

17.26 Acres of Container Yard Available For Lease

1945 Patterson Road, Joliet, IL 60436



 **CenterPoint**
INTERMODAL CENTER
centerpoint-intermodal.com

IMMEDIATE OCCUPANCY

IL ROUTE 53

Property Highlights



17.26 AC

Available Total
(Divisible)



808 Stalls

Available Total

Lot 1

- + **Site Area:** 6.75 AC
- + **Trailer Parking:** 396 Stalls
- + **Site:** Fenced, Graveled and Lit
- + **Lease Rate:** Subject to Offer

Lot 2

- + **Site Area:** 5.49 AC
- + **Trailer Parking:** 219 Stalls
- + **Site:** Fenced, Graveled and Lit
- + **Lease Rate:** Subject to Offer

Lot 3

- + **Site Area:** 5.019 AC
- + **Trailer Parking:** 193 Stalls
- + **Site:** Fenced, Graveled and Lit
- + **Lease Rate:** Subject to Offer



Campus Advantages at CenterPoint Intermodal Center

- + North America's Largest Inland Port with the lowest drayage charges in the entire region
- + Public bus service with access to deep and skilled labor
- + Retail amenities; truck center with 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
- + ±40 miles to Chicago
- + 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

LOT 1 (6.75 ACRES)
396 TRAILER STALLS

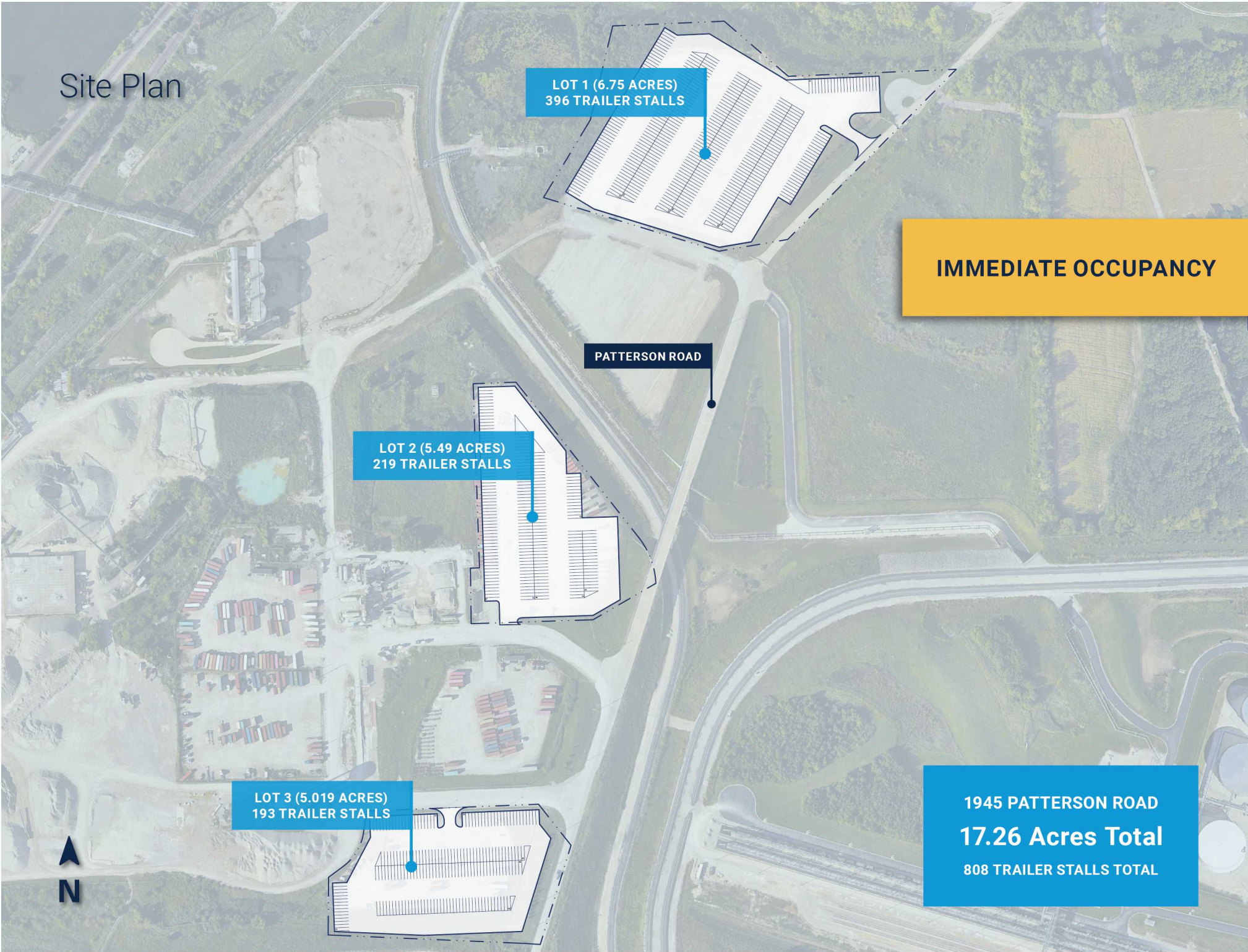
LOT 2 (5.49 ACRES)
219 TRAILER STALLS

LOT 3 (5.019 ACRES)
193 TRAILER STALLS

PATTERSON ROAD

IMMEDIATE OCCUPANCY

1945 PATTERSON ROAD
17.26 Acres Total
808 TRAILER STALLS TOTAL



Key Distances

Measurements based on one-way travel and inclusive of new Houbolt Road Extension access

Union Pacific Joliet Intermodal Terminal

1.0 miles

BNSF Logistics Park Chicago

7.2 miles

Downtown Chicago

40 miles

Interstate 55

6.2 miles

Interstate 80

3.8 miles

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