

485,476 SF Building (Divisible)

3801 CenterPoint Way, Joliet, IL 60436



 **CenterPoint**
INTERMODAL CENTER
centerpoint-intermodal.com

**485,476 SF TOTAL AVAILABLE
(DIVISIBLE TO 182,240 SF)**

Property Highlights



485,476

SF Available
(Divisible)



152

Trailer Positions
(Expandable)



32'

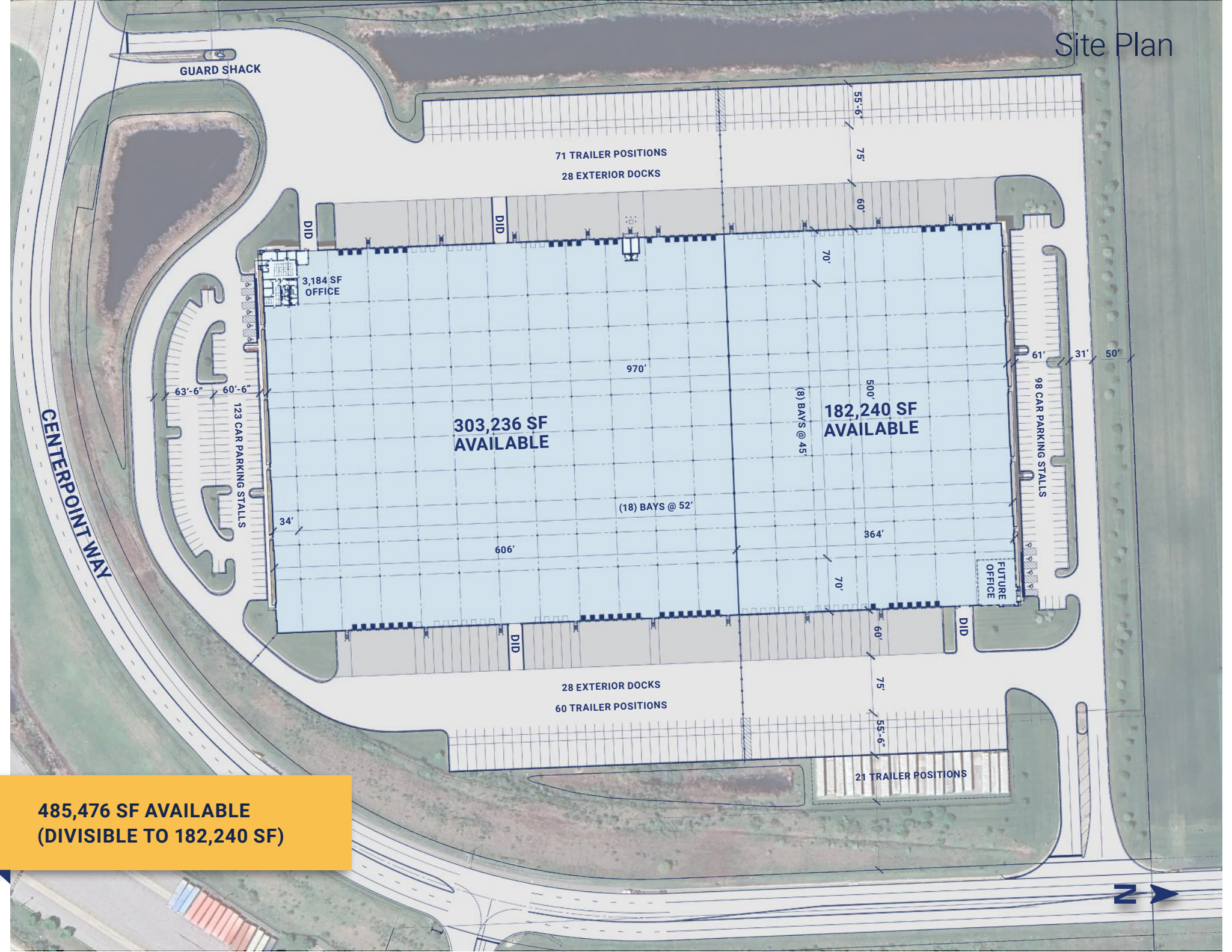
Clear Height

- + **Land Area:** 33 AC
- + **Dimensions:** 970' x 500'
- + **Office(s):** 3,184 SF
- + **Loading Docks:** 56 Positions
(Cross-Dock, Expandable)
- + **Drive-in Doors:** 4; 12' x 14'
- + **Auto Parking:** 221 Stalls
(Expandable)
- + **Column Spacing:** 45' x 52';
70' Speed Bays
- + **Fire Protection:** ESFR
- + **Site:** Fully secured, fenced and
gated; 1 existing guard shack



Campus Advantages at CenterPoint Intermodal Center

- + 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; truck center with scale
- + Low Will County real estate taxes
- + Full interchanges at I-55 and Arsenal Road, I-80 and I-55, I-80 and 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
- + On-site overflow container storage 24/7
- + FTZ savings
- + No trailer parking ratio restrictions
- + Flexible zoning for manufacturing, distribution or container operations



**485,476 SF AVAILABLE
(DIVISIBLE TO 182,240 SF)**

CENTERPOINT WAY

GUARD SHACK

71 TRAILER POSITIONS
28 EXTERIOR DOCKS

D/D

D/D

3,184 SF
OFFICE

303,236 SF
AVAILABLE

182,240 SF
AVAILABLE

(8) BAYS @ 45'

(18) BAYS @ 52'

98 CAR PARKING STALLS

FUTURE
OFFICE

D/D

28 EXTERIOR DOCKS
60 TRAILER POSITIONS

D/D

21 TRAILER POSITIONS



Key Distances

Measurements based on one-way travel and inclusive of new Houbolt Road Extension access

Union Pacific Joliet Intermodal Terminal

0.5 miles

BNSF Logistics Park Chicago

4.5 miles

Downtown Chicago

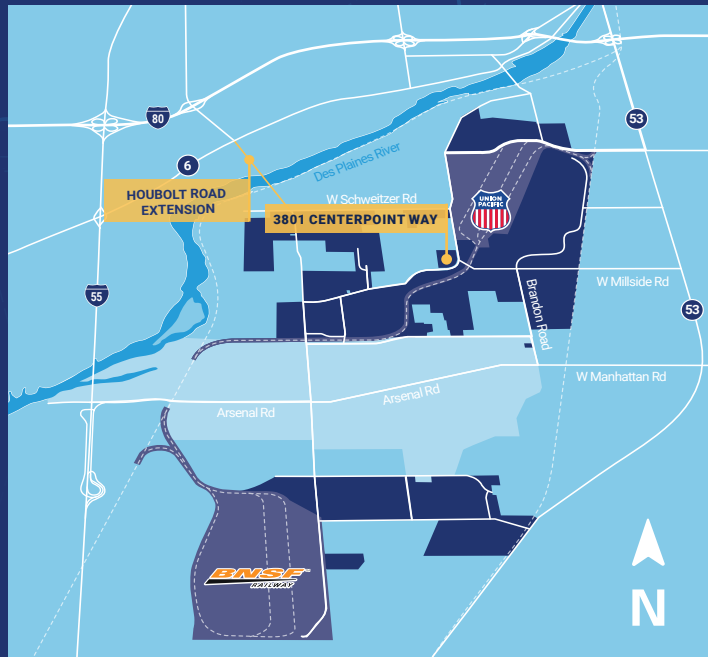
40 miles

Interstate 55

6.0 miles

Interstate 80

4.5 miles



CenterPoint INTERMODAL CENTER

centerpoint-intermodal.com



O'HARE INTERNATIONAL AIRPORT



MIDWAY INTERNATIONAL AIRPORT



CENTERPOINT INTERMODAL CENTER
JOLIET/ELWOOD

NAI Hiffman

Dan Leahy
630.691.0604
dleahy@hiffman.com

Adam Roth, CCIM, SIOR
630.691.0607
aroth@hiffman.com

CenterPoint

Danielle Radtke
630.586.8146
dradtke@centerpoint.com

All information is subject to verification and no liability for errors or omissions is assumed.
centerpoint.com