

FOR LEASE | 312,306 SF (DIVISIBLE TO 100,000 SF)

NEW CONSTRUCTION DELIVERING 3Q 2026



3600 HOUBOLT ROAD | JOLIET, ILLINOIS

maple^{tree}

 **CUSHMAN &
WAKEFIELD**



3600 Houbolt Road

Located within Chicago's I-80 Industrial Corridor, this facility boasts "inside the fence" access to the CN, BNSF and UP Global Intermodal Yards, and close proximity to I-80 and I-55. The building is divisible, and a rare opportunity for smaller users to locate inside the Intermodal.

Proven Ownership

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages more than 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

www.mapletree.com.sg

Property Highlights

- » New construction
- » Delivering 3Q 2026
- » 312,306 SF; divisible to 100,000 SF
- » ±18.11-acre site
- » 3,000 SF spec office; additional office to-suit
- » 40' clear height
- » 29 exterior docks; expandable to 58
- » 2 drive-in doors
- » 4,000 Amps, 480V
- » Ability to fence/secure
- » 76 trailer stalls
- » 204 car spaces
- » LED lighting
- » ESFR
- » Lease rate subject to offer
- » Near Intermodals, I-55 & I-80

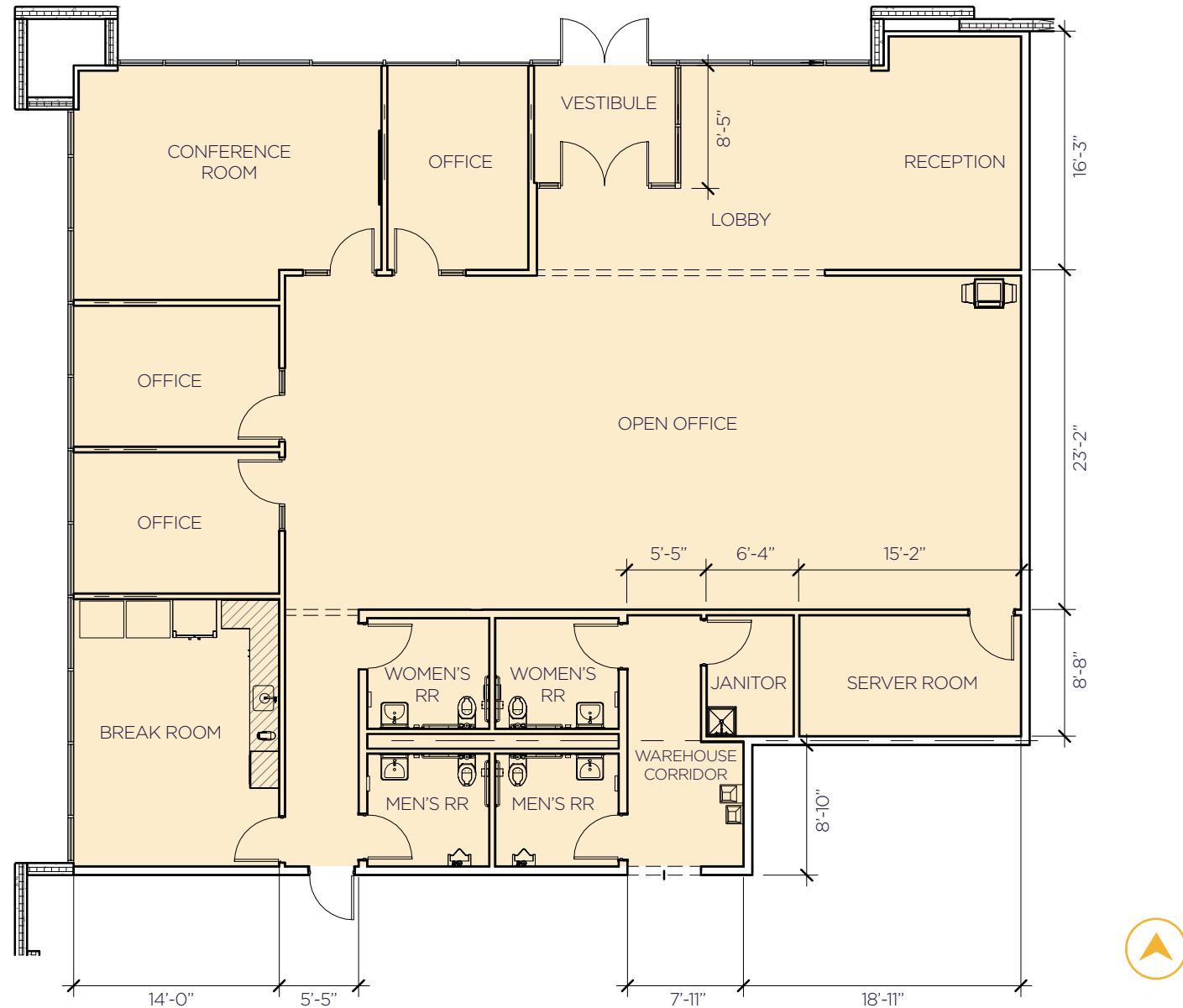
Site Plan

312,306 SF (Divisible to 100,000 SF) | ±18.11 Acres



Spec Office Plan

3,000 SF | Additional Office To-Suit



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Prime Location

- » Midwest's premier distribution hub
- » Close proximity to CN, UP & BNSF intermodals
- » Immediate access to I-80 & I-55
- » Inside the fence, no overweight fees
- » Reach 25% of U.S. population within one-day delivery
- » Workforce > 1 million within 45-minute drive
- » Business friendly local & county government

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