

FOR LEASE 312,327 SF

FENCE

TRAILER PARKING /
OUTDOOR STORAGE

GUARD
SHED

JOLIET, IL

2700 ELLIS DRIVE

LEASE RATE
Subject To Ask

COMMENTS

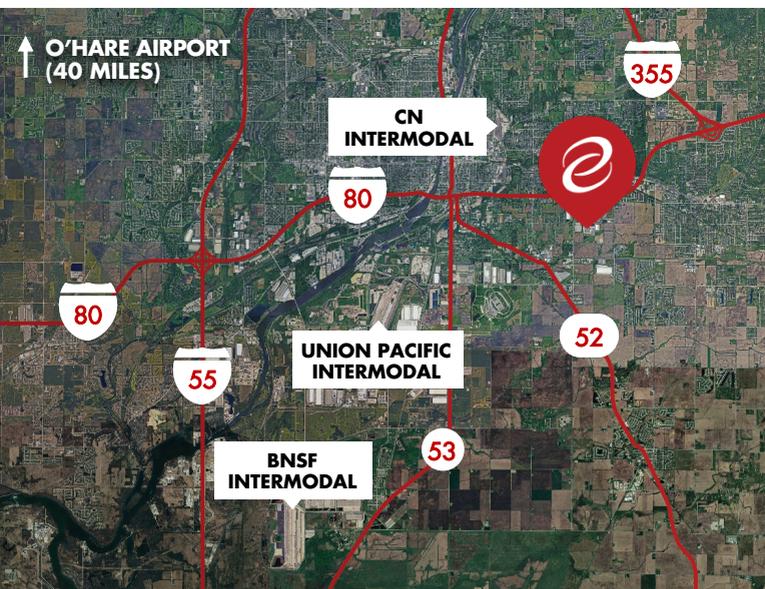
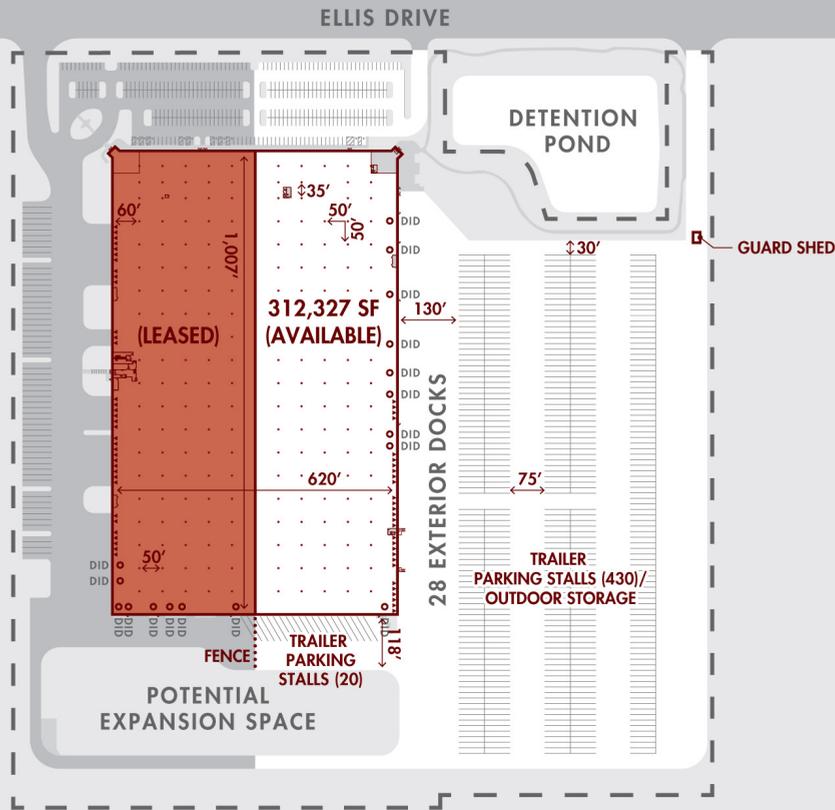
- Efficient, Open Warehouse Layout
- Strategically Located Within Cherry Hill Business Park with Quick Access to I-80
- Minutes from Union Pacific and BNSF Intermodals
- Low, Stable Will County Taxes
- Strong Surrounding Labor Pool
- Professionally Owned and Managed
- Ability to Utilize 13.5 Acres of Additional Outdoor Storage
- Fully Fenced Property with a Dedicated Guard Shed
- Fully Secured Truck Court

BUILDING DETAILS

Building Size	624,654 SF
Suite Size	312,327 SF
Office Size	2,400 SF
Clear Height	30'
Loading	28 Docks (Expandable) / 9 Drive-In Doors
Parking	175 Car Parking / 450 Trailer Stalls
Sprinkler	ESFR
Lighting	LED
HVAC	Air Conditioned
Power	8,000 Total Amps (2 Separate 4,000a – 227/480v Services)

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