

FOR LEASE

20,384 SF on 5.0 Acres

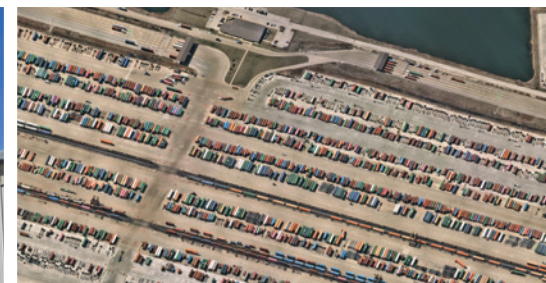
Next to Largest Inland Port in North America

Joliet, IL – Unincorporated Will County
2614 Brandon Rd



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Owned by:
CLEAR HEIGHT
PROPERTIES



NEW OWNERSHIP - RENOVATIONS UNDERWAY!

PROPERTY SPECIFICATIONS:

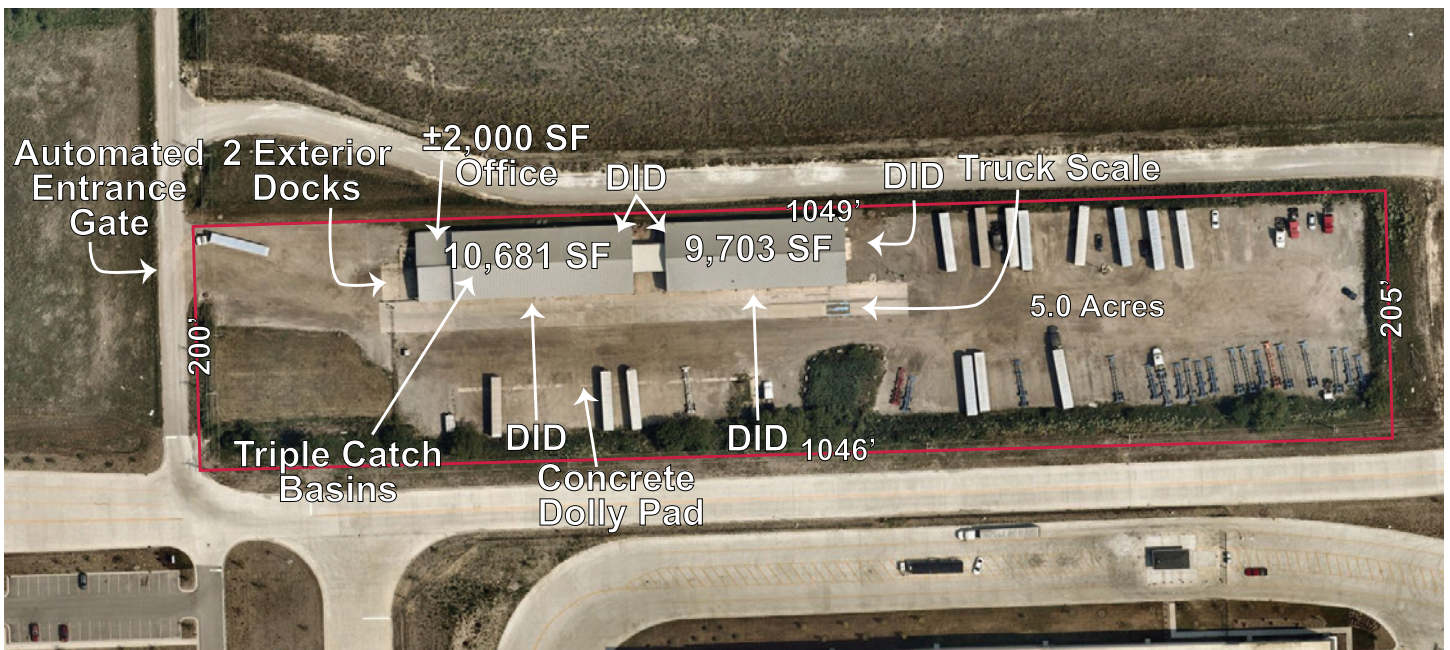
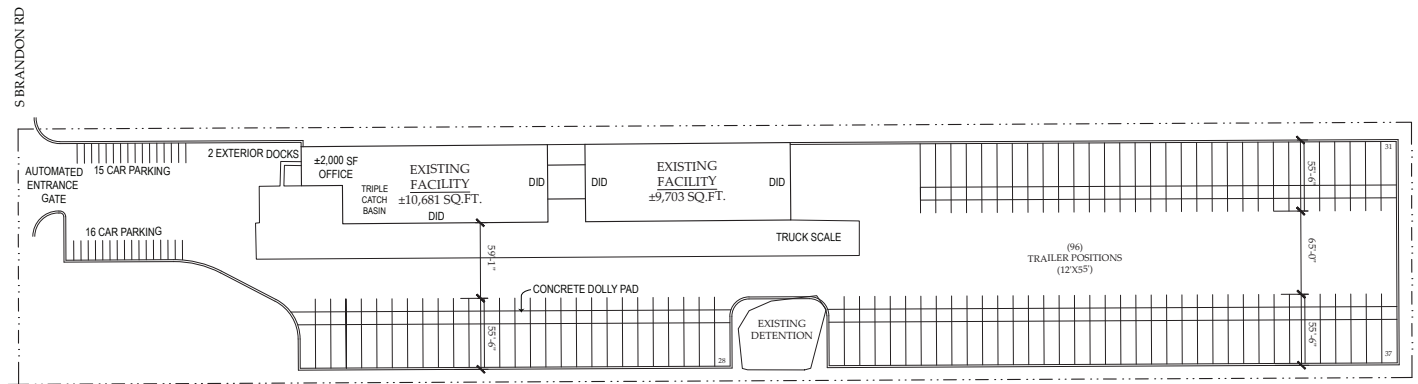
SITE SIZE:	5.0 acres
TOTAL BUILDING SIZE:	20,384 SF
CLEAR HEIGHT:	14'
LOADING:	2 exterior docks 5 drive-in-doors (expandable)
OFFICE:	±2,000 SF (to be confirmed)
POSSESSION:	Immediate
ZONING:	I-1 (Limited Industrial) Trucking Approved
TAXES:	\$24,617 (2022)
LEASE RATE:	Subject to Offer

PROPERTY/LOCATION ATTRIBUTES:

- Functional standalone building with over 4.5 acres of outside storage available
- Adjacent to Union Pacific Global IV Intermodal Yard
- Direct access via new Houbolt Road extension
- Unincorporated Will County
- Ideal for truck/trailer parking and repairs
- Truck scale included
- Automated entrance gate
- LED lights in the yard



PROPERTY OVERVIEW



AVAILABLE FOR LEASE
 2614 BRANDON ROAD
 JOLIET, IL – UNINCORPORATED WILL COUNTY



LOCATION HIGHLIGHTS

- 4 Miles to UP Global IV
- 7.5 Miles to BNSF Logistics Park
- 8 Miles to I-80
- 9 Miles to I-55
- 53 Miles to Downtown Chicago
- 56 Miles to O'Hare Airport

CORPORATE NEIGHBORS



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