

# Rock Run Business Park

4001-4021 ROCK CREEK BOULEVARD, JOLIET, IL 60431

**AVAILABLE NOW**

**250,560 sq. ft.**  
AVAILABLE (DIVISIBLE)

**28 total**  
DOCK DOORS

**2,578 sq. ft. &  
3,570 sq. ft.**  
OFFICE AREA

**2**  
DRIVE-IN DOORS

**30'**  
CLEAR HEIGHT

**1,022 sq. ft.**  
RECEIVING OFFICE

## Features

A 250,560 sq. ft. (divisible) industrial facility situated on an 11.18-acre site.

Two separate office areas and a separate receiving office.

28 loading docks and 102 car parking spaces.

Potential for 30 trailer parking positions

120' secured truck court

Immediate access to I-80 / Houbolt Road interchange and less than 2.5 miles to I-55 / I-80 full interchanges.



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

78M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

56M+

square foot development pipeline



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



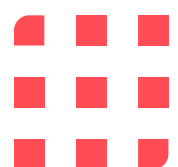
### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



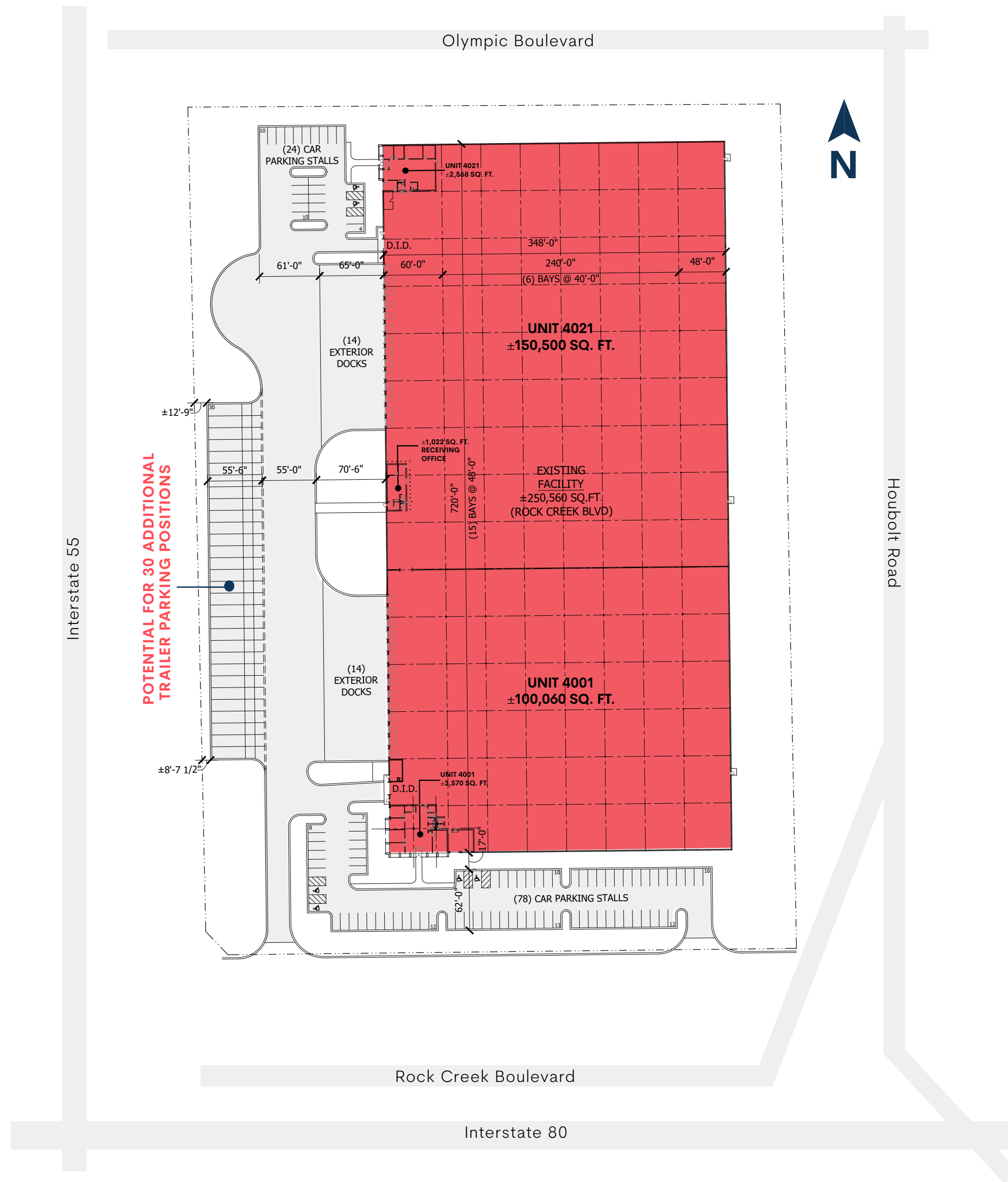
### Culture of innovation


We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



# Building Specifications

Building Size	±250,560 sq. ft.
Available	250,560 sq. ft. (divisible)
Office Space - Unit 4021	±2,568 sq. ft.
Office Space - Unit 4001	±3,570 sq. ft.
Warehouse Receiving Office	±1,022 sq. ft.
Clear Height	30'
Dimensions	720' x 348'
Column Spacing	40' x 48'
Dock Doors	28 exterior
Drive-ins	2 (12' x 14')
Format	Single-load
Trailer Parking Potential	30 positions
Automobile Parking	102 spaces
Sprinklers	ESFR
Power (Unit 4021)	800 amps
Power (Unit 4001)	1,600 amps



 **102**  
Automobile  
Parking

 **30**  
Trailer Parking  
Potential

 **28**  
Exterior  
Dock Doors

 **2**  
Drive-in  
Doors

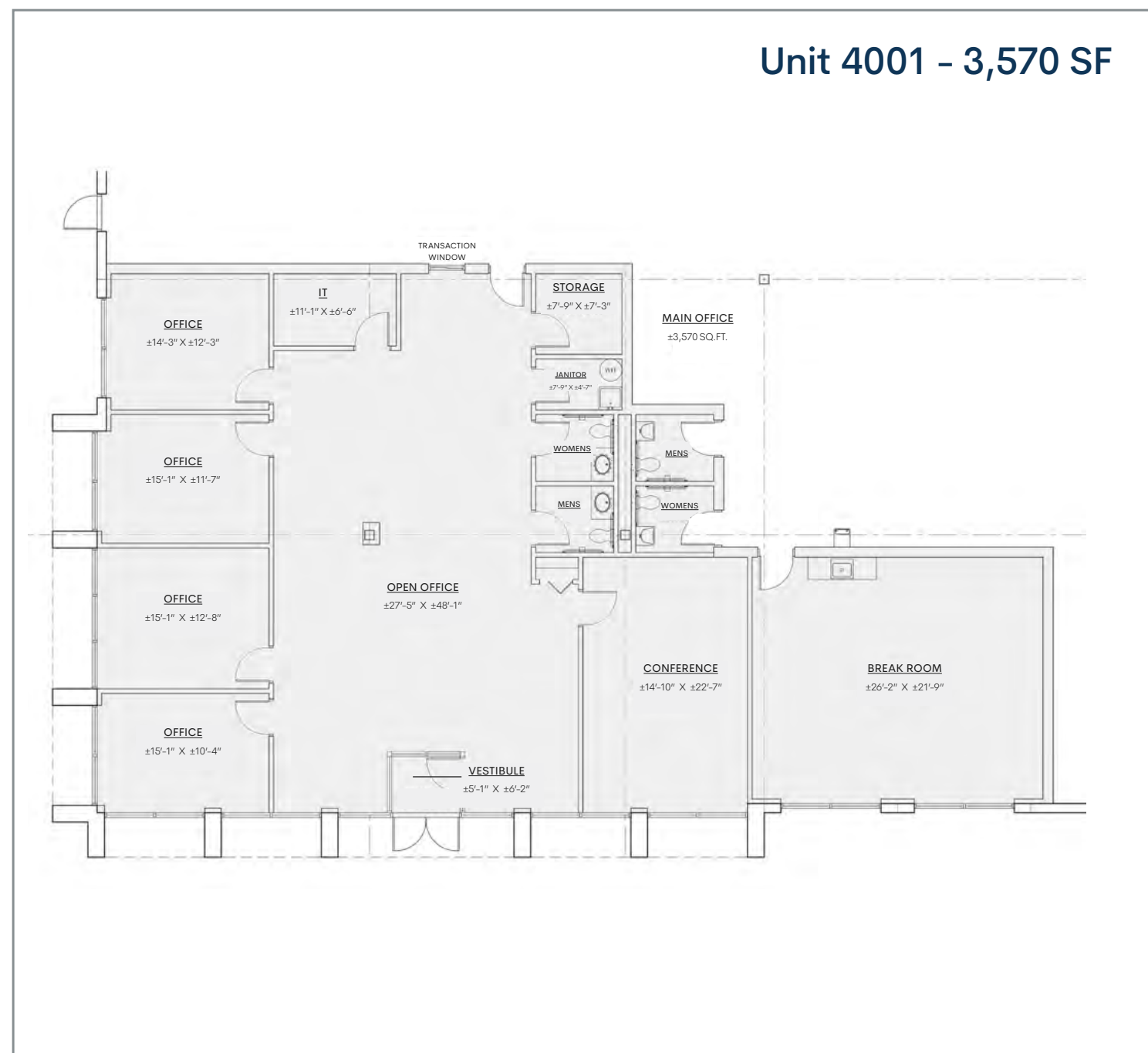
 **30'**  
Clear  
Height

 **40'x 48'**  
Column  
Spacing

 **120'**  
Truck Court  
Depth

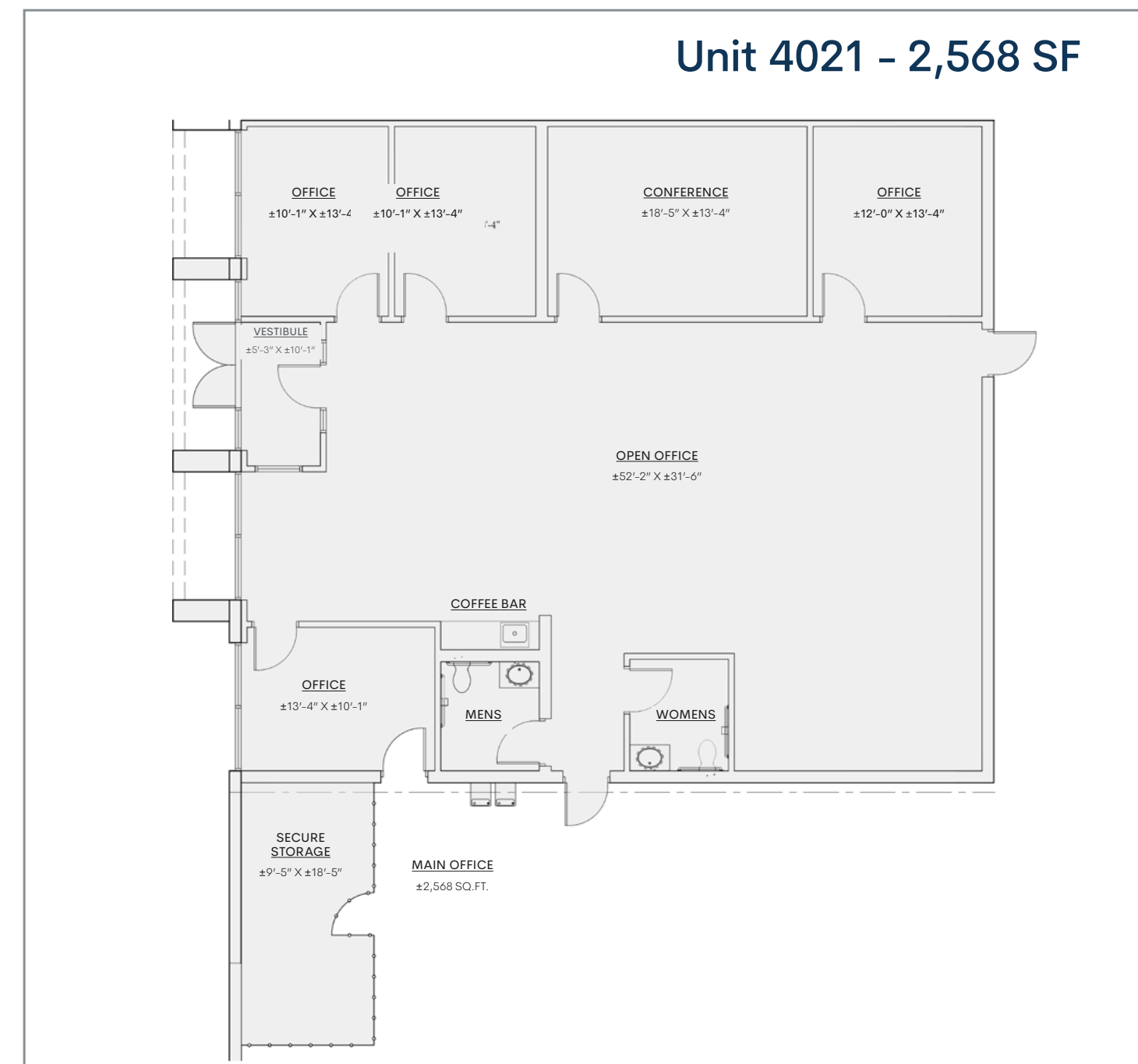


# Office Plans



## Unit 4001 Features

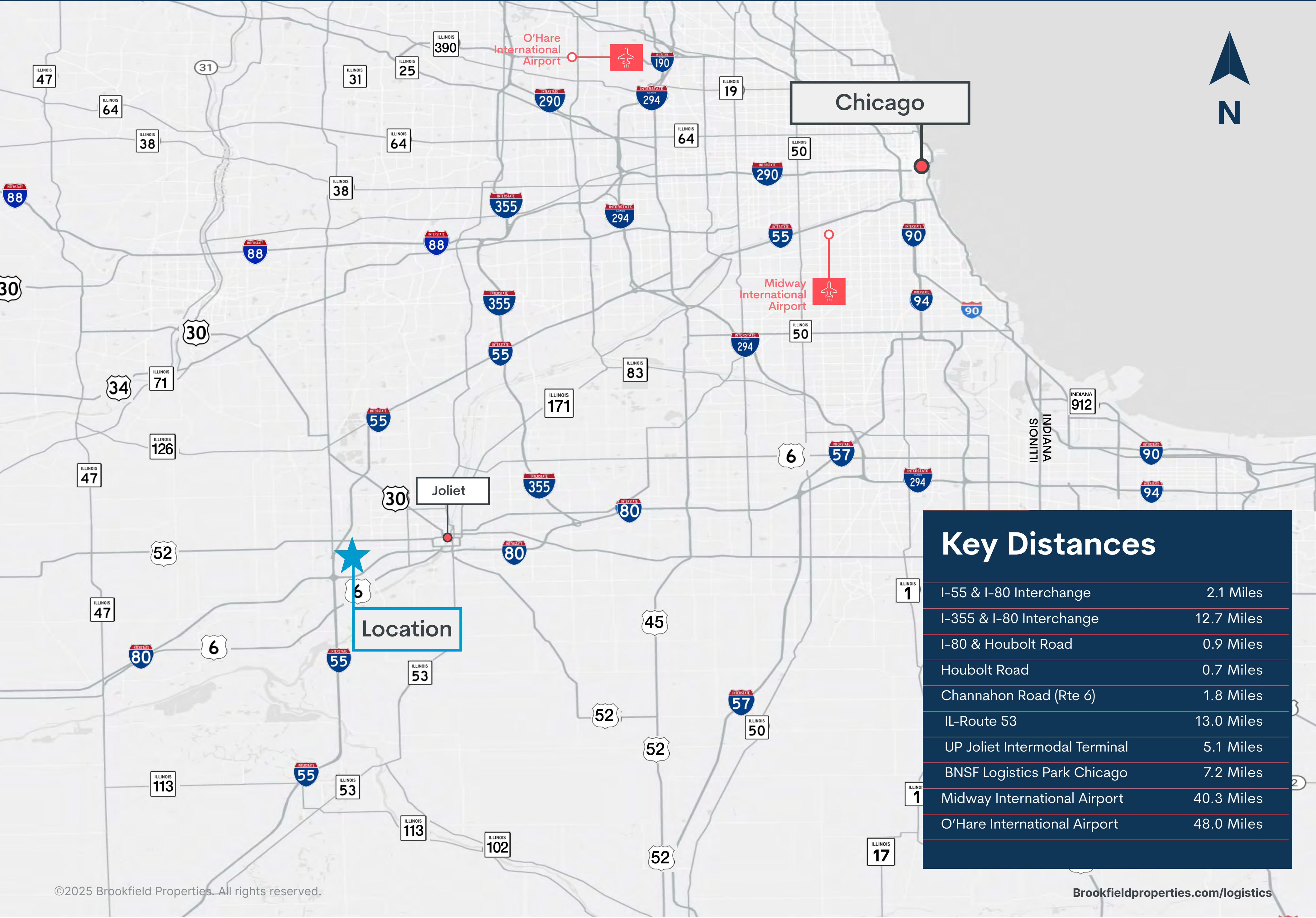
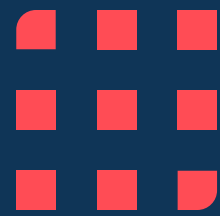
<b>Office Area</b>	<b>3,570 sq. ft.</b>
<b>4 Private Offices</b>	(1) 14'-3" x 12'-3", (1) 15'-1" x 11'-7" (1) 15'-1" x 12'-8", (1) 15'-1" x 10'-4"
<b>IT Office</b>	11'-1" x 6'-6"
<b>Board / Conference Room</b>	14'-10" x 22'-7"
<b>Break Room</b>	26'-2" x 22'-9"
<b>Secure Storage Room</b>	7'-9" x 7'-3"
<b>Engineer / Janitor Room</b>	7'-9" x 4'-7"
<b>Women's Restroom</b>	2
<b>Men's Restroom</b>	2
<b>Reception Vestibule</b>	5'-1" x 6'-2"



## Unit 4021 Features

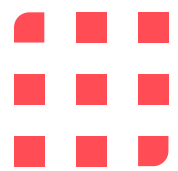
<b>Office Area</b>	<b>2,568 sq. ft.</b>
<b>4 Private Offices</b>	(1) 10'-1" x 13'-4", (1) 10'-1" x 13'-4" (1) 12'-0" x 13'-4", (1) 13'-4" x 10'-1"
<b>Board / Conference Room</b>	18'-5" x 13'-4"
<b>Coffee Bar Area</b>	1
<b>Secure Storage Room</b>	9'-5" x 18'-5"
<b>Engineer / Janitor Room</b>	7'-9" x 4'-7"
<b>Women's Restroom</b>	1
<b>Men's Restroom</b>	1
<b>Reception Vestibule</b>	5'-3" x 10'-1"

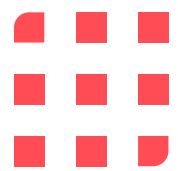
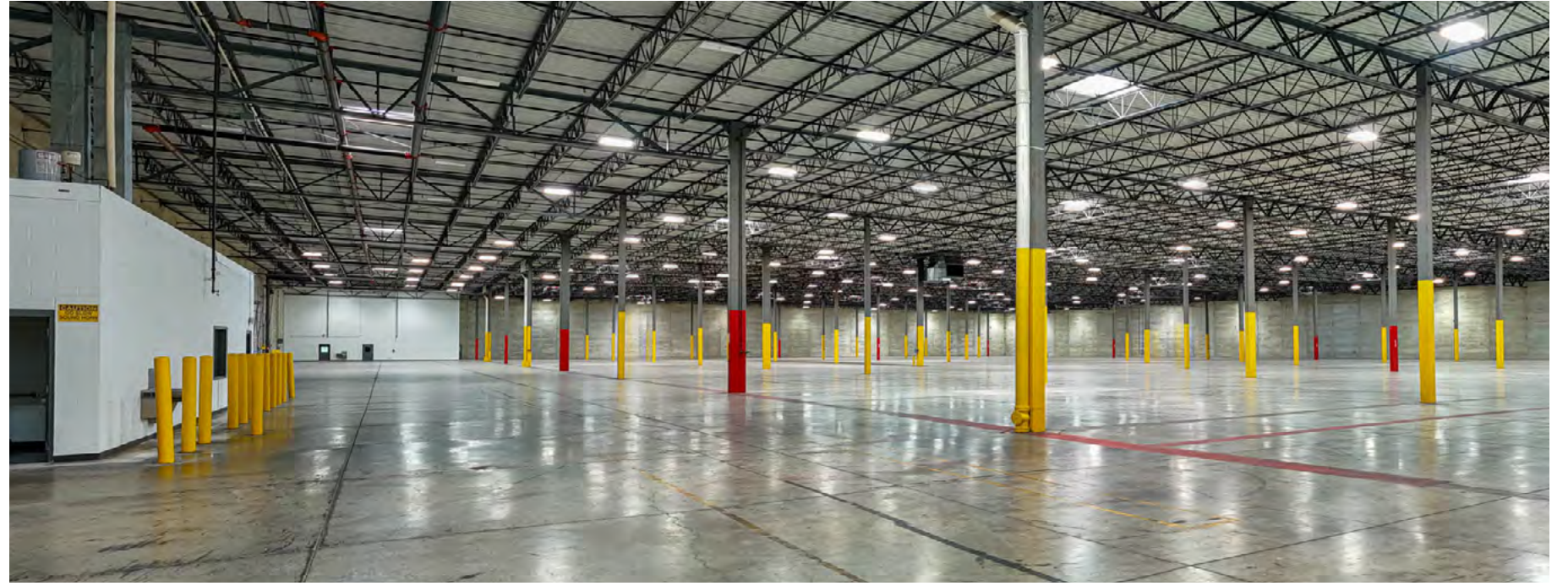




### Key Distances

I-55 & I-80 Interchange	2.1 Miles
I-355 & I-80 Interchange	12.7 Miles
I-80 & Houbolt Road	0.9 Miles
Houbolt Road	0.7 Miles
Channahon Road (Rte 6)	1.8 Miles
IL-Route 53	13.0 Miles
UP Joliet Intermodal Terminal	5.1 Miles
BNSF Logistics Park Chicago	7.2 Miles
Midway International Airport	40.3 Miles
O'Hare International Airport	48.0 Miles





# 4001-4021 Rock Creek Boulevard

JOLIET, IL 60431



## Leasing Contacts



**Dan Leahy**

630.691.0604

dleahy@hiffman.com

**Adam Roth, CCIM, SIOR**

630.691.0607

aroth@hiffman.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

## Brookfield Properties

**Katie Stevens**

+1.312.377.8299

katie.stevens@brookfieldproperties.com

