

**PRIME I-80/I-55 DISTRIBUTION BUILDING
* AVAILABLE FOR LEASE ***

3501 Corporate Drive - Joliet, IL 60431

Total Available Space:	124,922 SF (plus up to 53,280SF contiguous space may be available)
Total Building Size:	408,394 SF
Site Size:	18.27 Acres
Facility Type:	One story general-purpose industrial/warehouse/distribution center
Construction Type:	Pre-cast concrete
Roof:	Single-ply EPDM 45 mil membrane, 2" insulation (R-14), gravel ballast
Office Area:	Will finish "to suit"; 3% +/- finished office area included in asking price
Ceiling Height:	30' clear
Lighted Parking:	Striped for 130 cars; additional car parking/trailer storage available
Loading:	7 exterior docks (9'x10') w/30k # levelers & weather seals in place Up to 18 additional exterior docks and 1 DID possible – please inquire
Year Built:	1999; renovated in 2007
Power:	+/- 2,000 amps / 480 volts / 3-phase 4-wire
Heat:	Ultra-efficient rooftop mounted Cambridge gas-fired air rotation units
Column Spacing:	Typical 40' x 48' plus larger staging bay @ 50' by 48'
Sprinklers:	ESFR
Rail Service:	None
Zoning:	B-3
Lease Price:	\$2.95/SF Net
Purchase Price:	Subject to offer
Real Estate Taxes/CAM:	Current estimate @ \$0.95/SF – low Will County taxes!
Possession:	By mutual agreement
Comments:	<ul style="list-style-type: none">♦ Excellent overall condition; new paint, landscaping & lighting♦ Ideal local/regional/national distribution center♦ Metal halide high-bay fixtures/white deck provides for bright space♦ Immediate access to I-80 via Houbolt Rd and within 1 mile of I-55♦ Pace Bus #501 stops in park & 1 block from Joliet Union Station♦ Extensive area amenities incl. hotels/restaurants/banks/gas & JJC♦ A Liberty Property Trust property (NYSE: LRY)

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