

1,035,034 SF Building

4300 Brandon Road, Joliet, IL 60421



Property Highlights



1,035,034
SF Available



698
Trailer Positions



40'
Clear Height

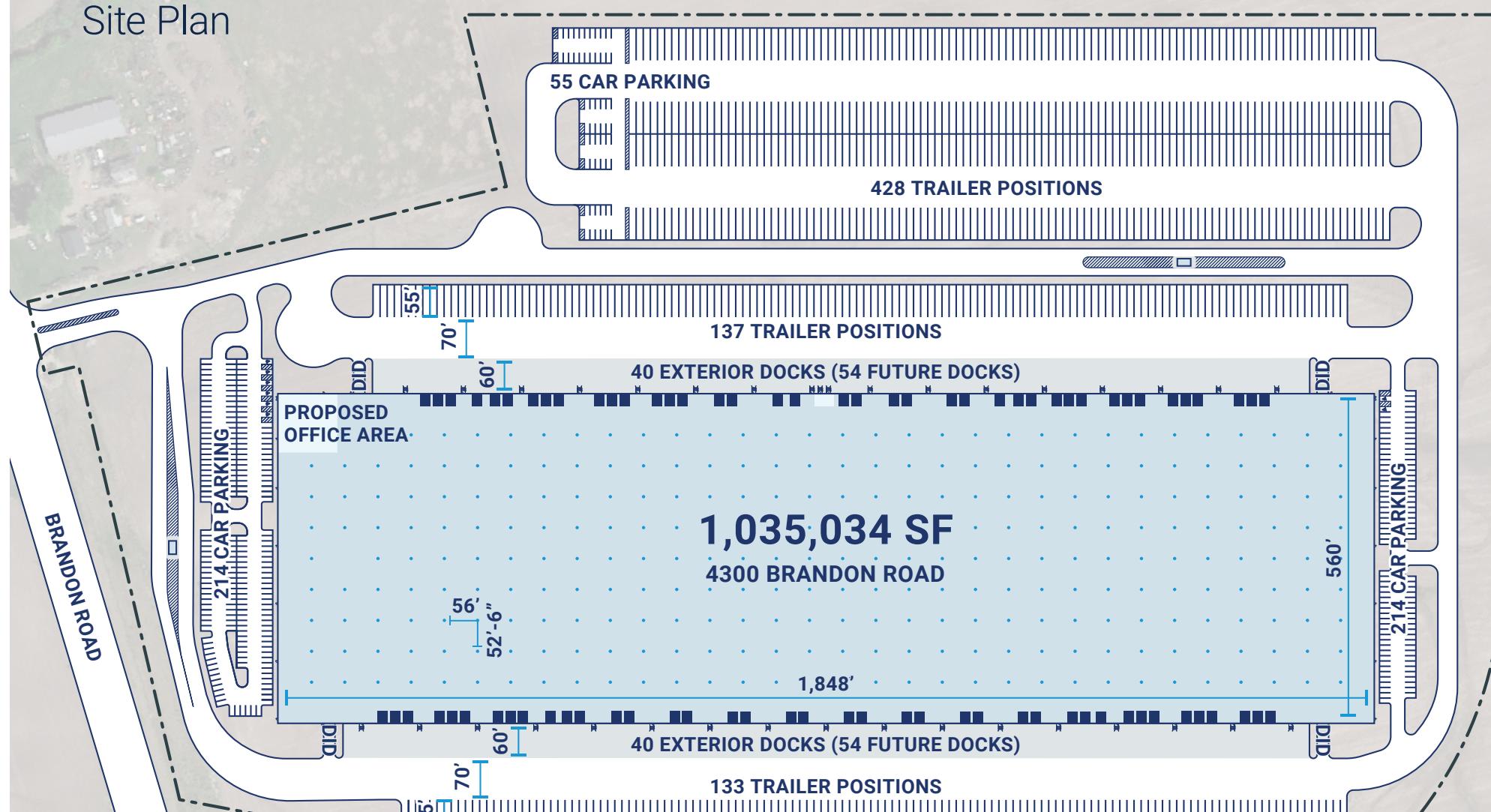
- + **Land Area:** 73.32 AC
- + **Dimensions:** 1,848' x 560'
- + **Office(s):** To-Suit
- + **Loading Docks:** 80 positions (Cross-Dock, Expandable)
- + **Drive-In Doors:** 4; 12' x 14'
- + **Auto Parking:** 372 Stalls
- + **Column Spacing:** 56' x 52'-6"; 70' Speed Bays
- + **Power:** 4000A, 277/480V, 3-Phase
- + **Interior Lighting:** LED w/ Motion Sensors
- + **Fire Protection:** ESFR



Campus Advantages at CenterPoint Intermodal Center

- + North America's Largest Inland Port with the lowest drayage charges in the entire region
- + ±40 miles to Chicago
- + Public bus service with access to deep and skilled labor
- + Retail amenities; truck center with parking and scale
- + Low Will County real estate taxes
- + Full interchanges at I-55 and Arsenal Road, I-80 and I-55, I-80 and Houbolt, & I-80 and Route 53
- + Pre-designated Foreign Trade Zone & Enterprise Zone
- + Direct access to the Union Pacific Joliet Intermodal Terminal (JIT) and BNSF Logistics Park Chicago (LPC)
- + Heavyweight capacity roads
- + On-site overflow container storage 24/7
- + FTZ savings
- + No trailer parking ratio restrictions
- + Flexible zoning for manufacturing, distribution or container operations

Site Plan



**CONSTRUCTION COMMENCING
SPRING 2021**

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Key Distances

Union Pacific Joliet Intermodal Terminal

1.6 miles

BNSF Logistics Park Chicago

5.6 miles

Downtown Chicago

40 miles

Interstate 55

7.6 miles

Interstate 80

6.7 miles



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