

2700 McDonough Street

Joliet, IL 60436

INDUSTRIAL SPACE FOR LEASE



john
greene
REAL ESTATE

2700 McDonough Street | Joliet, IL 60436

INDUSTRIAL SPACE FOR LEASE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate	\$6.50 SF/yr (NNN)
Building Size:	606,653± SF
Available Space:	293,652± SF (Divisible to 116,785 SF and 176,867SF)
Available Office Space:	62,484± SF (Divisible to 31,242)
Lot Size:	44.75 Acres
Column Space:	40' x 40'
Clear Height:	24'
Power:	1200 amps/480 volts/3 phase
Year Built/Renovated:	1969/ 2008
County:	Will
Zoning:	I-2 (General Industrial District - Joliet)

PROPERTY HIGHLIGHTS

- 7 exterior truck docks (116,785± SF unit)
- 10 exterior truck docks (176,867± SF unit)
- Dock expansion possible
- 62,484± SF office (divisible)
- 2± AC Trailer parking
- 200± Car parking spaces
- Located minutes from I-80 and I-55

Shamus Conneely

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Chris Condon

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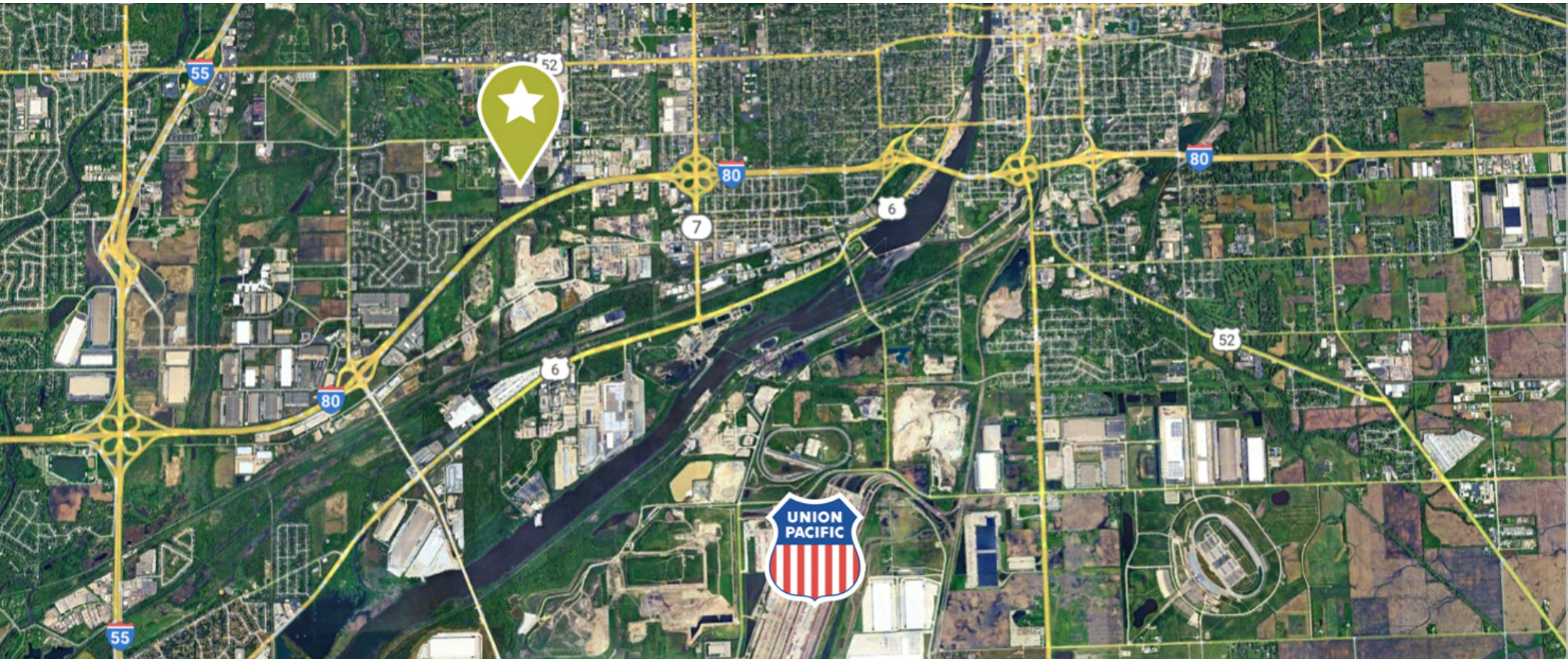
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HIGHWAY ACCESS

I-80	1.7 mi
I-55	2.7 mi



NEARBY INTERMODALS

CN	6 mi
UP	7 mi



MAJOR AIRPORTS

Midway	39 mi
O'Hare	47 mi

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Built for Caterpillar. Reimagined for the future

1969 - 2010

Established in 1969, this plant was part of Caterpillar's expansion to support its growing hydraulic systems division. Caterpillar distinguished itself by being the only major original equipment manufacture (OEM) to design and produce its own hydraulic hose products. This allowed the company to ensure high-quality, reliable, and safe hose assemblies tailored specifically for its machinery. Over the years, the Joliet facility contributed to Caterpillar's reputation for durable and high-performance components.

2019 - Present

Caterpillar closed operations at this facility in 2019. The property underwent significant redevelopment to accommodate new industrial tenants. The multi-tenant property now serves a variety of manufacturing and distribution tenants.

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2700 McDonough Street | Joliet, IL 60436

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

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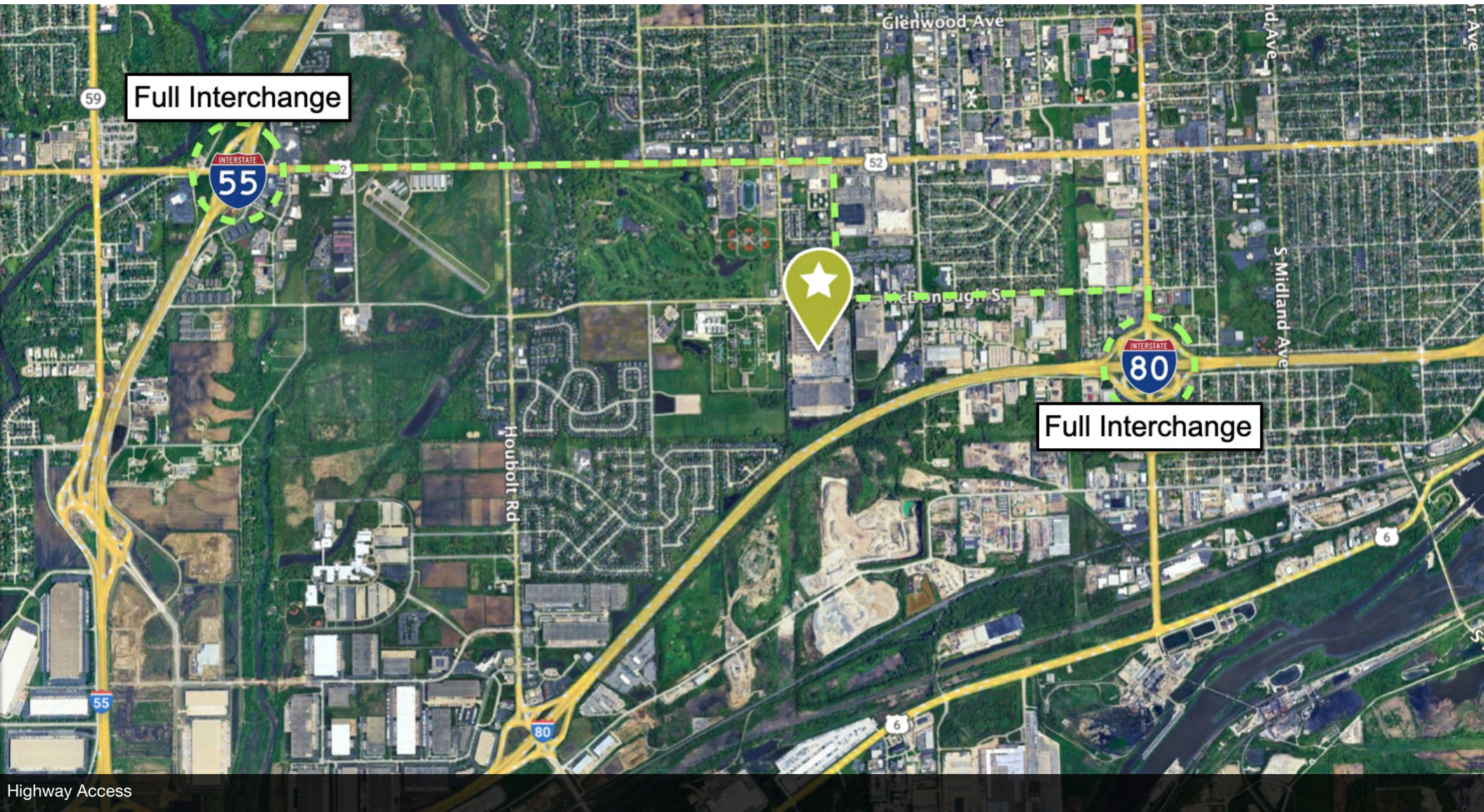
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