

Cabot Crossings at Laraway

A NEW INDUSTRIAL DEVELOPMENT



Two buildings on 39.3 acres

399,930 SF & 249,680 SF For Lease

At the corner of E. Laraway Rd. and S. Rowell Ave., Joliet IL

cabotcrossingslaraway.com



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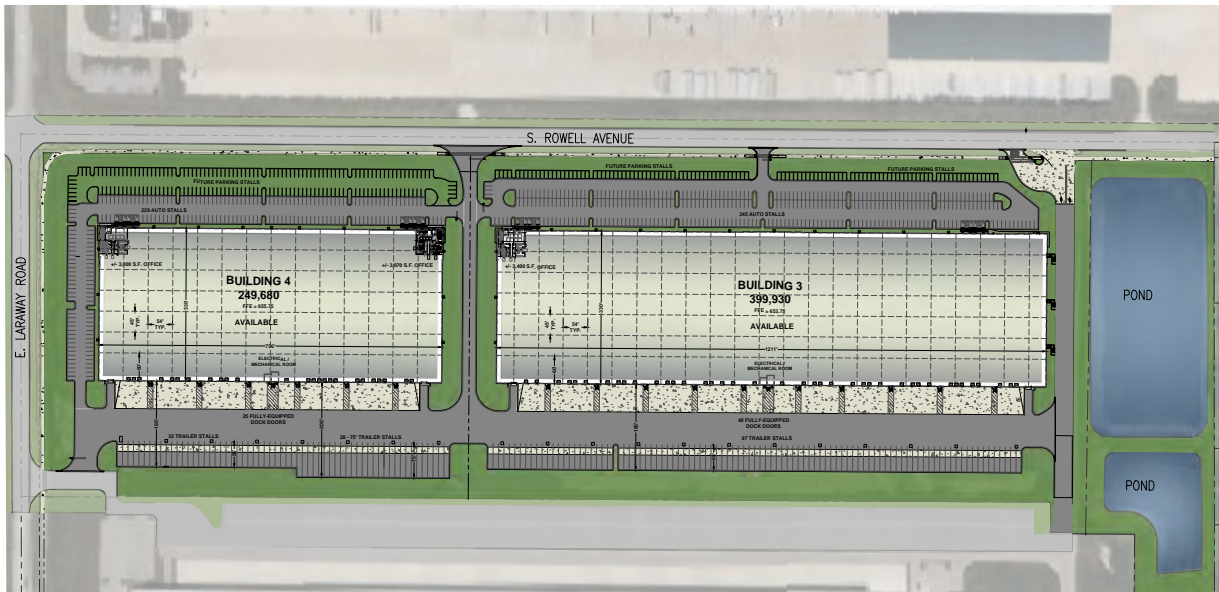
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Property Overview

CLASS-A INDUSTRIAL BUILDINGS WITHIN THE I-80 CORRIDOR OF CHICAGO

Located within the thriving Joliet, IL business hub, Cabot Crossings at Laraway boasts a coveted location surrounded by a robust corporate community. This dynamic environment offers exceptional opportunities for collaboration, innovation, and growth, positioning your business at the heart of a thriving ecosystem just minutes away from two of the busiest intermodals in the U.S. connecting you to West Coast ports.



PROPERTY FEATURES

Building 3 | 2000 S. Rowell Ave., Joliet IL

Total Building Size	399,930 SF
Site Size	23.34 acres
Office	3,340 SF
Ceiling Height	36'
Bay Spacing	45' x 54' 60' deep speed bay along dock wall
Car Parking	345 (Expandable to 461)
Trailer Parking	97
Docks	40 (Expandable to 78)
Truck Courts	185'
Drive-in Doors	2
Zoning	I-1
Power	4000 amps/ 277/480v 3-phase

Building 4 | 901 E. Laraway Rd., Joliet IL

Total Building Size	249,680 SF
Site Size	15.96 acres
Office (2)	3,059 SF NW 2,942 SF SW
Ceiling Height	36'
Bay Spacing	45' x 54' 60' deep speed bay along dock wall
Car Parking	229 (Expandable to 399)
Trailer Parking	61
Docks	25 (Expandable to 45)
Truck Courts	185'

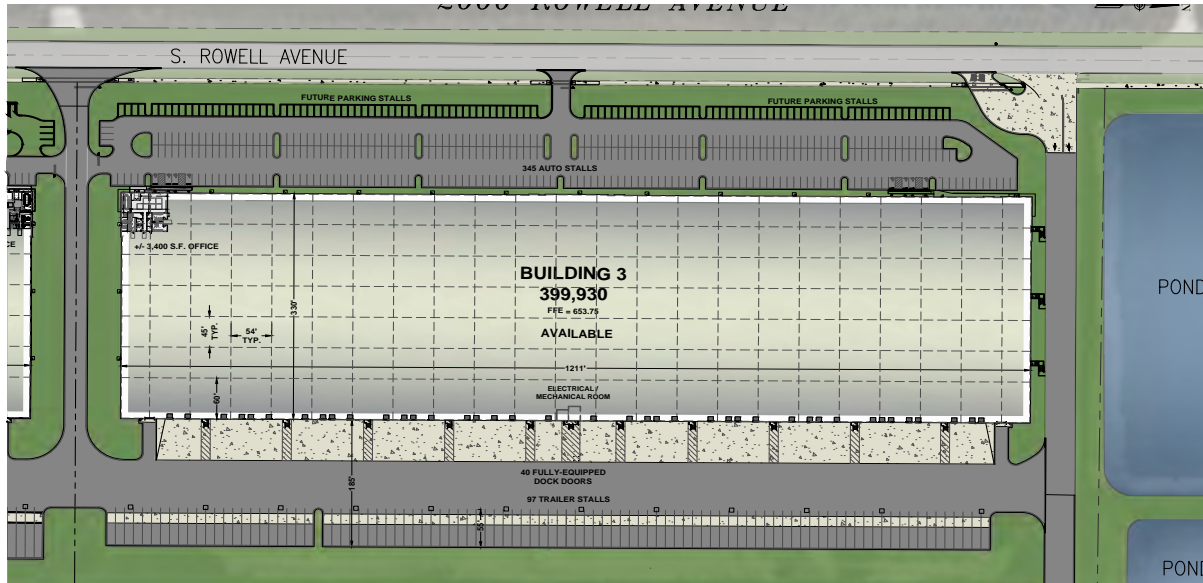
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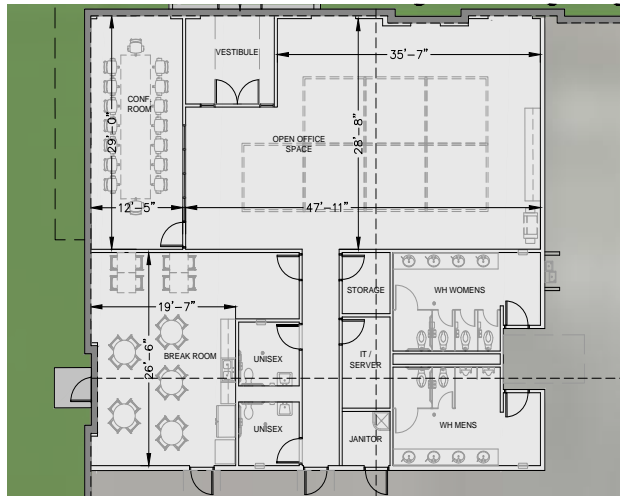
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Building 3 office plan



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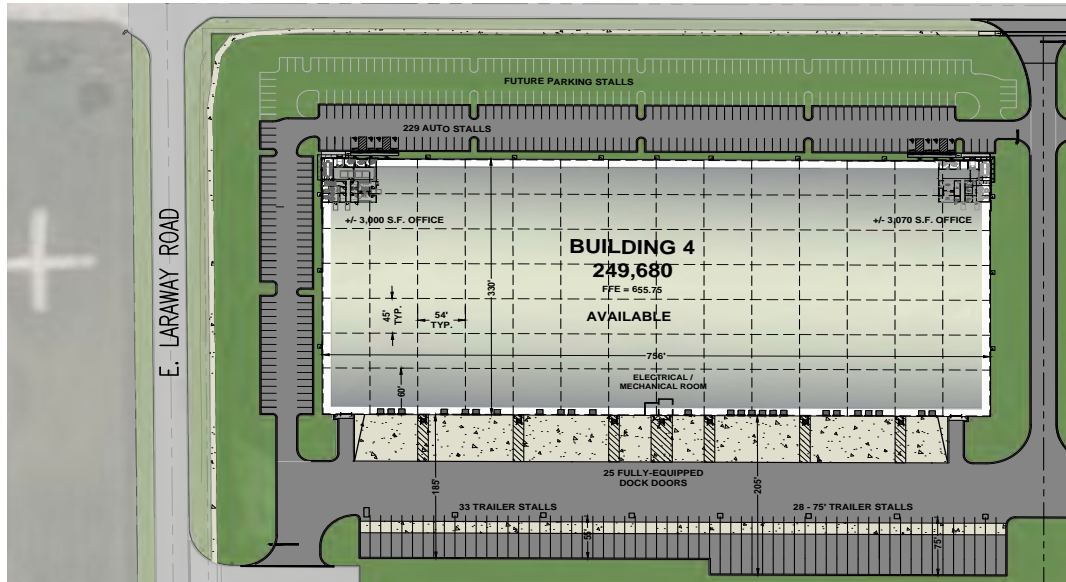
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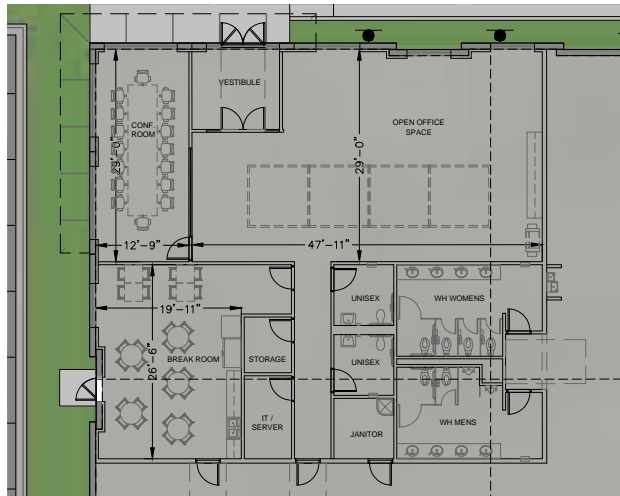
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Zoning	I-1

Building 4 SW office plan



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Location Overview



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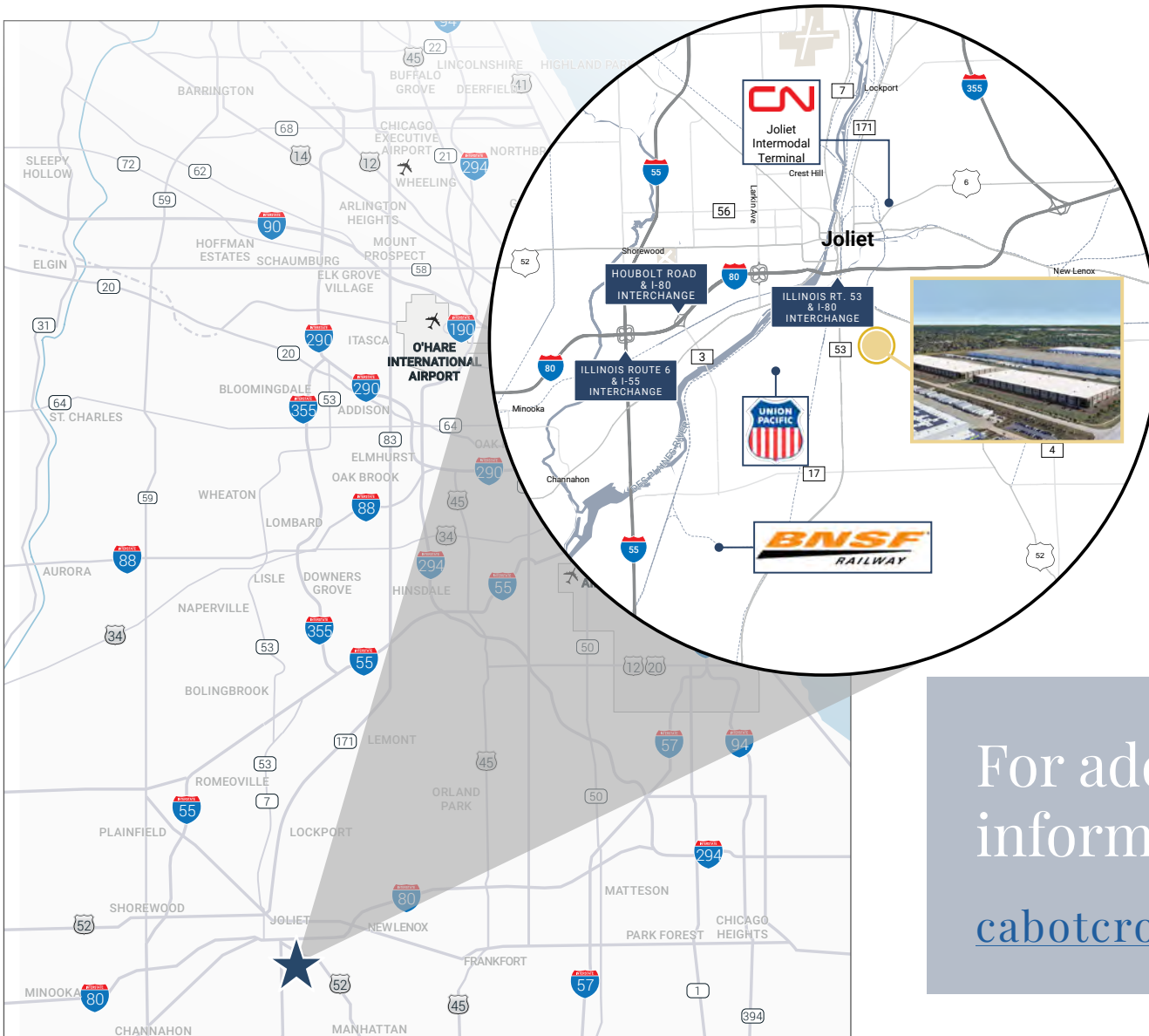
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LOCATION HIGHLIGHTS

- 3 Miles to Interstate 80
- 4 miles to UP Global IV Joliet Intermodal facility
- 7 miles to the BNSF Logistics Park Chicago Elwood intermodal facility
- New Houbolt Road bridge provides immediate & easy access to I-80
- 47 miles to Chicago Business District

For additional
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