

1851 Brandon Road



For Lease: 419,520 SF Best-In-Class Logistics Facility
1851 Brandon Rd, Joliet, Illinois

Q1 2027 DELIVERY

1851BrandonRdJoliet.com

mapleiree



FEATURES



Designed and built to meet LEED standards



CLEAR HEIGHT
40'



DOCK DOORS
78



TRAILER STALLS
97



PARKING SPACES
172

SITE PLAN

BUILDING SIZE
419,520 SF (DIVISIBLE)

OFFICE
To Suit

FLOOR
8" unreinforced
with 4" base

LOADING
78 exterior docks
(cross-dock),
expandable;
4 drive-in doors
(12'x14')

CAR PARKING
172 spaces

TRAILER PARKING
97 spaces

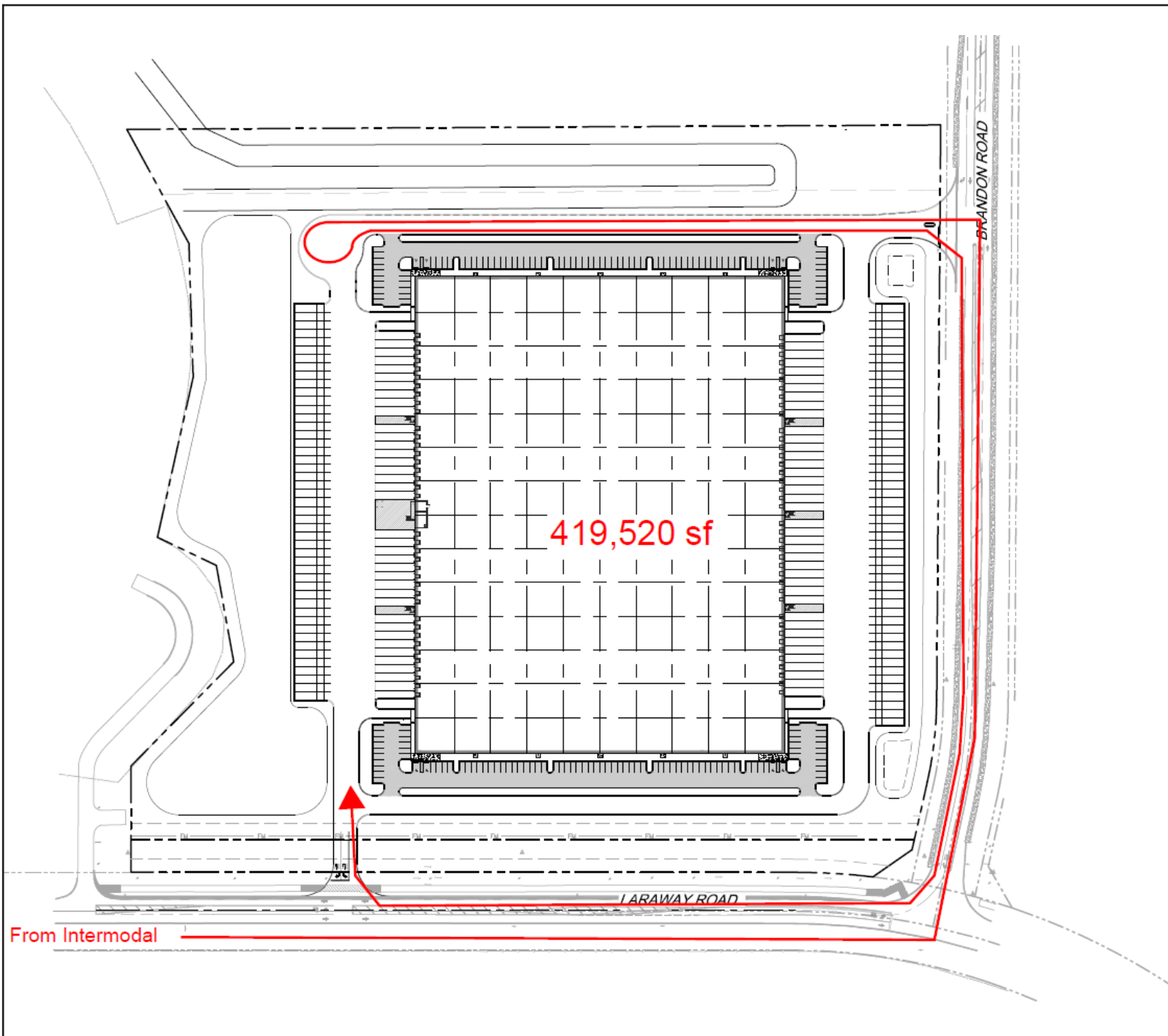
**TRUCK COURT
DEPTH**
185'

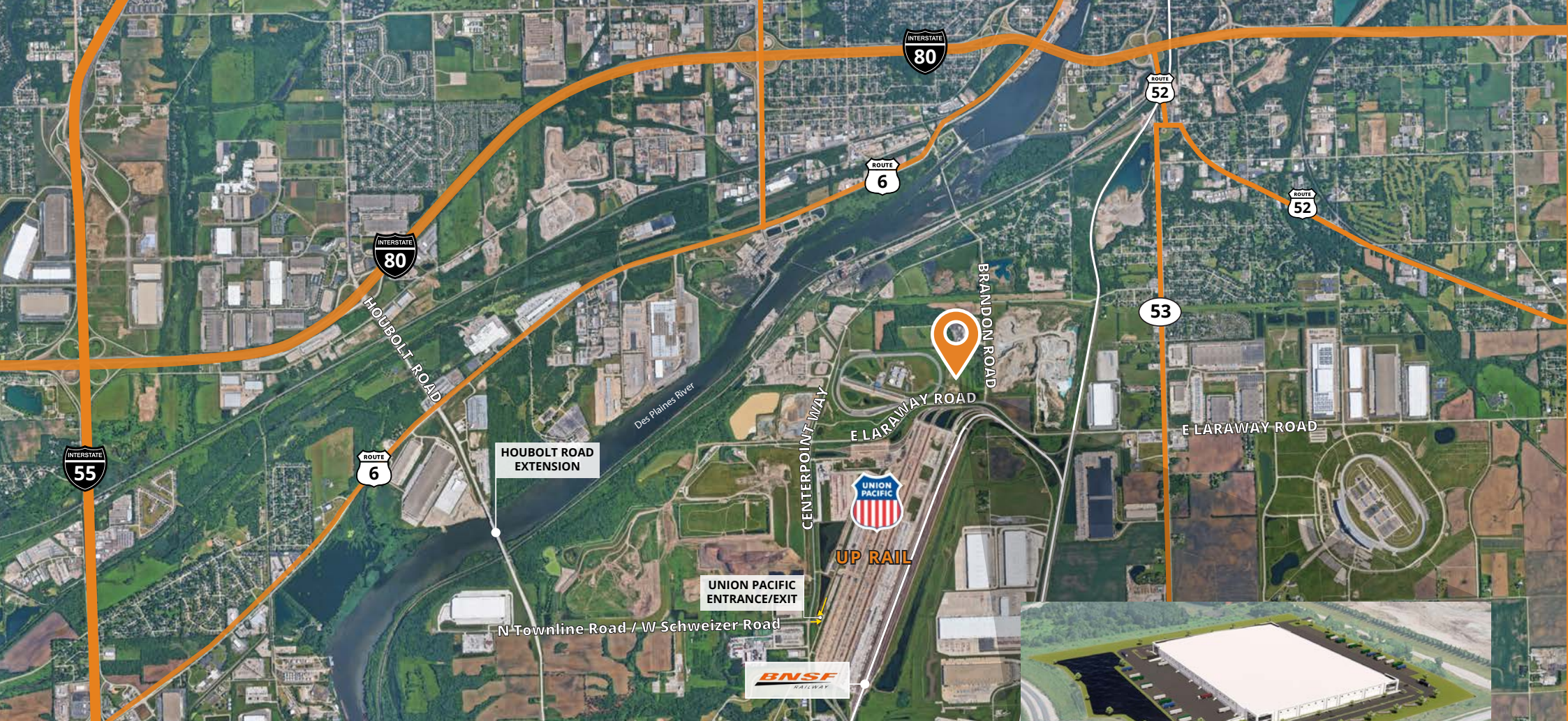
POWER
4,000 amps
277/480-volt 3-phase

LIGHTING
LED with motion
sensors (30FC)

SPRINKLER SYSTEM
ESFR

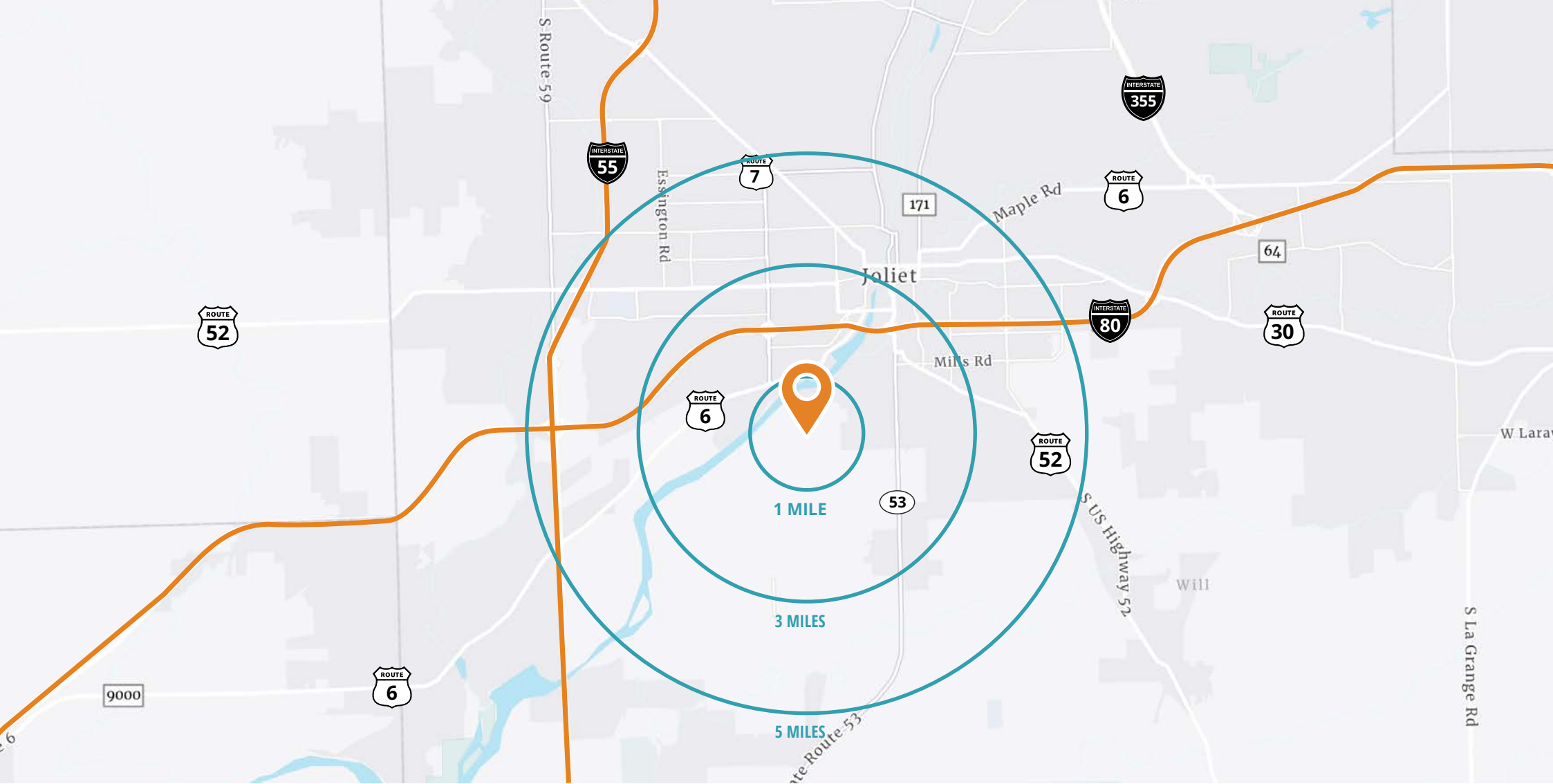
LEASE RATE
Subject to Offer





LOCATION ADVANTAGES

- + North America's largest inland port with the lowest drayage charges in the entire region
- + Public bus service with access to deep and skilled labor
- + Retail amenities nearby
- + Low Will County real estate taxes
- + Full interchanges at I-55 and Arsenal Road
I-80 and I-55, Houbolt & I-80 and Route 53
- + Pre-designated Foreign Trade Zone & Enterprise Zone
- + ±40 miles to Chicago
- + Direct access to the Union Pacific Joliet Intermodal Terminal (JIT) and BNSF Logistics Park Chicago (LPC)
- + Heavyweight capacity roads
- + Flexible zoning for manufacturing, distribution or container operations



DEMOGRAPHICS



2020
POPULATION
150,362



2020 MEDIAN
HOUSEHOLD INCOME
\$72,871



EDUCATION LEVEL
HIGH SCHOOL
85.2%

EDUCATION LEVEL
BACHELOR'S DEGREE+
23.3%



UNEMPLOYMENT
RATE
5.4%



mapletree



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Rosemont, IL 60018
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ABOUT MAPLETREE

Mapletree is a leading global real estate developer, investor, and manager headquartered in Singapore. Mapletree owns and manages 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas, and Los Angeles.

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