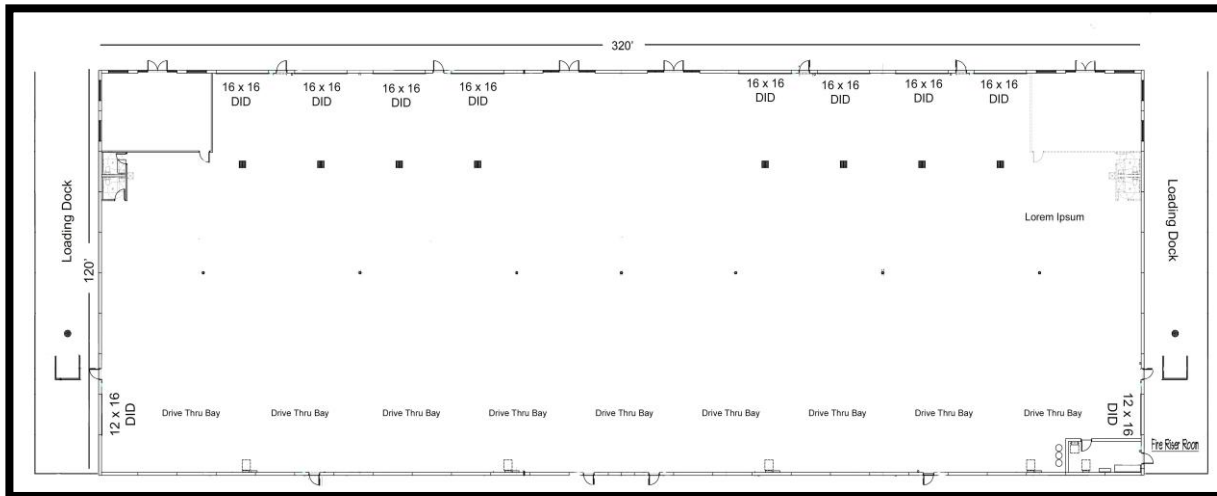


**38,400SF ON 6.28 ACRES**

**10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'  
(2EA) 12' X 16' W/320' DRIVE THRU BAY  
(2EA) DOCKS**

**1720 WORKERS COURT JOLIET, ILLINOIS 60433**



**Additional adjacent 10 ac available with 6,000sf industrial building with 4ea 14 x 14 DID's**

**Pre-Construction Leasing Opportunity 3<sup>rd</sup> or 4<sup>th</sup> quarter 2026 Possession Date**



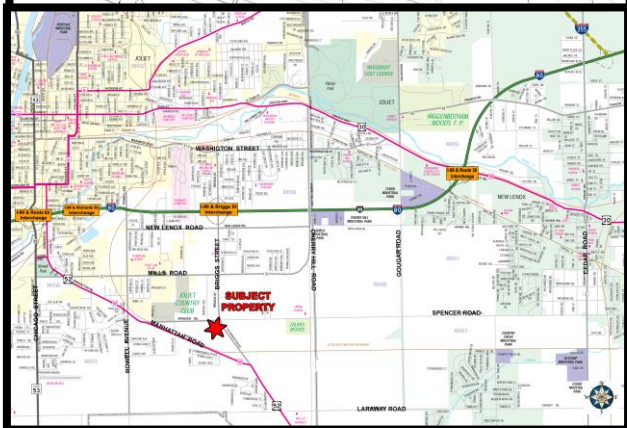
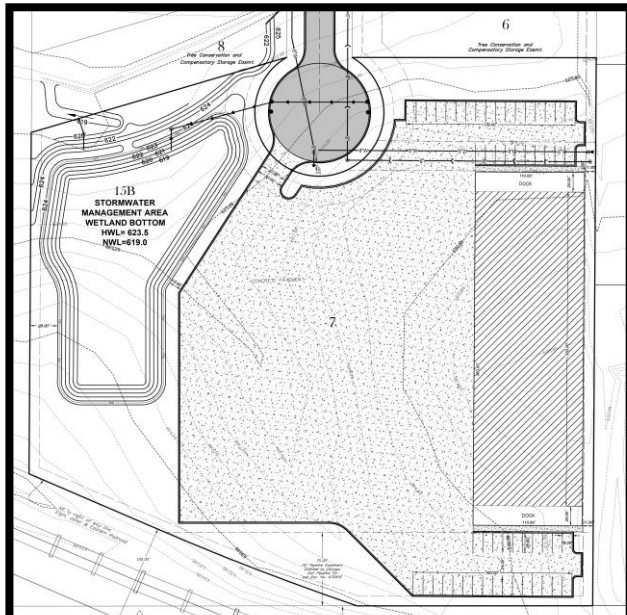
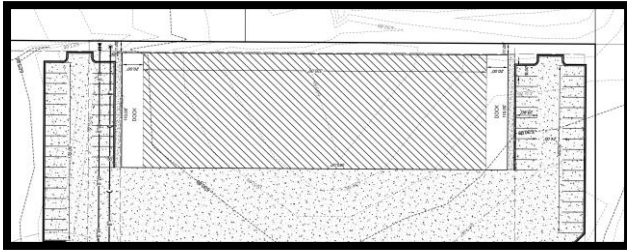
**FOR ADDITIONAL INFORMATION CONTACT:**

**MARK E. KOENIG**  
(815) 546-1679 CELLULAR  
MARK@MARKEKOENIG.COM  
WWW.THEKOENIGGROUPRES.COM

# 38,400SF ON 6.28 ACRES

**10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'  
(2EA) 12' X 16' W/320' DRIVE THRU BAY  
(2EA) DOCKS**

## LOT #7 WORKERS COURT JOLIET, ILLINOIS 60433



### Spencer Road Industrial Park

Lot #7 Workers Ct Joliet, Illinois

**Building Size:** 38,200sf on 6.28 acres (320' x 120')  
**Year Built:** 2026 (pre-construction)  
**Office Size:** BTS-TBD  
**Drive in Doors:** 10 total - 8ea (16' x 16') & 2ea 12' x 16'  
**Dock Doors:** 2ea  
**Clear Height:** 22' - 25'  
**Power:** 277/480 3-phase 4 wire TBD  
**Sprinkled:** Yes  
**Heat:** 4 gas fired ceiling units  
**Lighting:** LED  
**Lot Size:** 6.28 acres (additional adjacent 10ac available)  
**Yard Space:** 5+/- acres concrete TBD (8'')  
**Zoning:** I-1 City of Joliet

**Floor Drains & Triple Catch Basin**

1 1/4 miles from the I-80 & Briggs St Interchange

**Lease Rate:** \$23.44sf NNN or \$75,000.00/mth NNN

Additional adjacent 10 acres available with 6,000sf industrial building with 4ea 14 x 14 DID's



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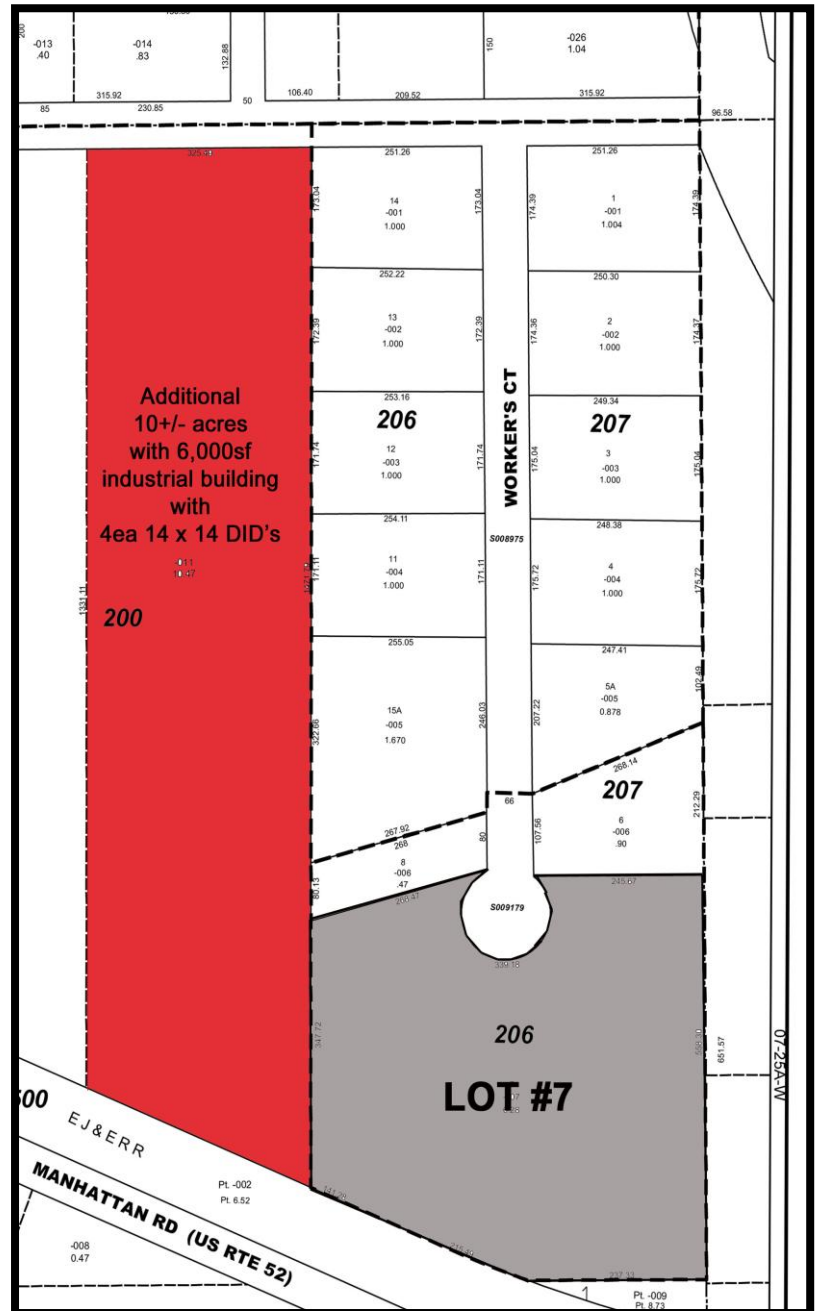
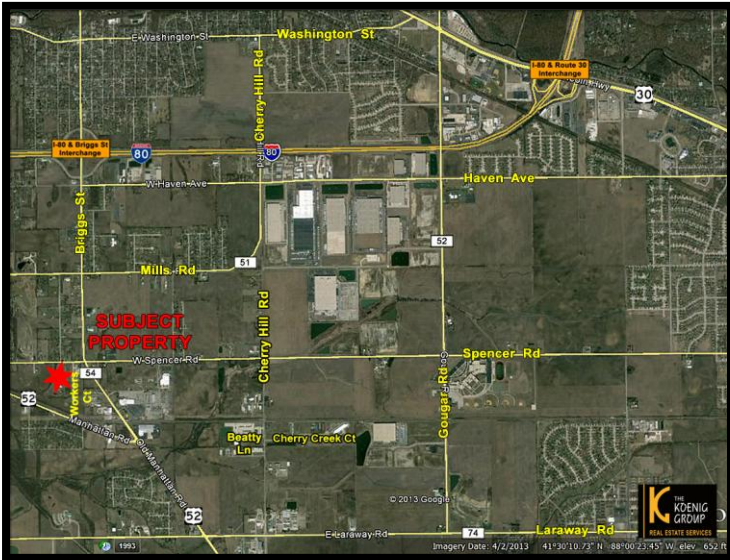
# 38,400SF ON 6.28 ACRES

## 10 TOTAL DRIVE IN DOORS - (8EA) 16' X16'

### (2EA) 12' X 16' W/320' DRIVE THRU BAY

### (2EA) DOCKS

## LOT #7 WORKERS COURT JOLIET, ILLINOIS 60433



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# 38,400SF ON 6.28 ACRES

10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'  
(2EA) 12' X 16' W/320' DRIVE THRU BAY  
(2EA) DOCKS

**May 14, 2026 Construction Progress Pictures**



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