

INDUSTRIAL SPACE 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



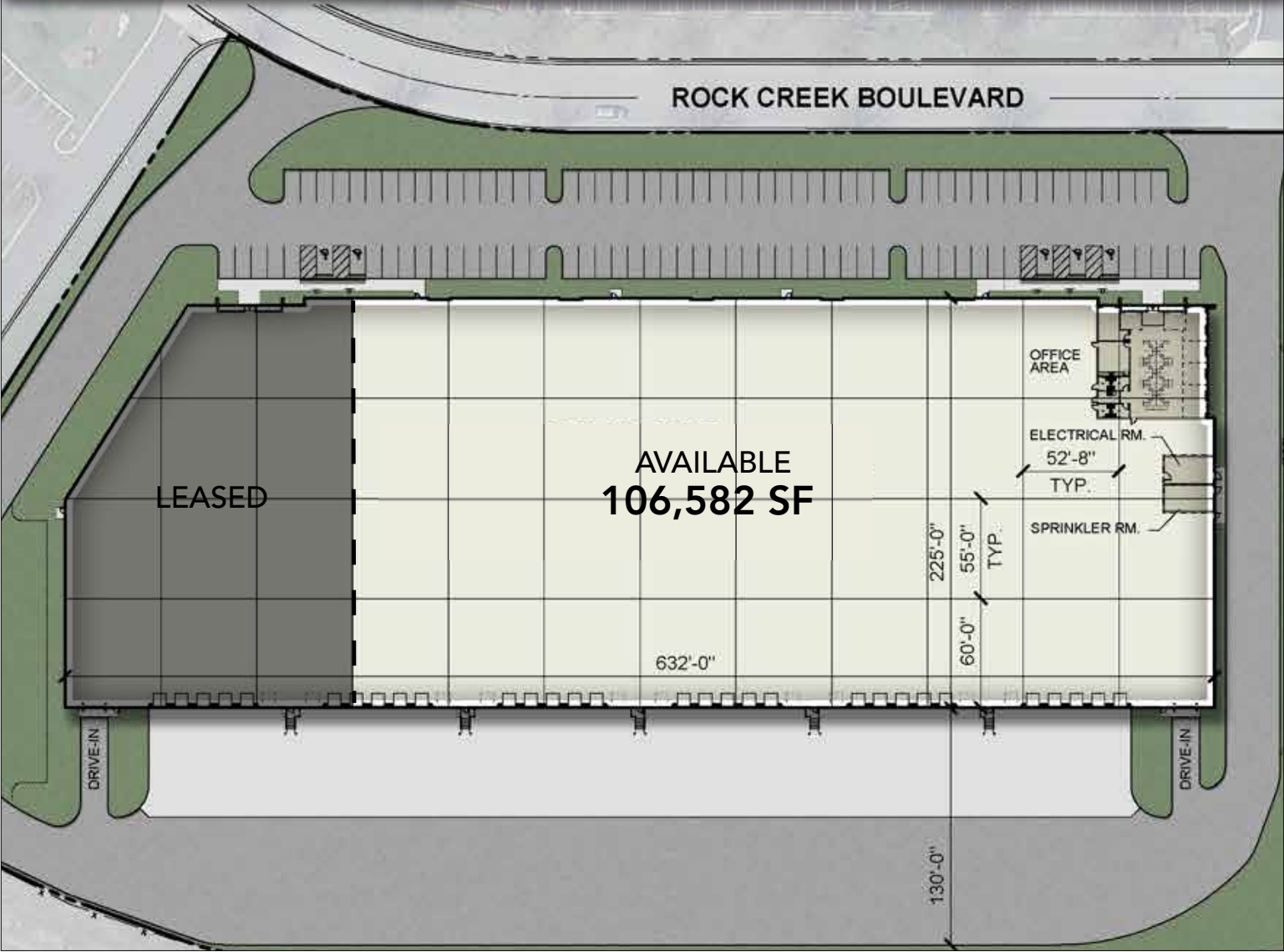
BELINDA FLORES
Senior Director,
Asset Management
469.964.3348
bflores@granitereit.com



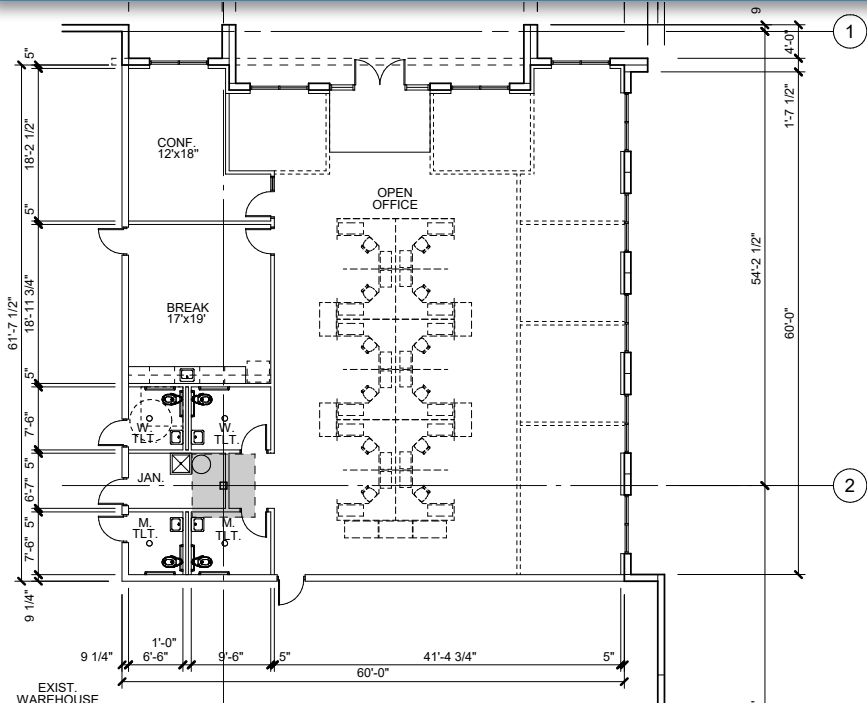
JASON WEST, SIOR
Executive Vice Chair
847.518.3210
jason.west@cushwake.com

SEAN HENRICK, SIOR
Vice Chair
847.518.3215
sean.henrick@cushwake.com

SITE PLAN



OFFICE - 3,360 SF



LOCATION



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



BELINDA FLORES
*Senior Director,
Asset Management*
469.964.3348
bflores@granitereit.com



**CUSHMAN &
WAKEFIELD**

JASON WEST, SIOR
Executive Vice Chair
847.518.3210
jason.west@cushwake.com

SEAN HENRICK, SIOR
Vice Chair
847.518.3215
sean.henrick@cushwake.com