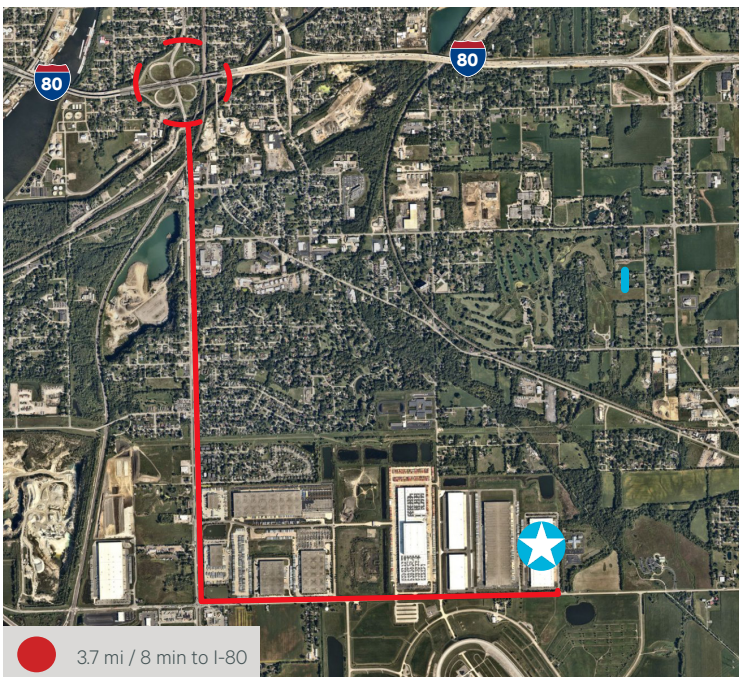


1151 E Laraway Road Joliet, Illinois

182,000 SF Available For Sublease



Property Specifications

Building Size	736,780 SF
Available Size	182,000 SF
Office Size	5,761 SF main 761 SF shipping
Ceiling Height	32' clear
Loading	33 exterior docks 1 drive-in door
Trailer Parking	10 stalls
Column Spacing	52' x 47'
Sprinklers	ESFR
Sublease Term Through	January 31, 2027 (Longer term lease available direct with landlord)
Asking Sublease Rate	Subject to offer

Highlights

- Fully paved and lit concrete truck courts
- Heavyweight capacity roads
- Public bus service with access to deep and skilled labor



Location

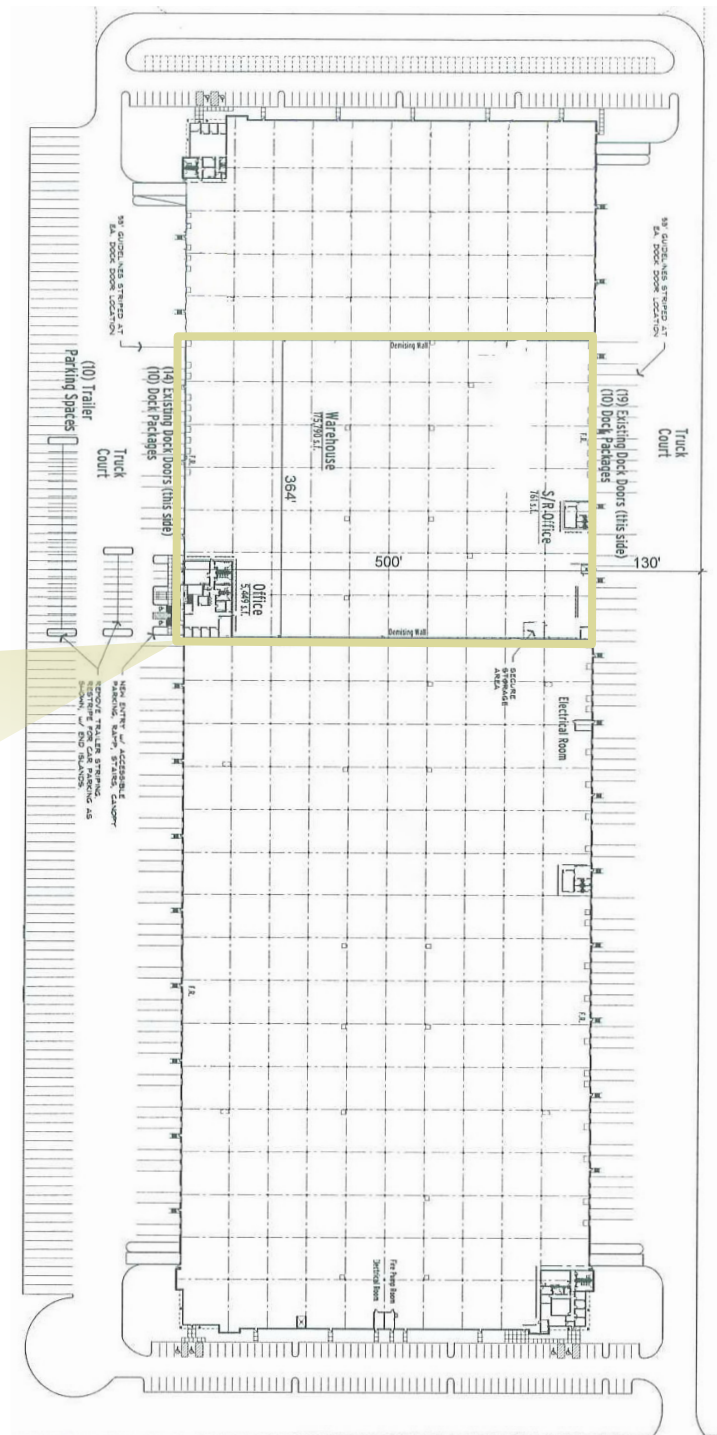
- 3.7 miles to I-80 interchange via Route 53
- 3.7 miles away from Union Pacific Global 4
- 10 miles away from BNSF Elwood (LPC)
- Full interchanges at I-80 and Route 53, I-55 and Arsenal Road, I-80 and I-55, and I-80 and Houbolt
- Adjacent to North America's Largest Inland Port with the lowest drayage charges in the entire region
- Low Will County real estate taxes



For Sublease

5,751 SF
Office

This floor plan shows a large, open office area with a central corridor. The space is divided into several sections by walls and doors. On the right side, there are two rows of desks, each equipped with a computer monitor and keyboard. The left side features a large, empty rectangular area. The bottom section contains a series of smaller, rectangular rooms or cubicles. The overall layout is designed for efficient workflow and collaboration.



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