

1605 Rock Creek Boulevard

Joliet, IL 60431

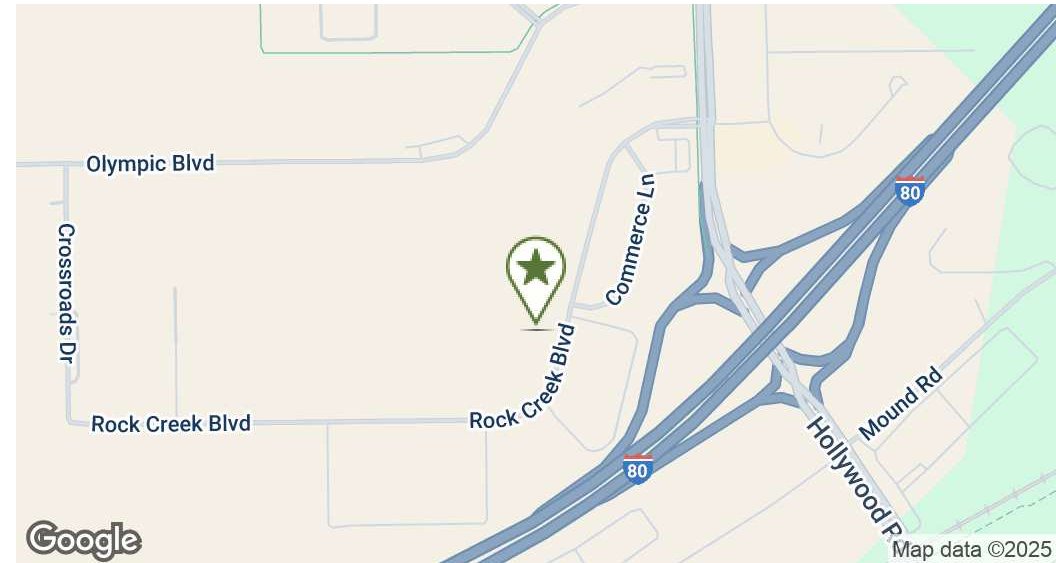
INDUSTRIAL WAREHOUSE FOR LEASE



1605 Rock Creek Boulevard | Joliet, IL 60431

INDUSTRIAL WAREHOUSE FOR LEASE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$10/SF Net
Warehouse Space:	9,658± SF
Office Space:	2,780± SF
Mezzanine Space:	2,742± SF
Year Built:	2007
County:	Will
Zoning:	I-1

PROPERTY OVERVIEW

15,180± SF Industrial warehouse located in the Rock Run Business Park available for lease. The space includes five private offices, two conference rooms, breakroom, three restrooms and a warehouse.

PROPERTY HIGHLIGHTS

- 2 Drive-in-Doors, 1 Dock
- 3 Phase Power
- LED lighting
- 5 minutes to I-55 N/S
- Near I-80 & Houbolt Rd. Interchange

Chris Condon

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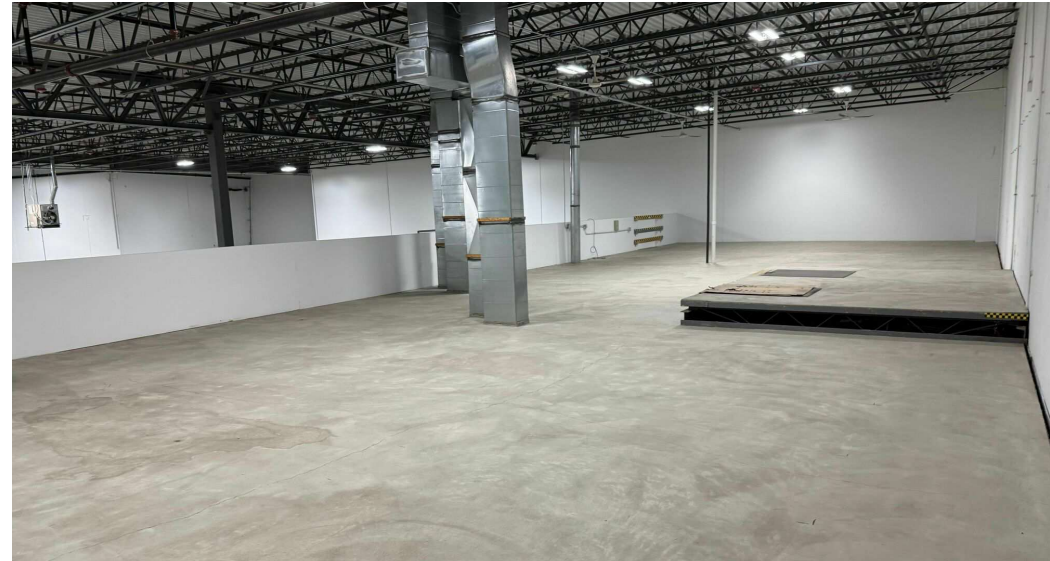
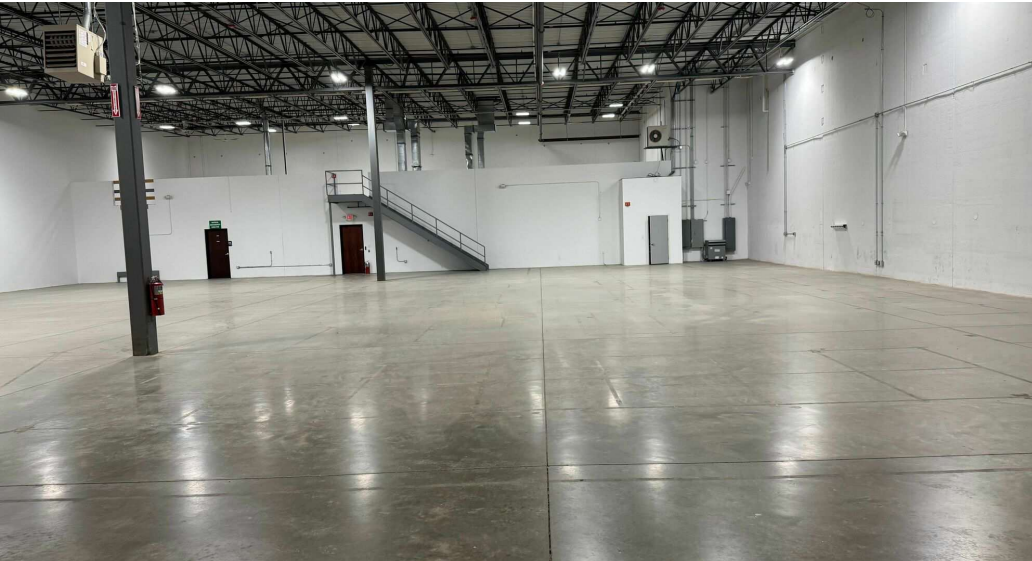
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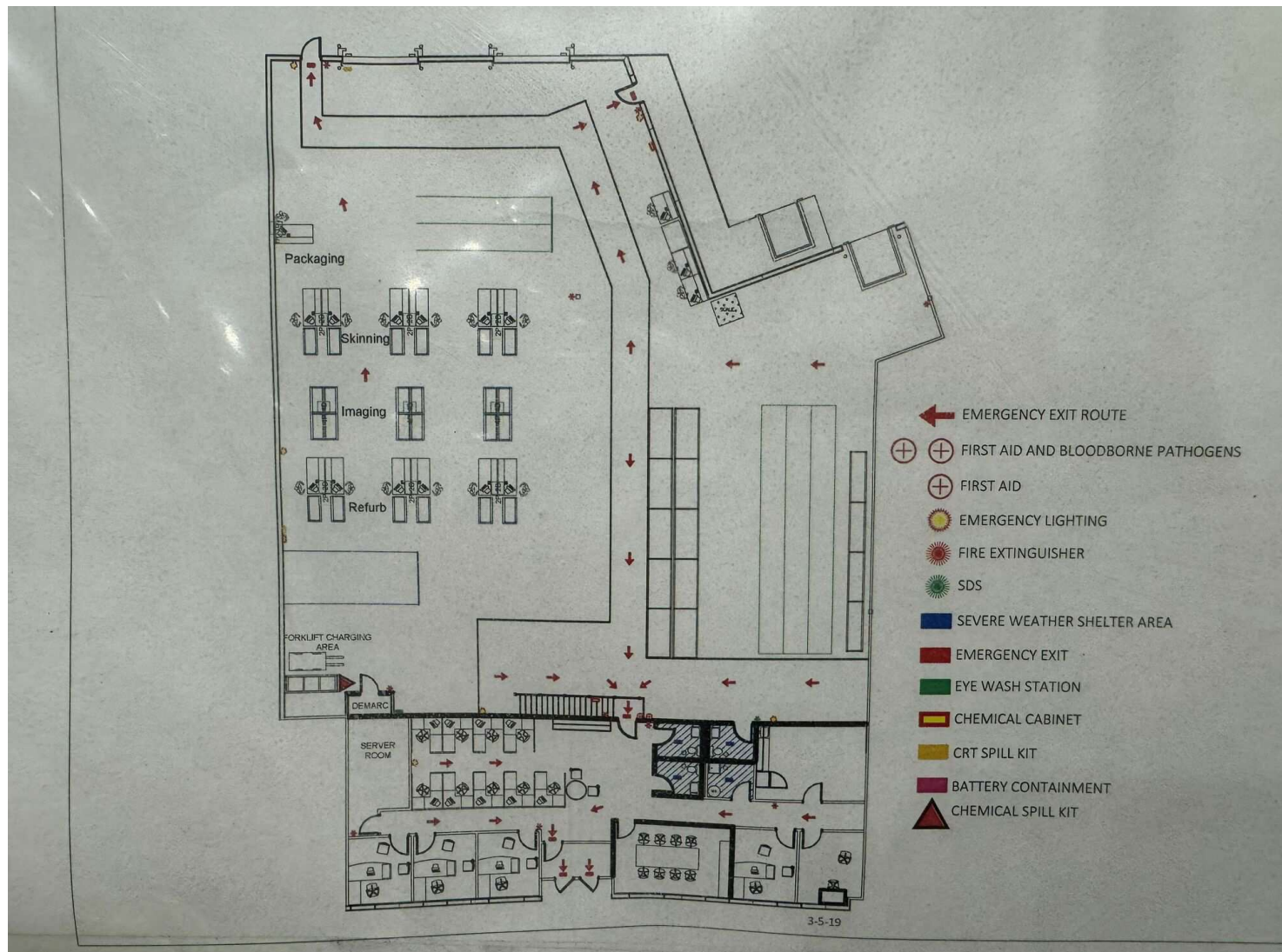
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Floor Plan

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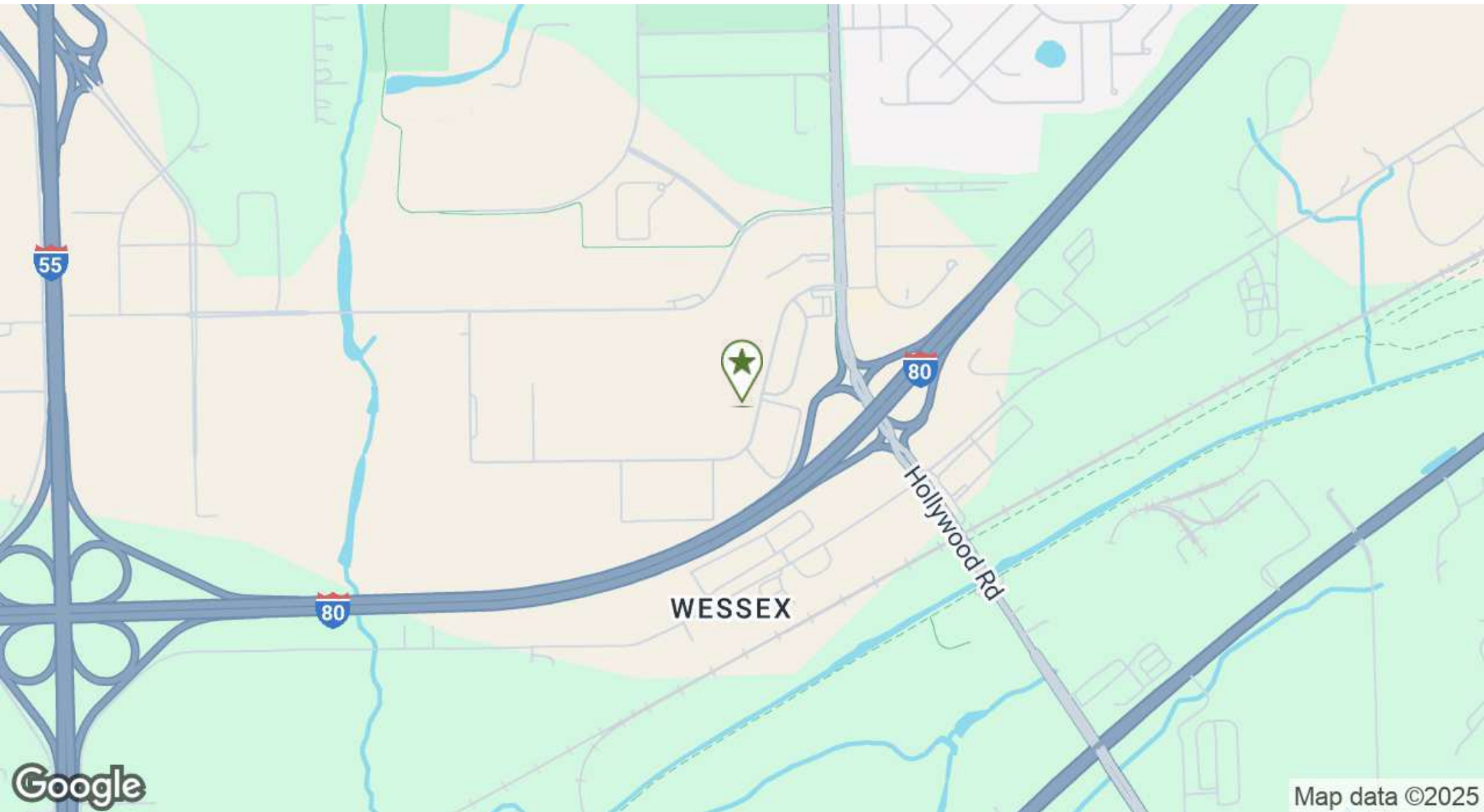
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1605 Rock Creek Boulevard | Joliet, IL 60431

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR LEASE

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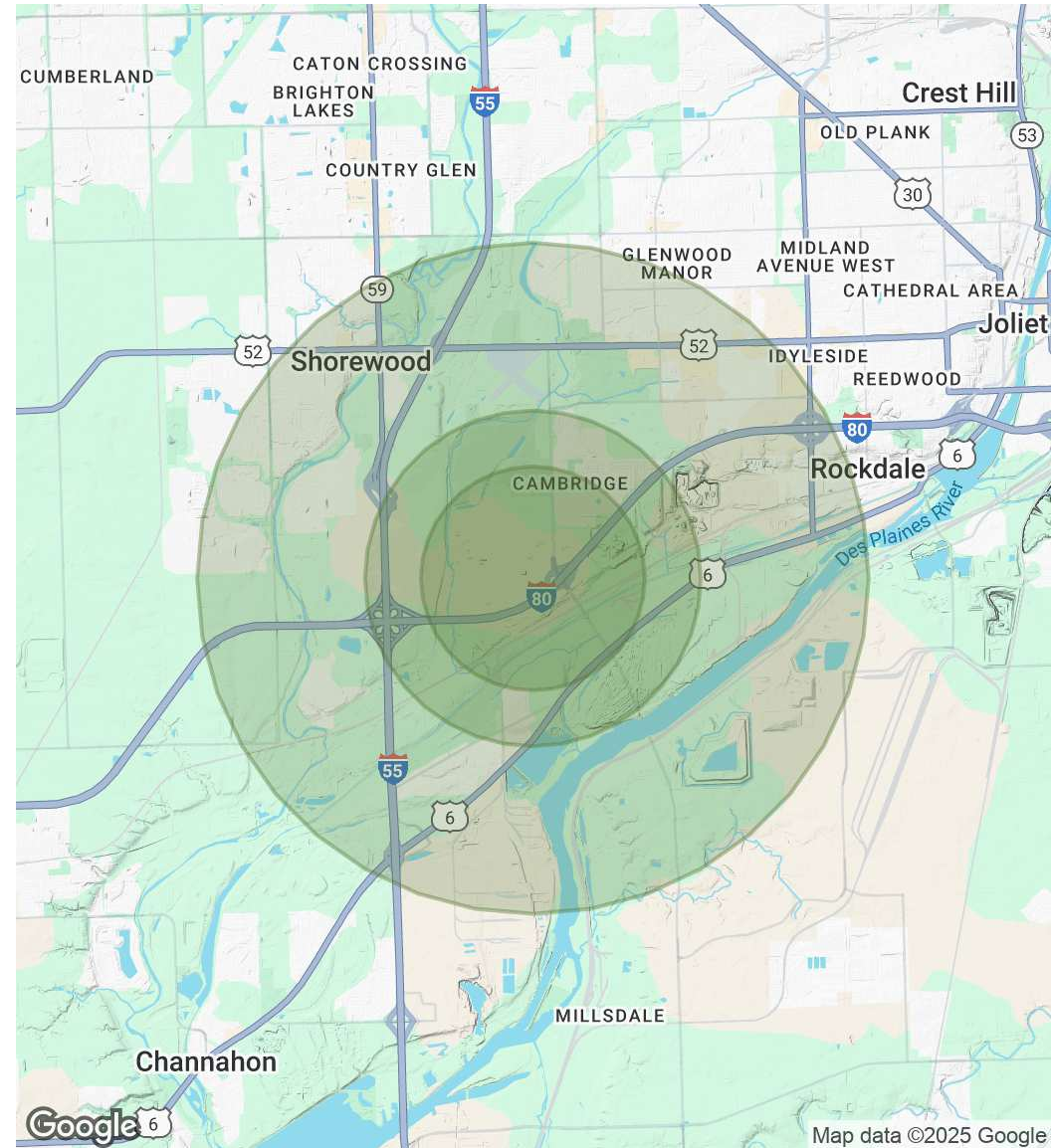
POPULATION

	1 MILE	1.5 MILES	3 MILES
Total Population	1,427	4,619	25,273
Average Age	37	37	41
Average Age (Male)	36	37	40
Average Age (Female)	39	38	42

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	3 MILES
Total Households	526	1,556	9,445
# of Persons per HH	2.7	3	2.7
Average HH Income	\$98,718	\$101,460	\$109,404
Average House Value	\$285,950	\$272,323	\$295,773

Demographics data derived from AlphaMap



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