

Cabot Crossings at Laraway

A NEW INDUSTRIAL DEVELOPMENT



155,587 SF For Lease

2000 S. Rowell Ave., Joliet, IL 60433

cabotcrossingslaraway.com



For more information, contact:

Keith Stauber

Managing Director
+1 847 804 2564
keith.stauber@jll.com

Steve Ostrowski

Vice Chair Chicago Industrial
+1 312 953 6640
steve.ostrowski@colliers.com

Jon Happ

Director, Asset Management
+1 847 840 9771
jhapp@cabotprop.com



Jones Lang LaSalle Midwest, LLC
8755 W. Higgins Road, Suite 1100,
Chicago, IL | JLL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

155,587 SF FOR LEASE

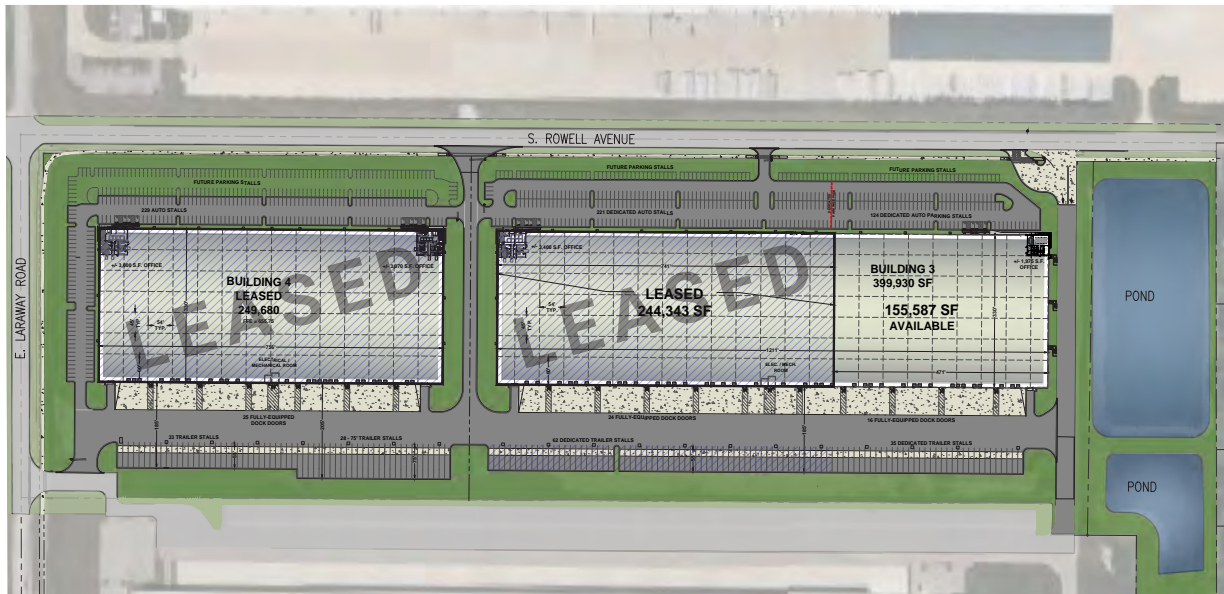
2000 S. Rowell Ave., Joliet, IL 60433



Property Overview

CLASS-A INDUSTRIAL BUILDINGS WITHIN THE I-80 CORRIDOR OF CHICAGO

Located within the thriving Joliet, IL business hub, Cabot Crossings at Laraway boasts a coveted location surrounded by a robust corporate community. This dynamic environment offers exceptional opportunities for collaboration, innovation, and growth, positioning your business at the heart of a thriving ecosystem just minutes away from two of the busiest intermodals in the U.S. connecting you to West Coast ports.



PROPERTY FEATURES

Building 3 | 2000 S. Rowell Ave., Joliet IL

Total Building Size	399,930 SF
Available Size	155,587 SF
Site Size	23.34 acres
Office	1,975 SF
Ceiling Height	36'
Bay Spacing	45' x 54' 60' deep speed bay along dock wall
Car Parking	124 (Expandable)
Trailer Parking	35
Docks	16 (Expandable to 29)
Truck Courts	185'
Drive-in Doors	1
Zoning	I-1
Power	2000amps / 277/ 480v 3 phase

Building 4 | 901 E. Laraway Rd., Joliet IL

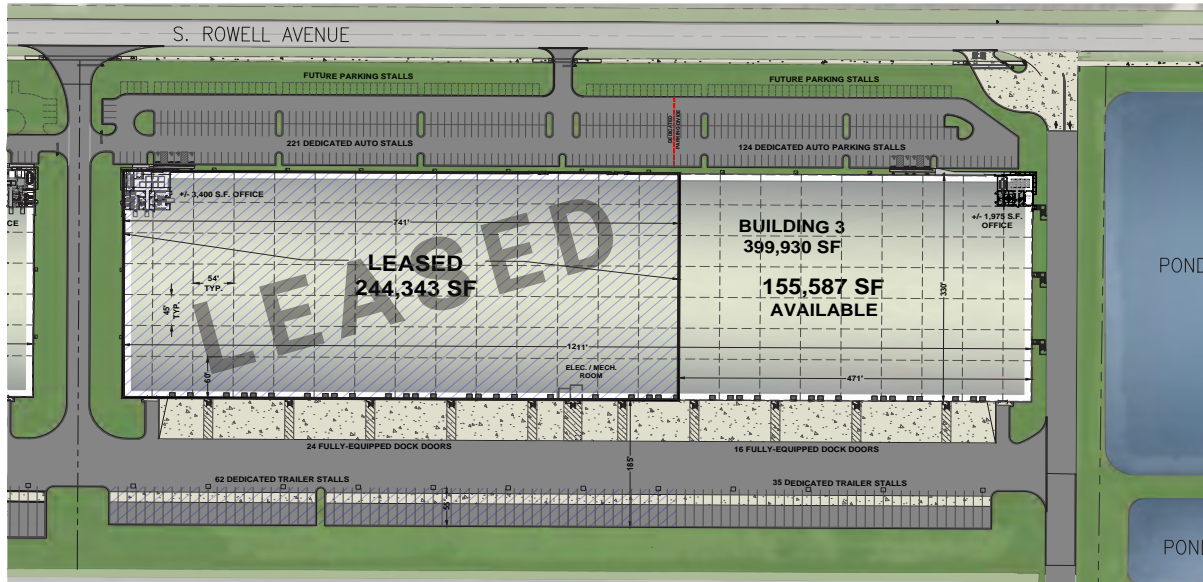
Total Building Size	249,680 SF
Site Size	15.96 acres
Office (2)	3,059 SF NW 2,942 SF SW
Ceiling Height	36'
Bay Spacing	45' x 54' 60' deep speed bay along dock wall
Car Parking	229 (Expandable to 399)
Trailer Parking	61
Docks	25 (Expandable to 45)
Truck Courts	185'

JLL | 8755 W. Higgins Road, Suite 1100, Chicago, IL | jll.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

155,587 SF FOR LEASE

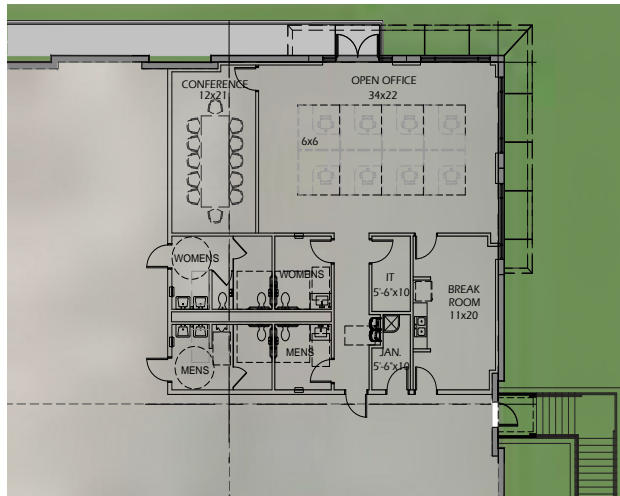
2000 S. Rowell Ave., Joliet, IL 60433



Building 3 | 2000 S. Rowell Ave., Joliet IL

Total Building Size	399,930 SF
Available Size	155,587 SF
Site Size	23.34 acres
Office	1,975 SF
Ceiling Height	36'
Bay Spacing	45' x 54' 60' deep speed bay along dock wall
Car Parking	124 (Expandable)
Trailer Parking	35
Docks	16 (Expandable to 29)
Truck Courts	185'
Drive-in Doors	1

Office Plan

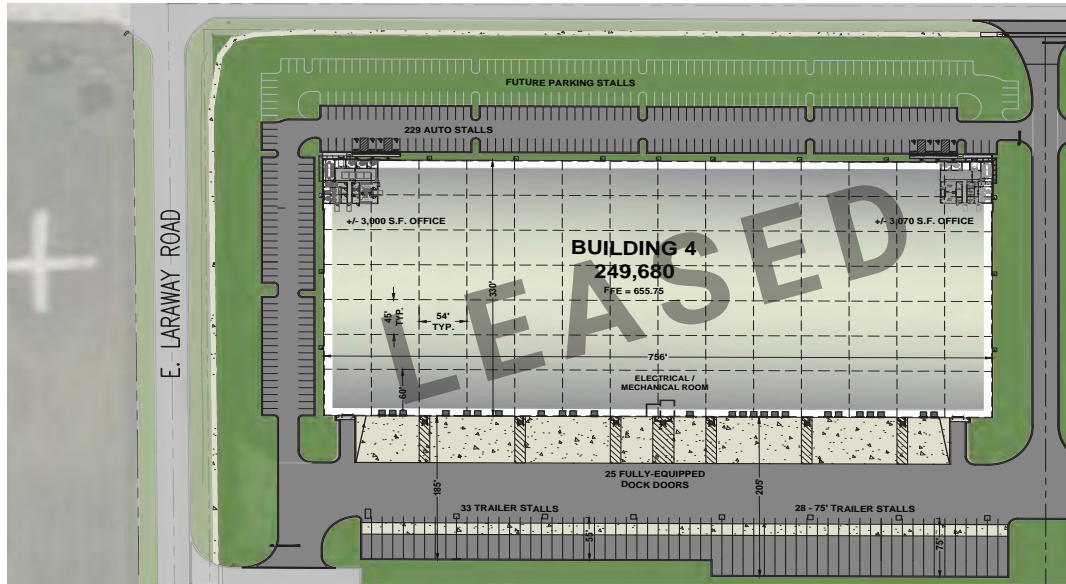


JLL | 8755 W. Higgins Road, Suite 1100, Chicago, IL | jll.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

155,587 SF FOR LEASE

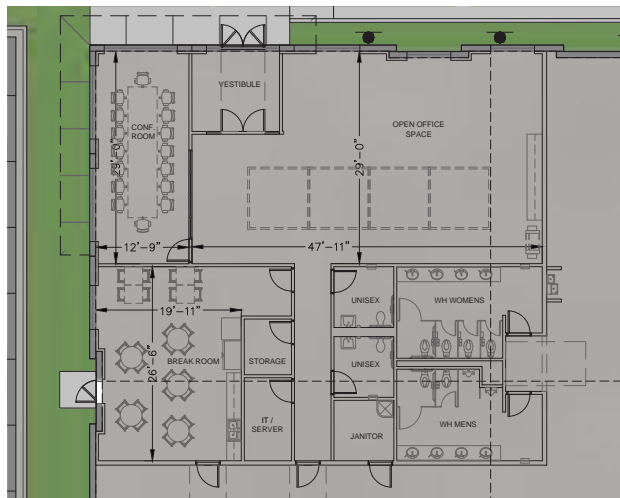
2000 S. Rowell Ave., Joliet, IL 60433



Building 4 | 901 E. Laraway Rd., Joliet IL

Total Building Size	249,680 SF
Site Size	15.96 acres
Office (2)	NW: 3,059 SF SW: 2,942 SF
Ceiling Height	36'
Bay Spacing	45' x 54' 60' deep speed bay along dock wall
Car Parking	229 (Expandable to 399)
Trailer Parking	61
Docks	25 (Expandable to 45)
Truck Courts	185'
Drive-in Doors	2
Zoning	I-1

Building 4 SW office plan



JLL | 8755 W. Higgins Road, Suite 1100, Chicago, IL | jll.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

155,587 SF FOR LEASE

2000 S. Rowell Ave., Joliet, IL 60433



Location Overview

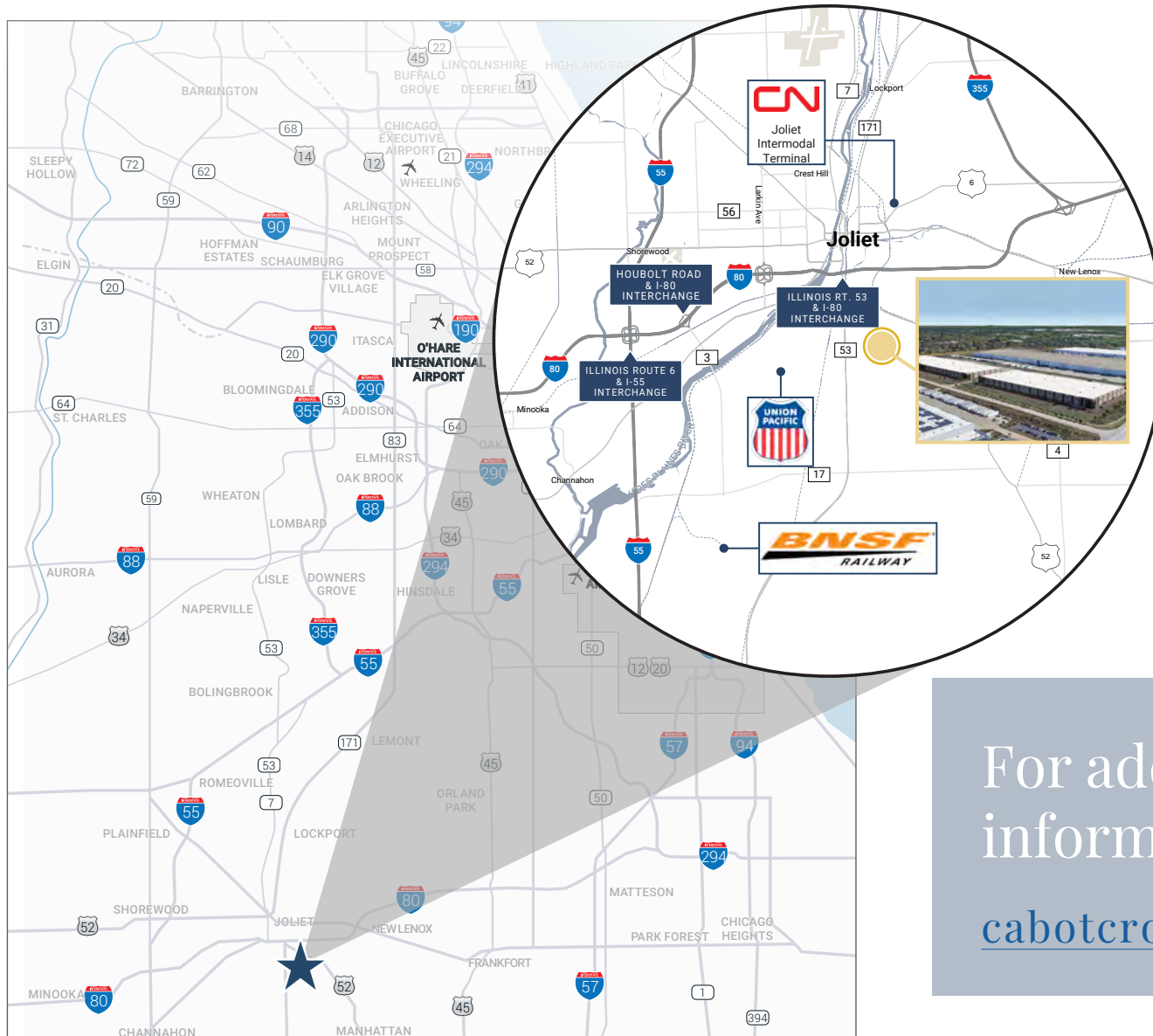


JLL | 8755 W. Higgins Road, Suite 1100, Chicago, IL | jll.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

155,587 SF FOR LEASE

2000 S. Rowell Ave., Joliet, IL 60433



LOCATION HIGHLIGHTS

- 3 Miles to Interstate 80
- 4 miles to UP Global IV Joliet Intermodal facility
- 7 miles to the BNSF Logistics Park Chicago Elwood intermodal facility
- New Houbolt Road bridge provides immediate & easy access to I-80
- 47 miles to Chicago Business District

For additional information, please visit cabotcrossingslaraway.com

JLL | 8755 W. Higgins Road, Suite 1100, Chicago, IL | jll.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

155,587 SF FOR LEASE

2000 S. Rowell Ave., Joliet, IL 60433



JLL | 8755 W. Higgins Road, Suite 1100, Chicago, IL | jll.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

155,587 SF FOR LEASE

2000 S. Rowell Ave., Joliet, IL 60433



JLL | 8755 W. Higgins Road, Suite 1100, Chicago, IL | jll.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.