

# 17.26 Acres of Container Yard Available For Lease

1945 Patterson Road, Joliet, IL 60436



 **CenterPoint**  
INTERMODAL CENTER  
[centerpoint-intermodal.com](http://centerpoint-intermodal.com)

**AVAILABLE FOR OCCUPANCY  
JANUARY 2024**

# 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**

**AVAILABLE FOR OCCUPANCY  
JANUARY 2024**

**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



# CenterPoint INTERMODAL CENTER

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O'HARE INTERNATIONAL AIRPORT



MIDWAY INTERNATIONAL AIRPORT



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