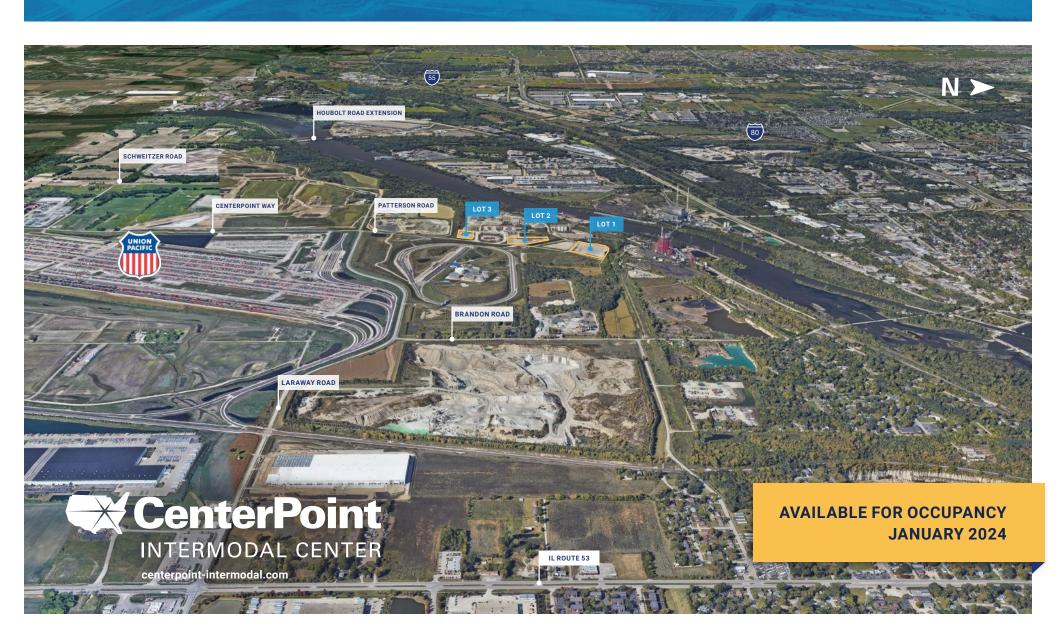
17.26 Acres of Container Yard Available For Lease

1945 Patterson Road, Joliet, IL 60436



Property Highlights



17.26 ACAvailable 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

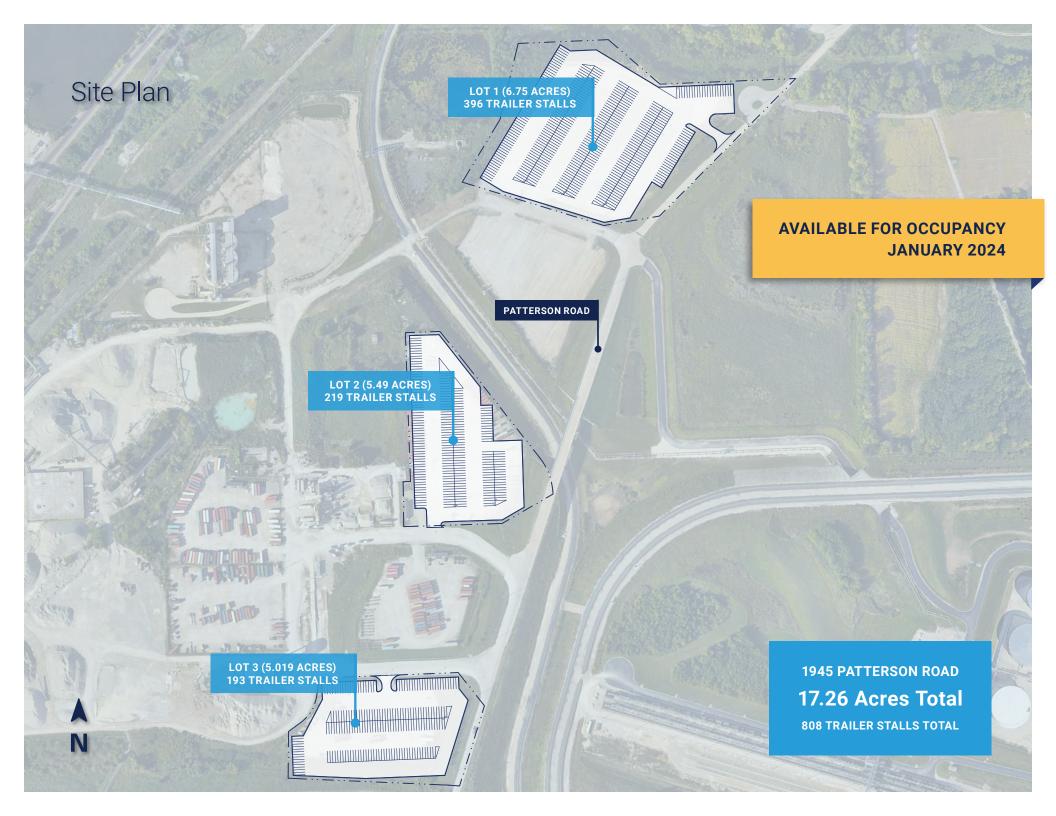
- + Site Area: 5.019 AC
- + Trailer Parking: 193 Stalls
- Site: Fenced, Graveled and Lit
- + Lease Rate: Subject to Offer



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



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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