution.



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