

INDUSTRIAL SPACE AVAILABLE FOR LEASE

137,544 SF

DIVISIBLE TO 30,962 SF



1600 Rock Creek Boulevard

Joliet, IL

OFFICE	3,360 + 1,750 SF
LOADING FACILITIES	Rear load 30 dock doors equipped w/ 30,000 lb levelers (expandable)
DRIVE-IN DOOR	(2) 12' x 14' drive-in doors
AUTO PARKING	105 spaces
LIGHTING	LED
POWER	1,600 Amp 480/277V 4W
HVAC	Office: RTU Warehouse: 2 unit heaters + 2 exhaust fans

BUILT	2019
CONSTRUCTION	Precast wall
CLEAR HEIGHT	32'
COLUMN SPACING	55' X 52'8"
SLAB	7" concrete floors
ROOF	EPDM 45 mil R-30
FIRE SUPPRESSION	ESFR
VISIBILITY	From I-80 and Rock Creek Blvd Signage opportunity



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LOCATION



Located in Rock Run Business Park, 1600 Rock Creek Boulevard features visibility from and immediate access to I-80 and close proximity to two intermodals.



Situated within a premier industrial business park



15 minute drive to Union Pacific Intermodal



1,600 amps of power



1 mile drive to I-80 / Houbolt Rd Interchange



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