

# 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.

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.



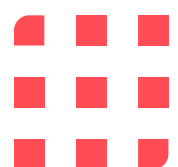
### The Brookfield advantage

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

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| <b>Building Size</b>              | <b>±250,560 sq. ft.</b>               |
| <b>Available</b>                  | <b>250,560 sq. ft. (divisible)</b>    |
| <b>Office Space - Unit 4021</b>   | <b>±2,568 sq. ft.</b>                 |
| <b>Office Space - Unit 4001</b>   | <b>±3,570 sq. ft.</b>                 |
| <b>Warehouse Receiving Office</b> | <b>±1,022 sq. ft.</b>                 |
| <b>Clear Height</b>               | <b>30'</b>                            |
| <b>Dimensions</b>                 | <b>720' x 348'</b>                    |
| <b>Column Spacing</b>             | <b>40' x 48'</b>                      |
| <b>Dock Doors</b>                 | <b>28 exterior</b>                    |
| <b>Drive-ins</b>                  | <b>2 (12' x 14')</b>                  |
| <b>Format</b>                     | <b>Single-load</b>                    |
| <b>Automobile Parking</b>         | <b>102 spaces</b>                     |
| <b>Sprinklers</b>                 | <b>ESFR</b>                           |
| <b>Power</b>                      | <b>400-1,200A @ 277/480V, 3-Phase</b> |



 **102**  
Automobile  
Parking

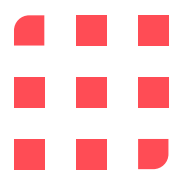
 **28**  
Exterior  
Dock Doors

**2**  
Drive-in  
Doors

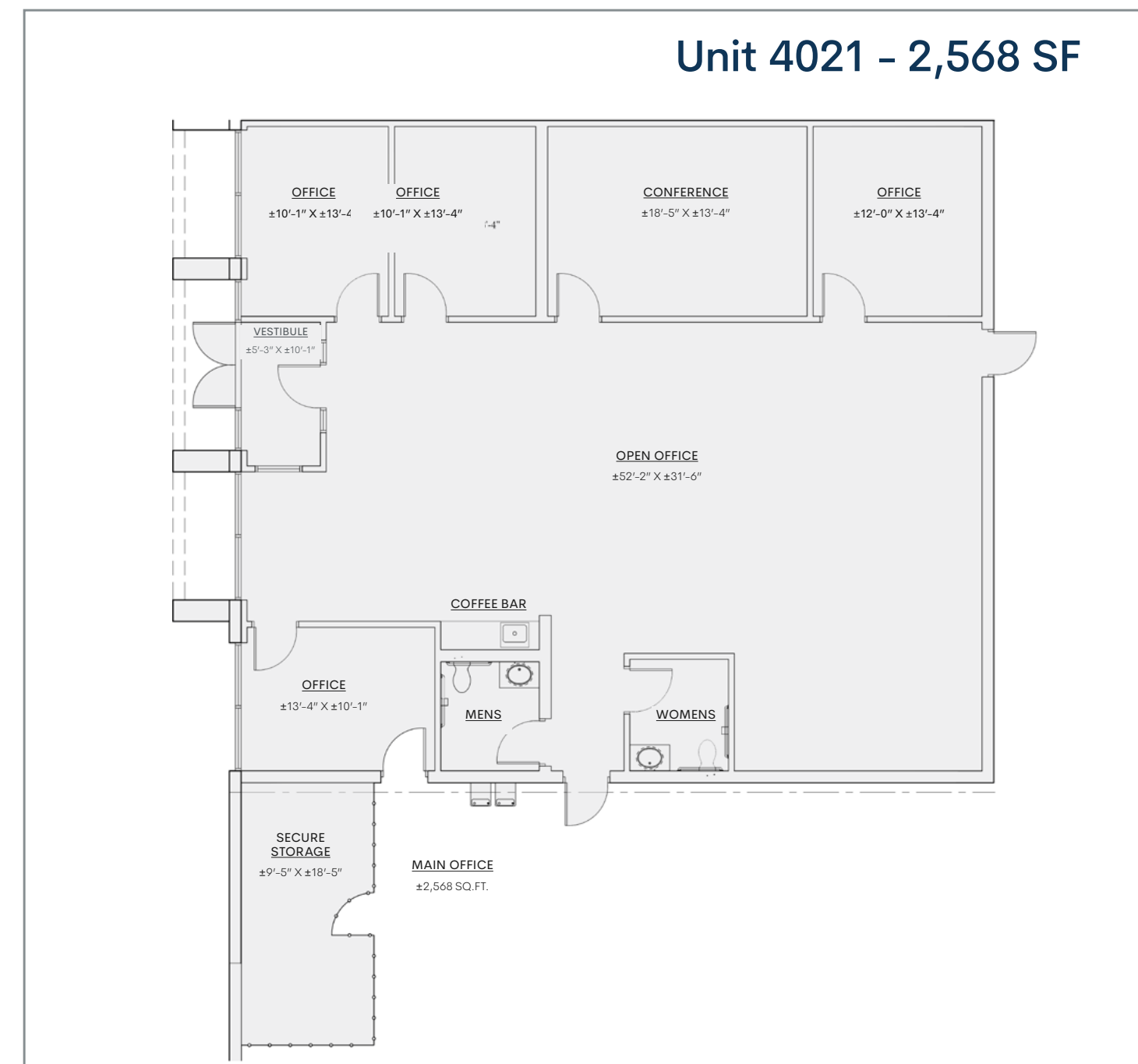
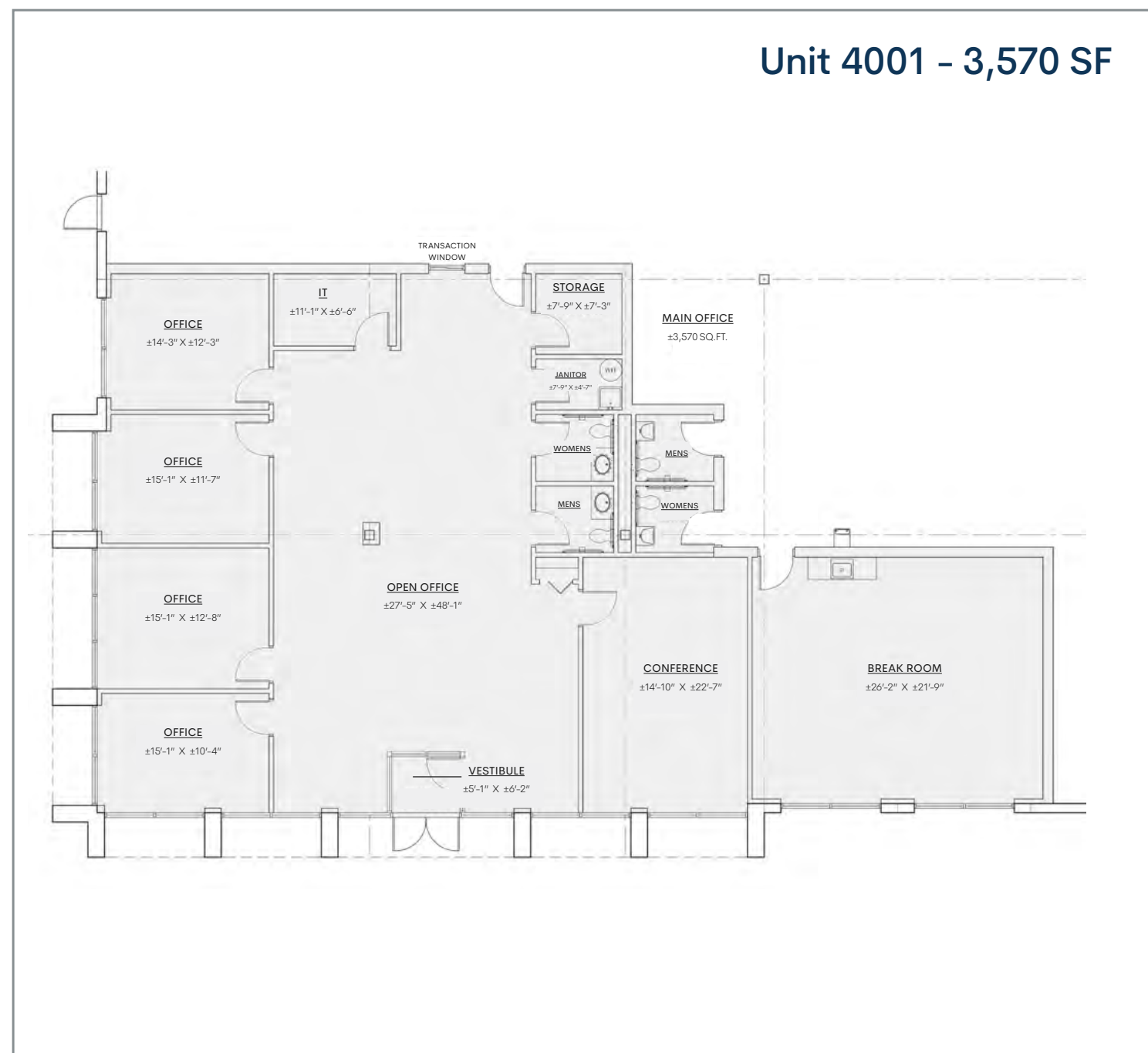
 **30'**  
Clear  
Height

 **40'x 48'**  
Column  
Spacing

 **120'**  
Truck Court  
Depth



# Office Plans



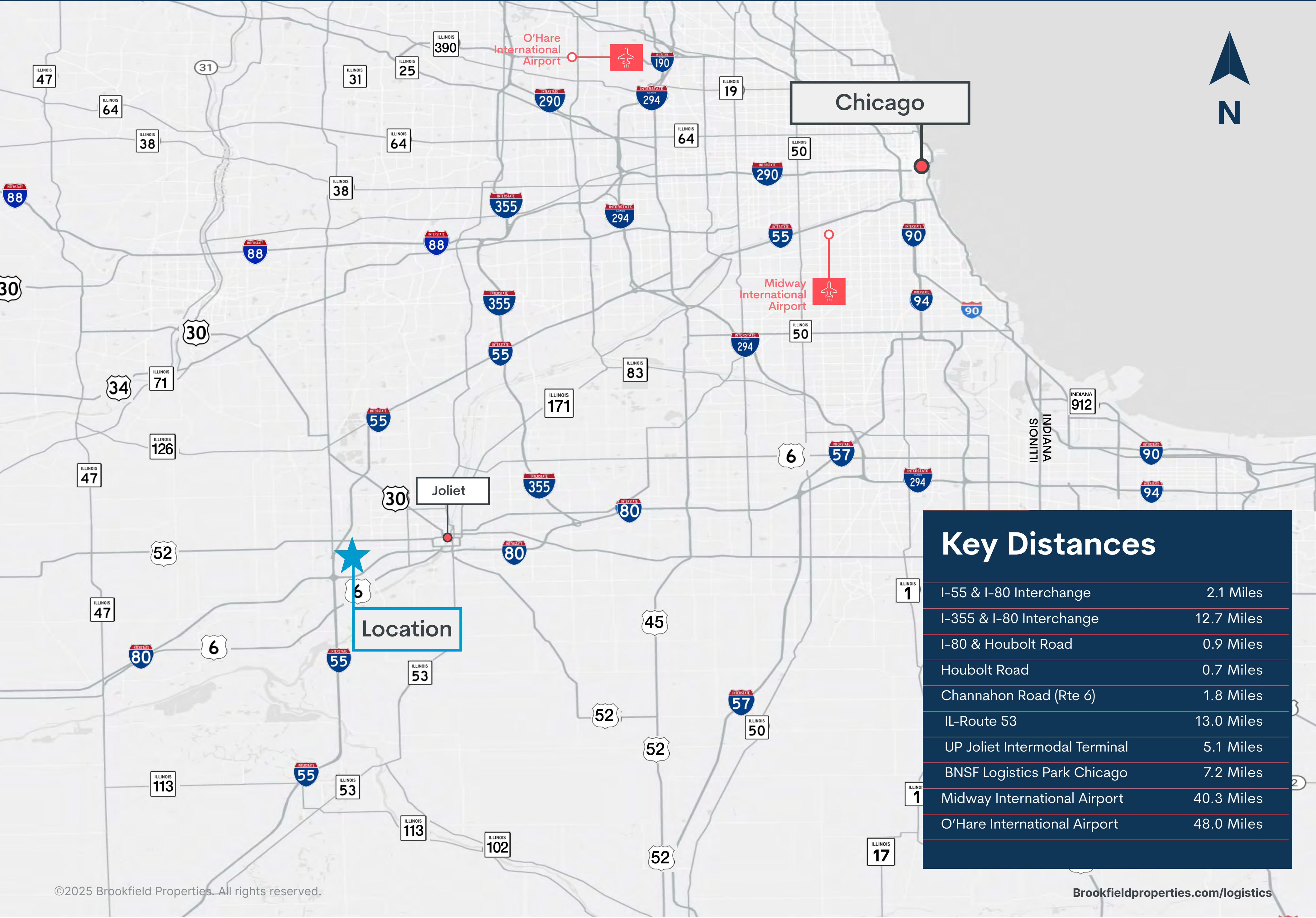
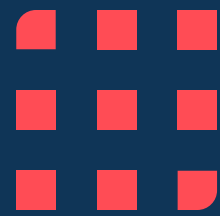
## Unit 4001 Features

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

## Unit 4021 Features

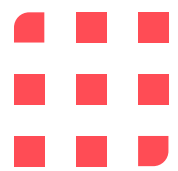
|                         |  |
|-------------------------|--|
| Office Area             | 2,568 sq. ft.  |
| 4 Private Offices       | (1) 10'-1" x 13'-4", (1) 10'-1" x 13'-4"<br>(1) 12'-0" x 13'-4", (1) 13'-4" x 10'-1" |
| Board / Conference Room | 18'-5" x 13'-4"  |
| Coffee Bar Area         | 1  |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

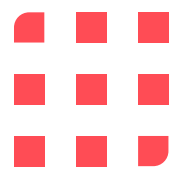
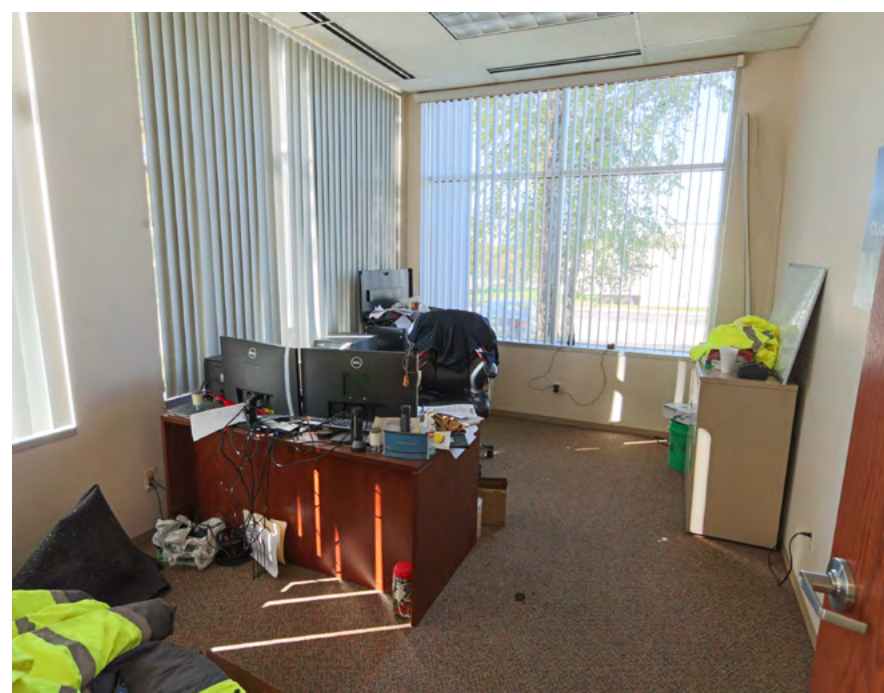
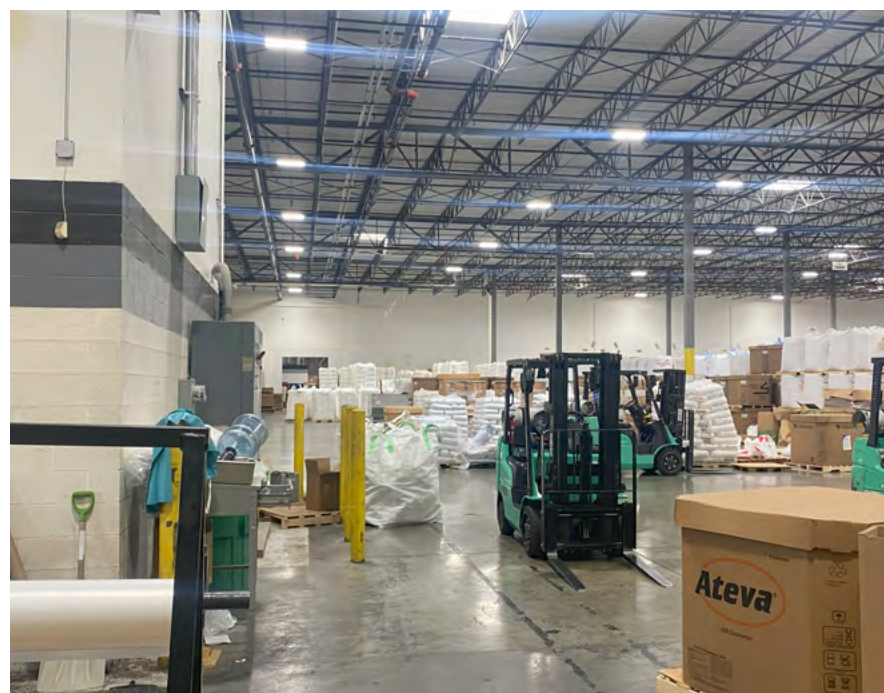
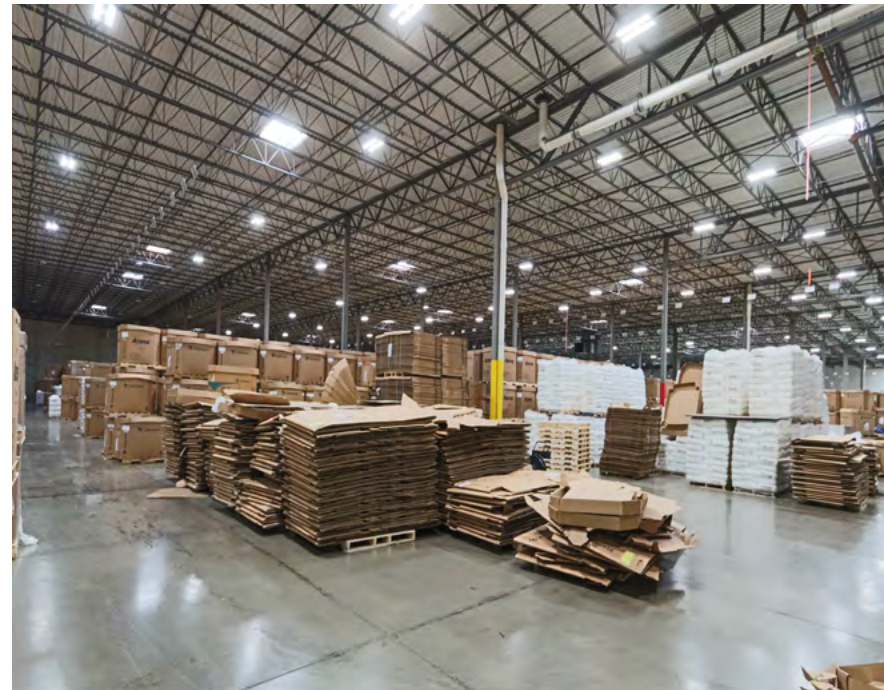
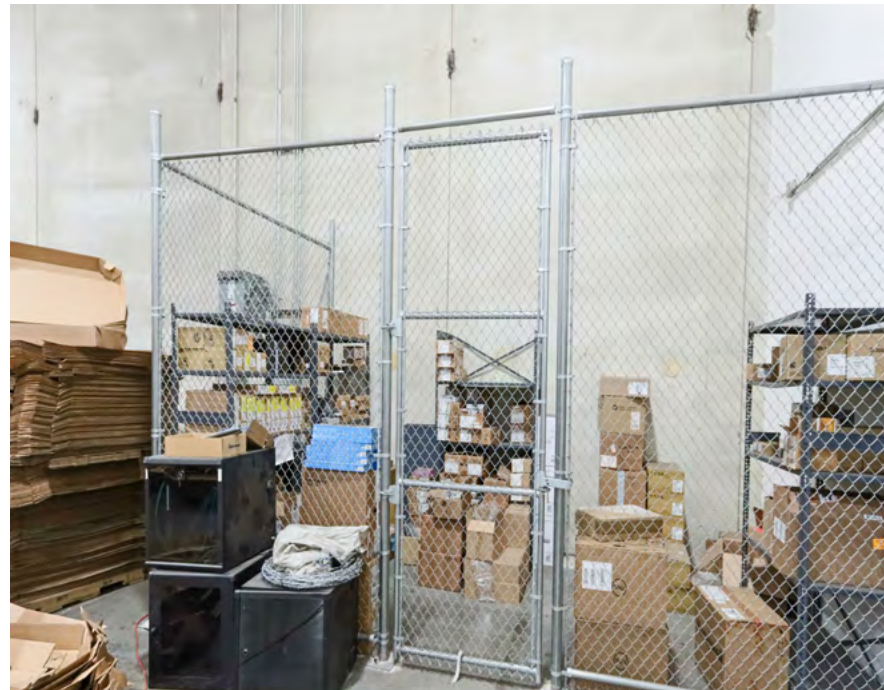
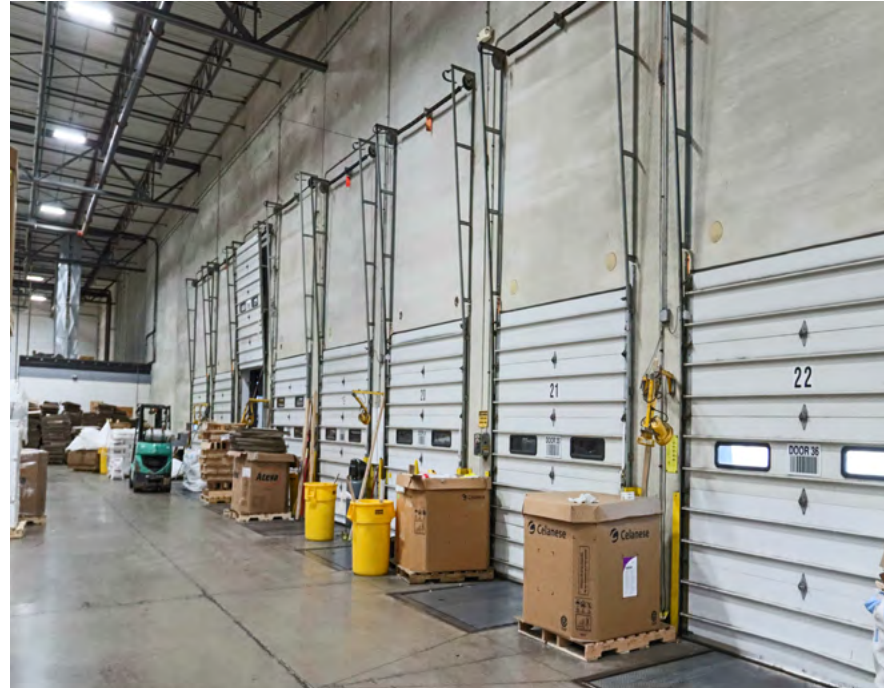




### Key Distances

|                               |            |
|-------------------------------|------------|
| 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



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## Brookfield Properties

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