



ADVANCED INDUSTRIAL FACILITY

906,517 SQUARE FEET AVAILABLE

3835
YOUNGS ROAD
JOLIET, ILLINOIS

FORMER EV BUS ASSEMBLY FACILITY





IDEAL DESIGN

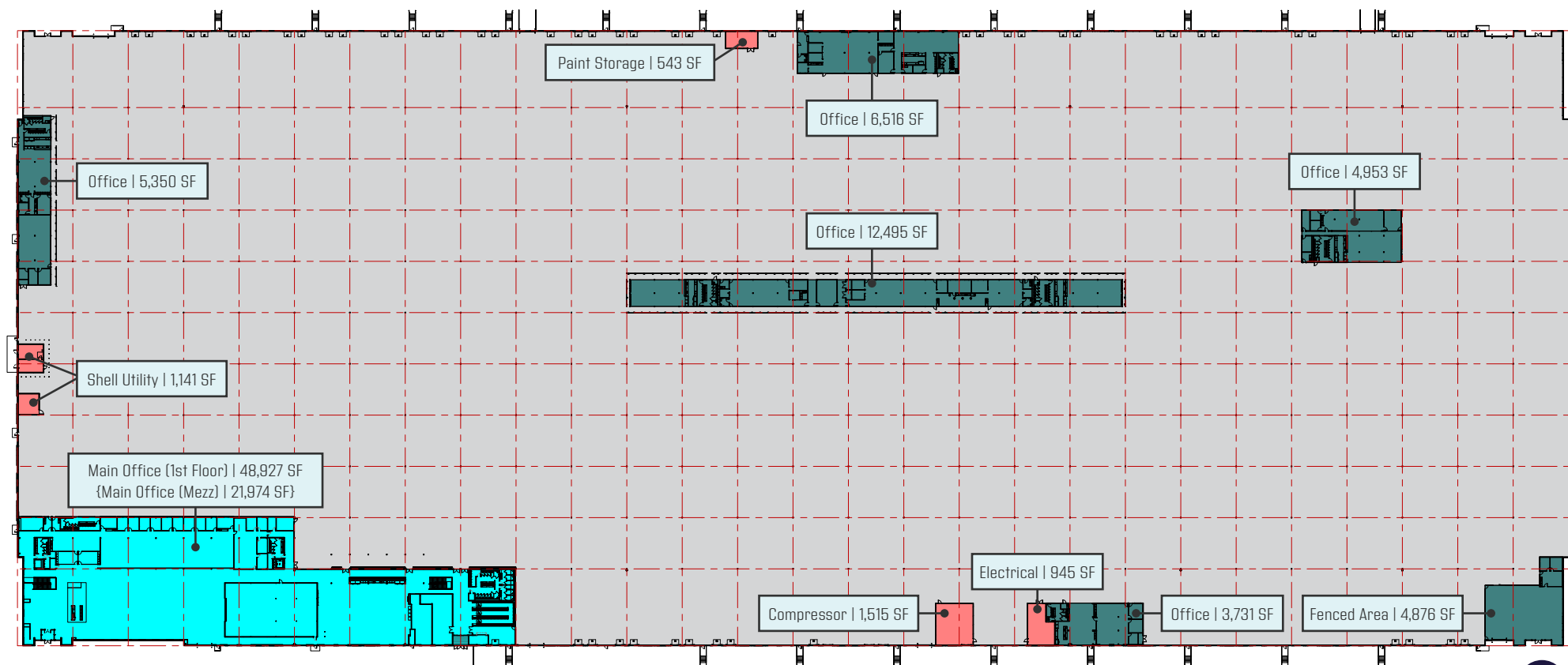
A soaring 40' clear height, LED lighting, cross-dock configuration, multiple transformers delivering 16,000 Amps and ample trailer and car parking bundled into one state-of-the-art facility.

STRATEGIC FLEXIBILITY

Set on 59.83 acres, the property features a vast parking field and expansive land, offering exceptional flexibility for future building or parking expansion. This rare scalability adds significant value for corporate users and tenants, as it supports business growth and changing needs without requiring relocation.

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FLOOR PLAN – 906,517 SQUARE FEET



906,517 SF

Total Building Size (Divisible)

59.83 AC

Land Size

Up to 108,000 SF

Class A Office, Warehouse and
Manufacturing Support Areas

40'

Clear Height

2022

Year Built

59

Docks (Expandable)

16

Drive-in Doors

50' x 54'

Column Spacing (75' Staging Bay)

16,000 Amps / 480V

Heavy Power

ESFR K28

Sprinkler System

LED

Lighting

Fully Fenced, Secure

Gated Truck Entry

212

Trailer Stalls

1,182

Car Stalls

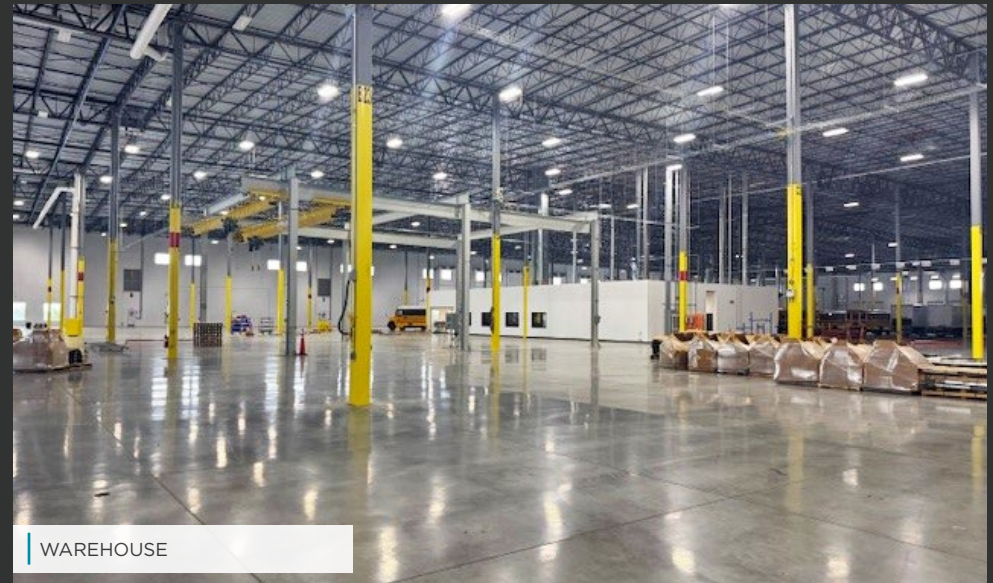
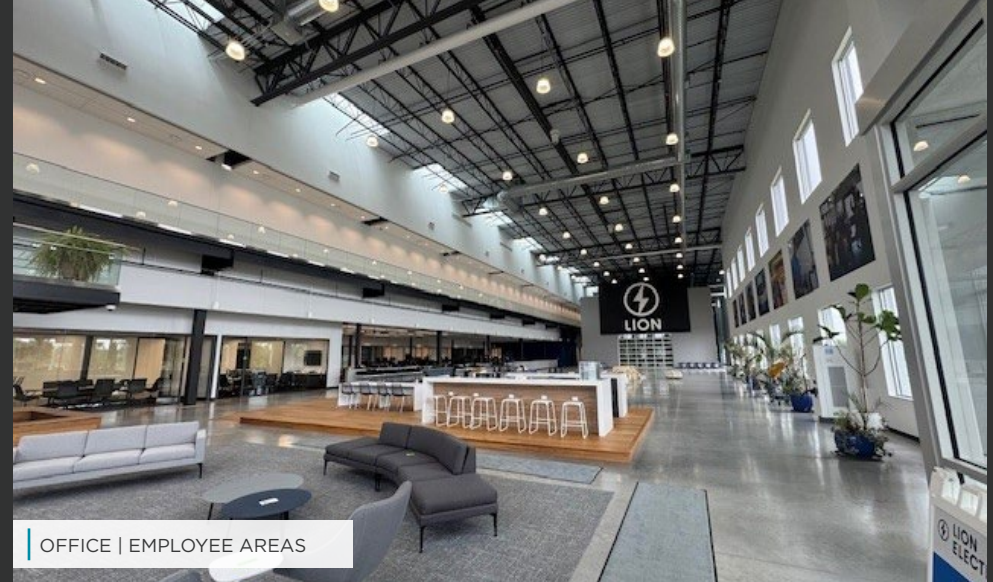
Subject to Offer

Sale Price | Rental Rate

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AERIAL VIEW







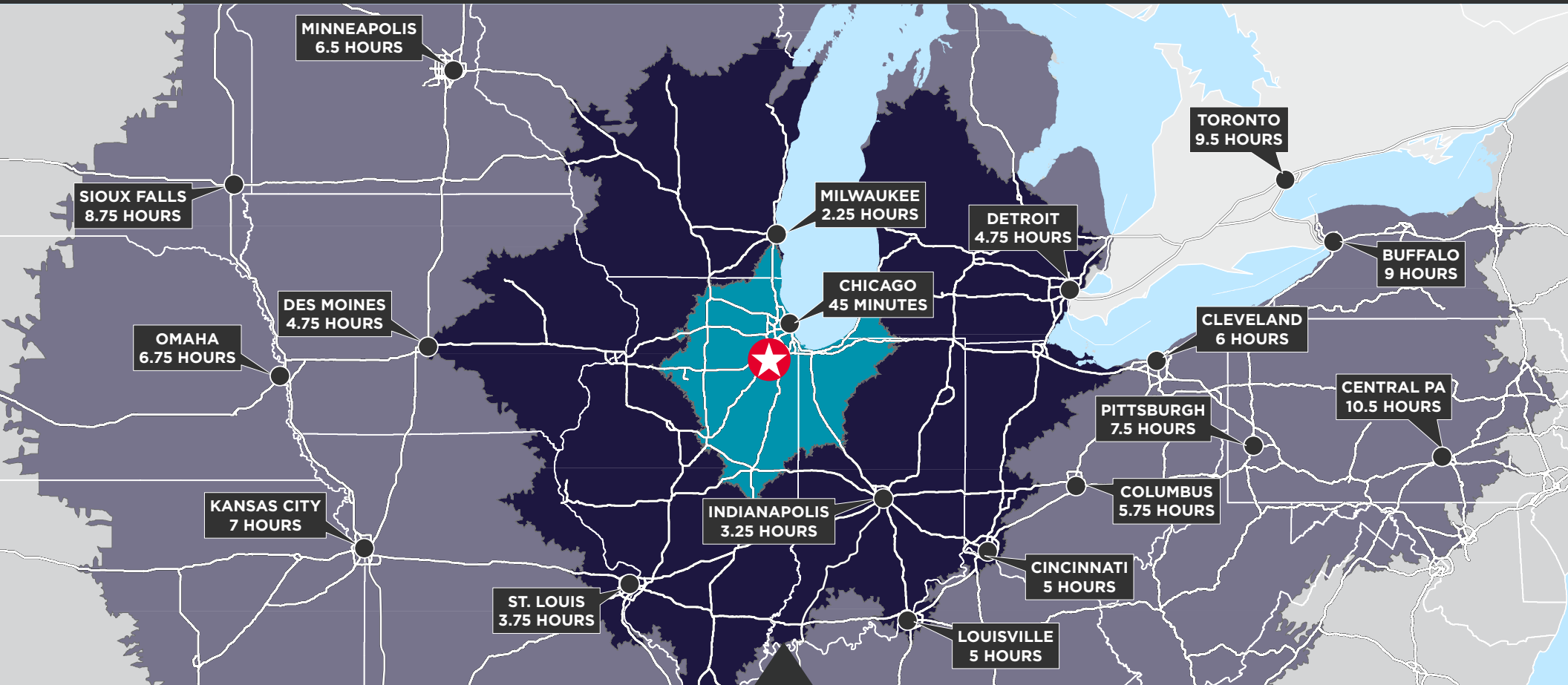
49 Miles to
Downtown Chicago

SITE ACCESS



EXCEPTIONAL ACCESS

- Close proximity to CN, UP & BNSF Intermodals
- Immediate access to I-80 & I-55
- Inside the fence, no overweight fees
- 25% of U.S. population within one-day delivery
- Leverage a workforce >1M within a 45-minute drive
- Business friendly local and county government



SAME-DAY DELIVERIES

Strategically located at the heart of a comprehensive local, regional, and national roadway network, 3835 Youngs Road offers access to millions of customers for efficient same-day delivery.

CHICAGO
49 MILES

MILWAUKEE
126 MILES

INDIANAPOLIS
195 MILES

ST. LOUIS
255 MILES

DETROIT
301 MILES

CINCINNATI
299 MILES

LOUISVILLE
303 MILES

COLUMBUS
344 MILES

MINNEAPOLIS
434 MILES

NASHVILLE
443 MILES

PITTSBURGH
481 MILES



READY TO LEARN MORE?

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