



KETONE
PARTNERS

**Travel Plaza/Fuel Center
5.42 Net Usable Acre Site**

SITE

**Rock Creek
Logistics Center**

**3080 Channahon Rd.
Joliet, IL 60436**



BNSF

Houbolt Road Extension



SITE

Route 6



SITE



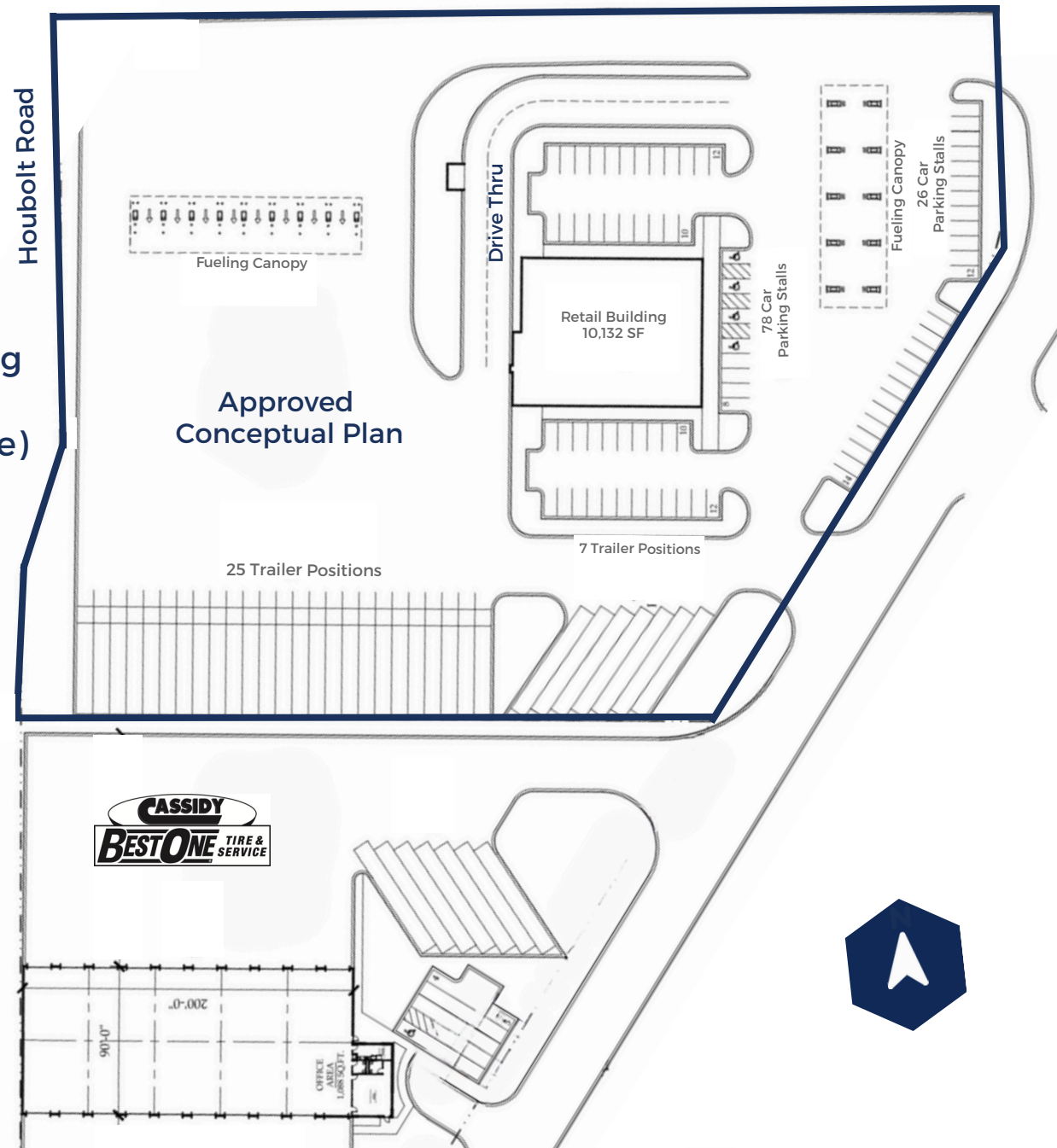
Chicago Area Regional Map

Dual Access points to I-55 & I-80
Direct Access to BNSF & Union
Pacific Intermodals via Houbolt Road
Extension



Property Features

- 5.42 Acres
- 10,132 SF Building
- Frontage on Route 6
- Direct right-in right-out access to Houbolt Road Extension
- Last fueling/service stop for trucks and employees leaving intermodals traveling to I-80
- 18 Truck Diesel Fuel Pumps (Expandable)
- 20 Gas Pumps (Expandable)
- 32 Trailer Parking Stalls (Expandable)
- 78 Car Parking Stalls (Expandable)
- Drive-Thru Window Capabilities



Site Plan

Rock Creek Logistics Center
3080 Channahon Rd.
Joliet, IL 60436



FOUR-WAY INTERCHANGE

(Approximately 1.25 miles from Site)

HOUBOLT ROAD

INTERSTATE 80

US 6

SIGNALLED INTERSECTION

FULL-ACCESS INTERSECTION

SITE

TARGET

TOUCHPOINT LOGISTICS

CASSIDY BEST ONE TIRE & SERVICE

Lot 5 Truck Maintenance Facility

RIGHT-IN RIGHT-OUT

XTRA LEASE

MARINE TERMINAL

GP TRANSCO

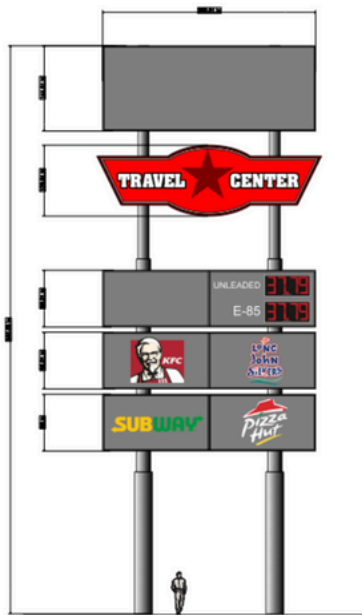
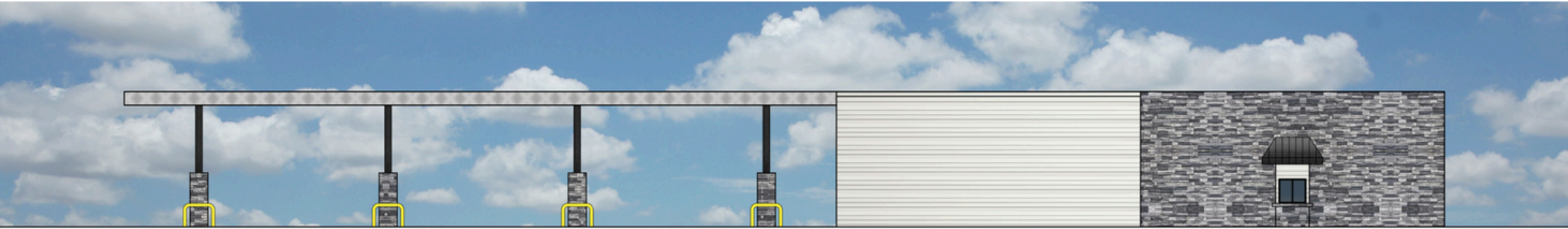
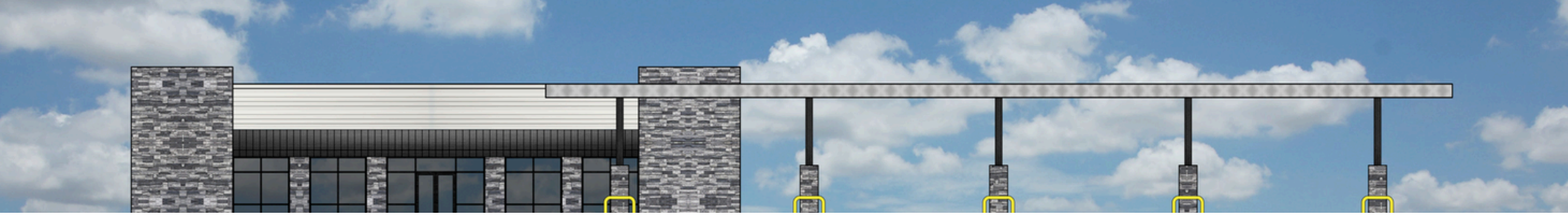
DES PLAINES RIVER

HOUBOLT BRIDGE

BNSF RAILWAY

UNION PACIFIC





Site Area: 5.42 Acres

1. Site is approved for a truck and travel fueling center within an I-2 Zoning District.
2. Site is approved to increase the maximum allowed sign height from 25' to 80' as well as increase the maximum sign area from 150 SF to 1,500 SF.

Zoning and Approved Special Use Permit



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**For More Information,
Please Contact Our Team**