

# WILL COUNTY INDUSTRIAL CENTER AT THE CROSSROADS OF AMERICA

INDUSTRIAL/MANUFACTURING PROPERTY FOR LEASE  
2200 CHANNAHON RD, JOLIET, IL 60436



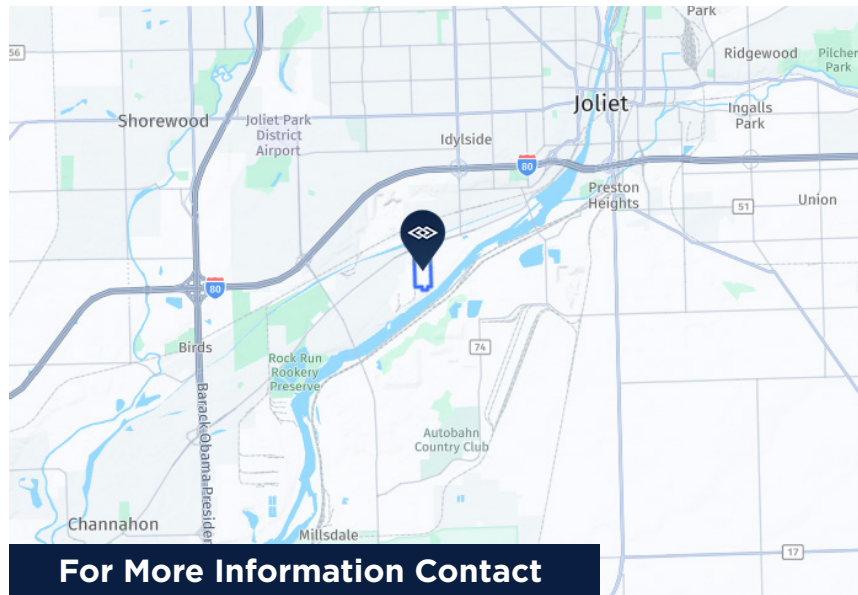
**1,380,070 SF**  
(DIVISIBLE TO 275,000 SF)

## OFFERING SUMMARY

<b>Location:</b>	2200 Channahon Rd, Joliet, IL
<b>Available SF:</b>	1,380,070 (Divisible to 275,000 SF)
<b>Office:</b>	85,622 SF
<b>Lot Size:</b>	70 Acres
<b>Loading:</b>	79 Docks
<b>Clear Height:</b>	20' -44' Clear
<b>Power:</b>	ComEd dedicated substation with dual feeds: Line 1: 130,000V @ 21,700A; 3-phase Line 2: 130,000V @ 18,100A; 3-phase
<b>Tax Rate:</b>	\$0.40 PSF
<b>Lease Rate:</b>	\$4.75 PSF Net

## PROPERTY HIGHLIGHTS

- Divisible to units from 275,000 SF and larger
- Close proximity to I-80 and I-55
- Close proximity to the Houbolt Bridge
- Easy access to both UP and BNSF Intermodal Yards
- Barge access
- 12" floors
- 80' x 40' column spacing



## For More Information Contact

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**Ed Wabick, SIOR**  
Principal  
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**DarwinPW Realty**  
970 N. Oaklawn Avenue, Suite 100  
Elmhurst, IL 60126  
630-782-952  
darwinpw.com

OWNED AND  
MANAGED BY:



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# DISTANCE MAP



- 1.6 MILES TO THE I-80 / LARKIN ROAD INTERCHANGE
- 2.5 MILES TO THE I-80 / HOUBOLT ROAD INTERCHANGE
- 3.8 MILES TO THE I-80 / I-55 INTERCHANGE
- 4.4 MILES TO THE I-55 / RT 6 INTERCHANGE

# DISTANCE TO INTERMODAL YARDS



- 4.8 MILES TO UNION PACIFIC INTERMODAL | 8.4 MILES TO BNSF INTERMODAL

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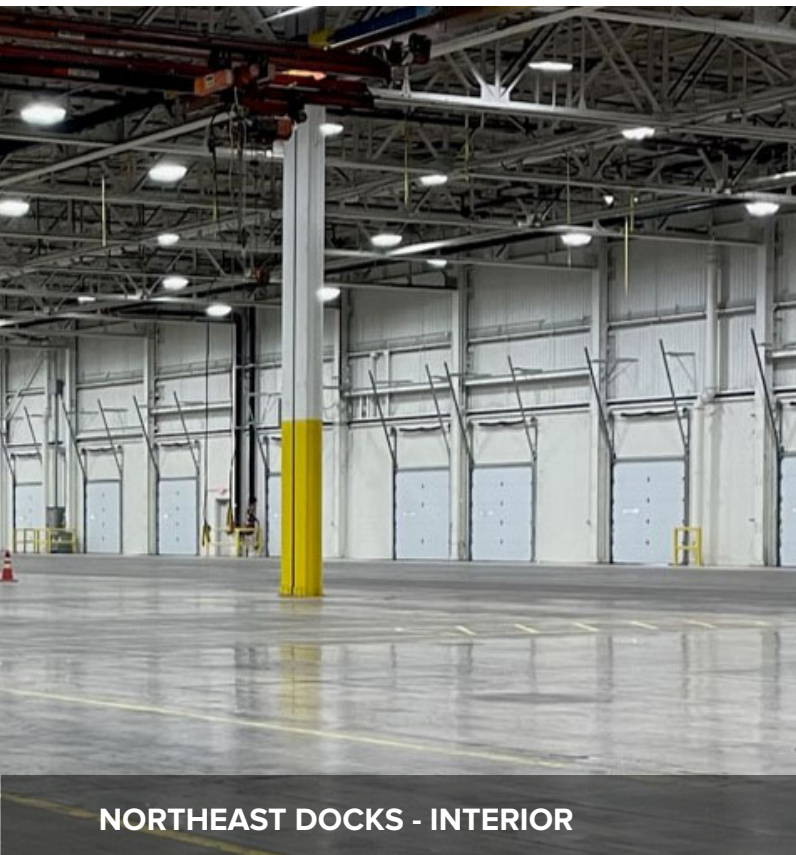




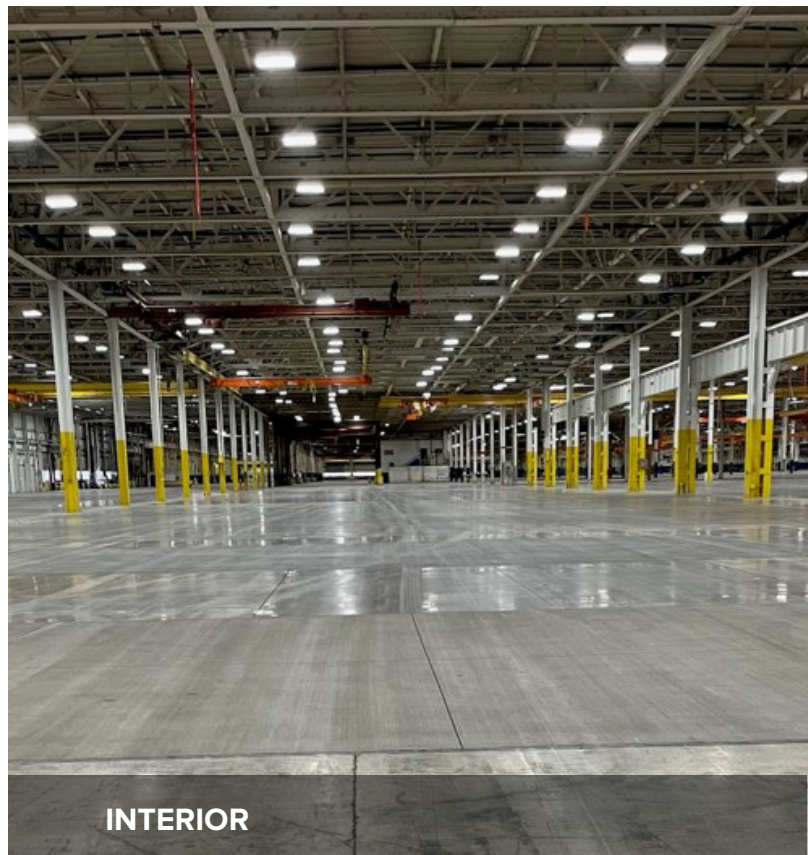
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**NORTHEAST DOCK**

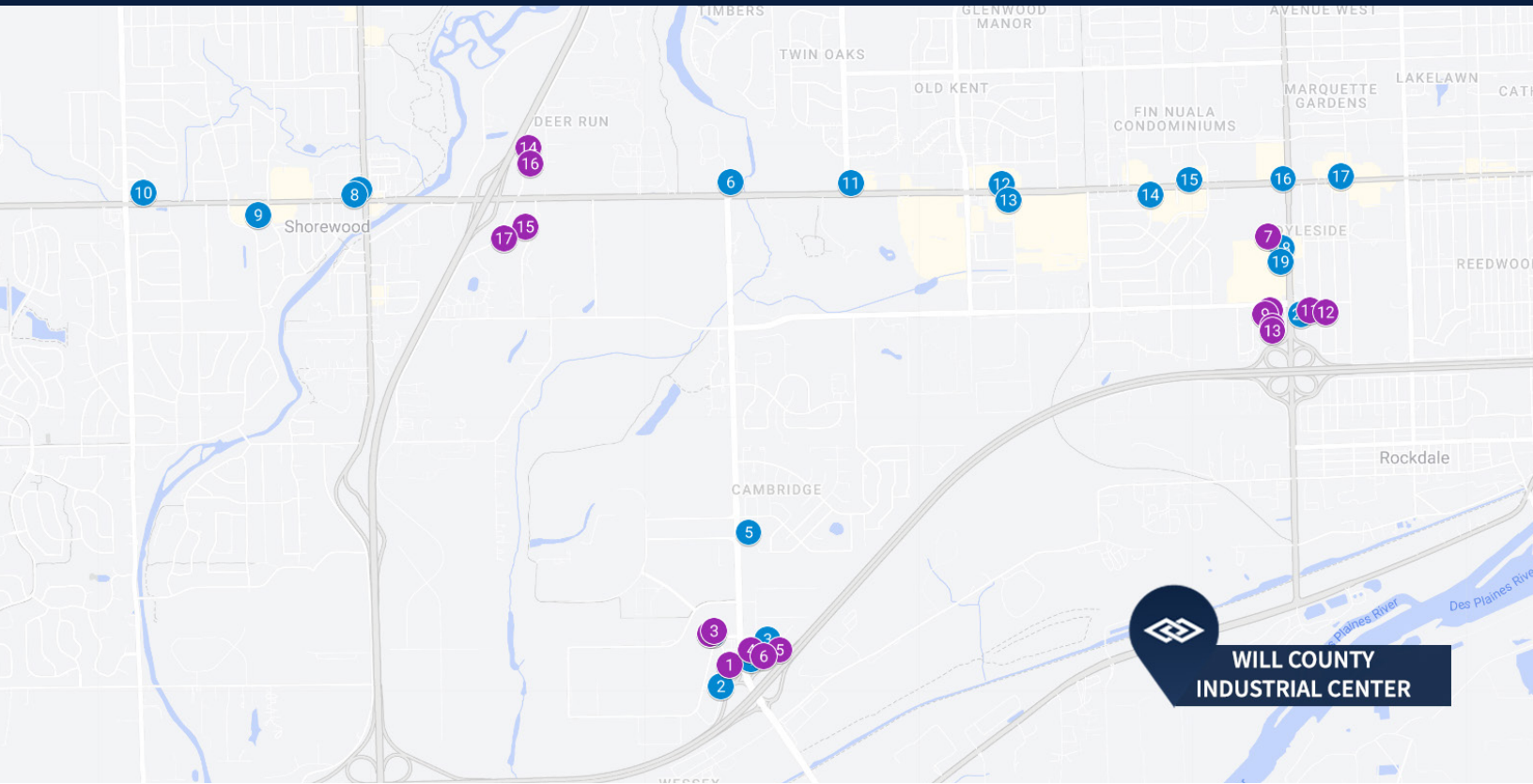


**NORTHEAST DOCKS - INTERIOR**



**INTERIOR**

# LOCAL RESTAURANTS AND HOTELS



## Local Restaurants

1	Cracker Barrel
2	Heroes West Sports Grill
3	Jimmy K's
4	Burger Theory
5	El Molcajete Mexican Restaurant
6	Johnny's Beef & Gyros
7	Chicken-N-Spice Shorewood
8	Casa Maya Mexican Restaurant
9	Smile of Siam Thai Restaurant
10	Happy Place Cafe
11	La Mex
12	MOOYAH Burgers, Fries & Shakes
13	Babe's
14	Rax
15	Tony's Place
16	White Castle
17	Silver Spoon
18	Steak 'n Shake
19	Culver's
20	Louie's Waffle House

## Local Hotels

1	Comfort Inn Joliet West
2	Holiday Inn & Suites Joliet Southwest
3	Candlewood Suites Joliet Southwest
4	Fairfield Inn Joliet South
5	Hampton Inn Joliet
6	TownePlace Suites Joliet South
7	MainStay Suites Joliet
8	Super 8 by Wyndham Joliet
9	Motel 6 Joliet
10	Quality Inn Joliet
11	Red Roof Inn Chicago-Joliet
12	Baymont by Wyndham Joliet
13	Clarion Hotel & Convention Center
14	La Quinta Inn & Suites by Wyndham
15	Wingate by Wyndham Joliet
16	Econo Lodge
17	Best Western Joliet Inn & Suites

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## INDUSTRIAL REALTY GROUP

# IRG



**Industrial  
Realty Group, LLC**

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.

IRG acquires, preserves, redevelops and repositions corporate and governmental real estate assets for modern day use through individual partnerships and limited liability companies. The majority of the assets in the portfolio have been purchased well below replacement costs permitting IRG to spend sufficient capital to modernize the existing facilities, while still being able to offer inexpensive leasing terms to tenants.

While each acquisition requires its own specific strategy, many projects share similar structures and traits. Most of the projects involve acquiring real estate that is no longer needed by its current owner and renovating the property to meet market requirements. For instance, in 2005 IRG purchased a dilapidated steel mill in Baltimore, Maryland from a bankrupt steel manufacturer. Through a complex transaction, IRG completely renovated the 800,000 square foot facility, remediation of the environmental concerns and re-developed the project into a facility that currently houses major operations for Boise Cascade (NYSE: BZ), Weyerhaeuser (NYSE: WY) and several other regional users. Certain projects involve lease-back transactions with major corporations where IRG reduces operating costs at the property so that the tenant can remain in their facility. IRG has successfully completed these types of transactions with major corporations, such as Goodyear (NYSE: GT) and Lockheed Martin (NYSE: LMT).

IRG has continually managed impressive NOI growth rates and excellent return on capital to portfolio investors for many years.

### For More Information Contact

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