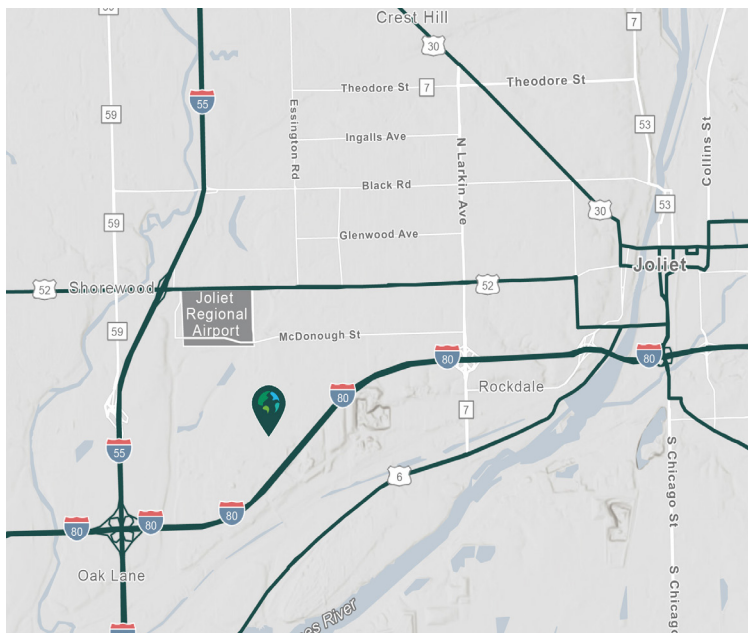


408,932 SF

**3501 Corporate Drive
Joliet, IL 60431**



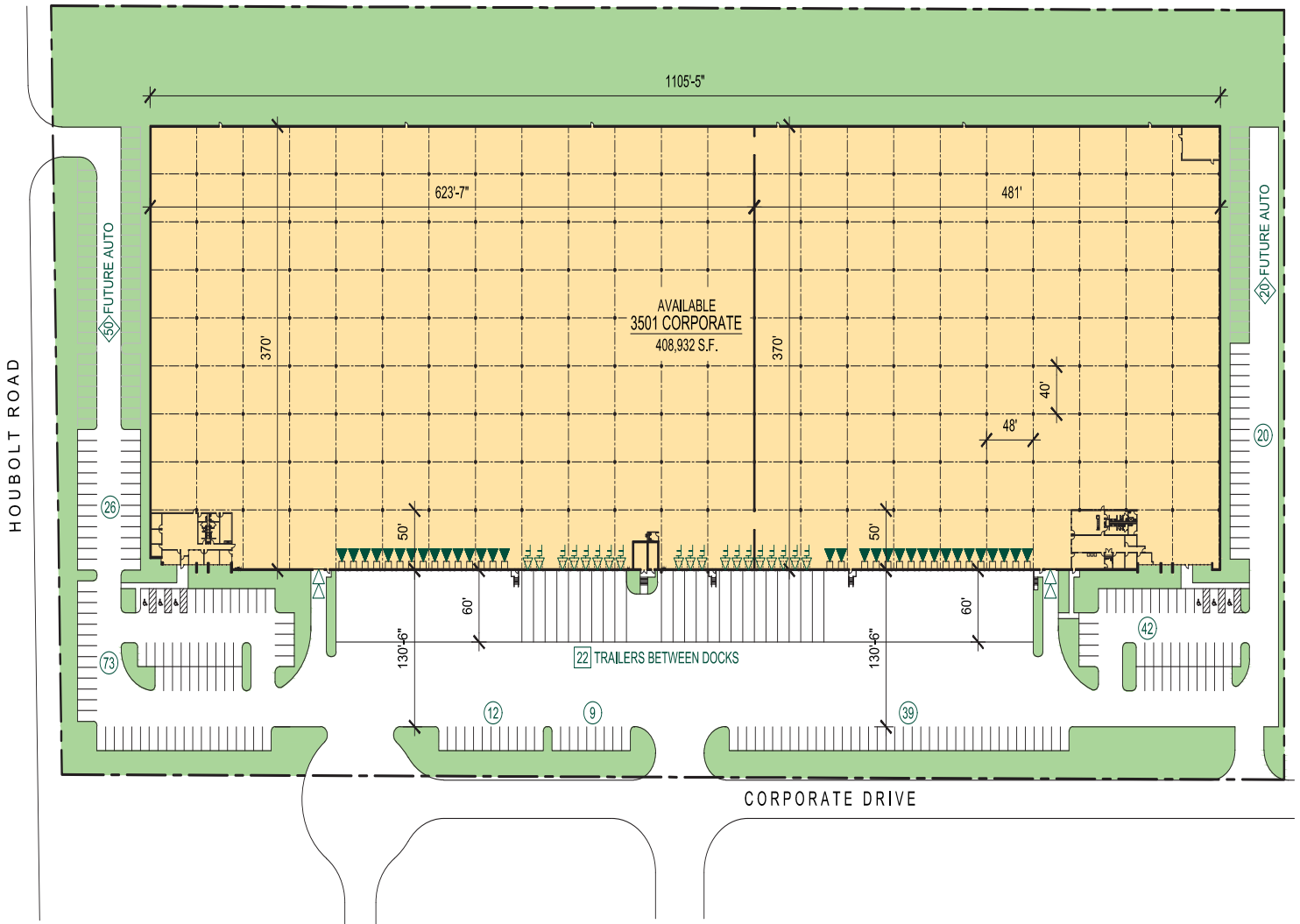
- Less than 1 mile to 4-way interchange to I-80
- 2 miles to I-55
- 6 miles to Union Pacific joliet intermodal terminal

Property Features

Available Space	408,932 SF
Office SF	3,669 SF west office 3,646 SF east office
Clear Height	32'
Column Spacing	48' x 40' 50' speed bays (typical)
Dock Doors	32 (Expandable to 51)
Drive-in Doors	2
Trailer Parking Spaces	22
Car Parking Spaces	221 (Expandable to 291)
Sprinkler	ESFR



Unlock the full potential of your warehouse with one strategic, single-source partner.



JLL
Dominic Carbonari
 dominic.carbonari@jll.com
 ph +1 773 304 4102

JLL
Kate Coxworth
 kate.coxworth@jll.com
 ph +1 773 458 1425

JLL
Tara Torbik
 tara.torbik@jll.com
 ph +1 312 252 8934

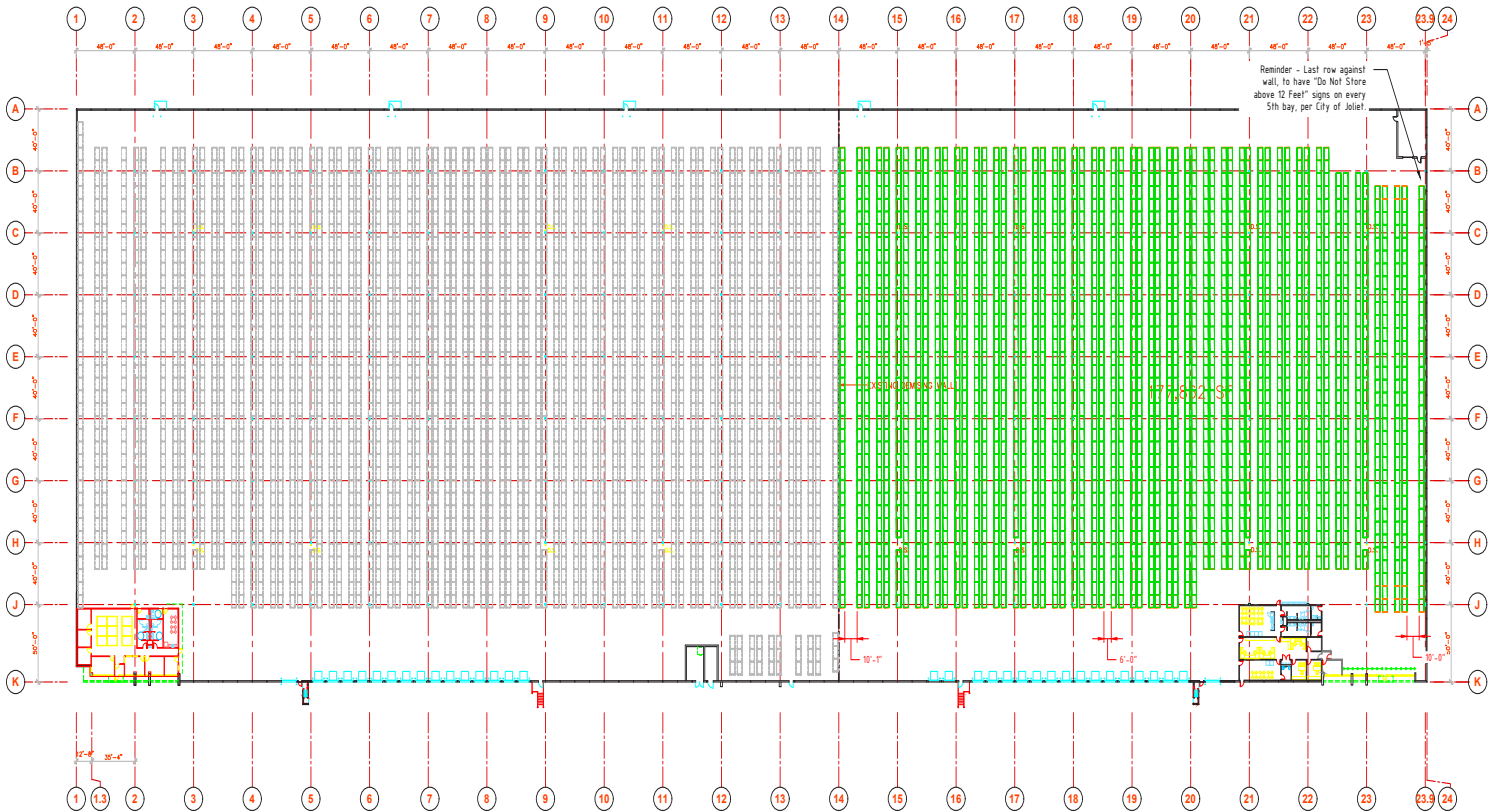
Prologis
Maggie Tullier
 mtullier@prologis.com
 ph +1 847 292 3943
 prologis.com



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In-Place, High-Density Racking System Available for Purchase



JLL
Dominic Carbonari
 dominic.carbonari@jll.com
 ph +1 773 304 4102

JLL
Kate Coxworth
 kate.coxworth@jll.com
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JLL
Tara Torbik
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Prologis
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 mtullier@prologis.com
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In-Place, High-Density Racking System Available for Purchase

Racking System Highlights

- 42,564 pallet positions currently installed
- Storage heights configured for high-bay operations
- 96" beam configuration
- Wire decking throughout
- Selective racking system - freestanding and well maintained
- Configured for Very Narrow Aisle (VNA) operations
- Wire-guided aisles in place (controllers not included)
- Ready for turret trucks and order pickers
- Includes 7 rows with 10' aisle widths to support reach truck operations
- Designed for future vertical expansion - up to 59,000 pallet positions at 2,500 lbs per pallet

Competitive Advantages

- Plug-and-play infrastructure reduces startup time and execution risk
- Significant CapEx savings compared to new rack installation
- High-density layout supports strong throughput and labor efficiency
- Compatible with both VNA turret trucks and reach truck operations
- Scalable design supports future growth and automation integration



JLL
Dominic Carbonari
dominic.carbonari@jll.com
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kate.coxworth@jll.com
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