

# 1,000,000 SF Building

3301 Brandon Road, Joliet, IL 60421



3301 BRANDON ROAD  
1,000,000 SF BUILDING



NEARING COMPLETION  
Q2 2022 DELIVERY

 **CenterPoint**  
INTERMODAL CENTER  
[centerpoint-intermodal.com](http://centerpoint-intermodal.com)





## Property Highlights



**1,000,000**  
SF Available



**413**  
Trailer Positions  
(Expandable)



**40'**  
Clear Height

- + **Land Area:** 58.78 AC
- + **Dimensions:** 620' x 1,597'
- + **Office(s):** To-Suit
- + **Loading Docks:** 80 Positions  
(Cross-Dock, Expandable)
- + **Drive-in Doors:** 4; 12' x 14'
- + **Auto Parking:** 298 Stalls
- + **Column Spacing:** 56' x 53'4";  
70' Speed Bays
- + **Power:** 4000A, 277/480V,  
3-Phase
- + **Interior Lighting:** LED w/  
Motion Sensors
- + **Fire Protection:** ESFR



## Campus Advantages at CenterPoint Intermodal Center

- + North America's Largest Inland Port with the lowest drayage charges in the entire region
- + Public bus service with access to deep and skilled labor
- + Retail amenities; truck center with scale
- + Low Will County real estate taxes
- + Full interchanges at I-55 and Arsenal Road, I-80 and I-55, I-80 and Houbolt, & I-80 and Route 53
- + Pre-designated Foreign Trade Zone & Enterprise Zone
- + ±40 miles to Chicago
- + Direct access to the Union Pacific Joliet Intermodal Terminal (JIT) and BNSF Logistics Park Chicago (LPC)
- + Heavyweight capacity roads
- + On-site overflow container storage 24/7
- + FTZ savings
- + No trailer parking ratio restrictions
- + Flexible zoning for manufacturing, distribution or container operations

# Site Plan

BUILDING  
DEPTH (620')

297 TRAILER POSITIONS

40 EXTERIOR DOCKS (40 FUTURE DOCKS)

**±1,000,000 SF**  
3301 BRANDON ROAD

40 EXTERIOR DOCKS (39 FUTURE DOCKS)

116 TRAILER POSITIONS

FUTURE  
DEVELOPMENT

NEARING COMPLETION  
Q2 2022 DELIVERY



## Key Distances

Measurements based on one-way travel

### Union Pacific Joliet Intermodal Terminal

1.6 miles

### BNSF Logistics Park Chicago

5.6 miles

### Downtown Chicago

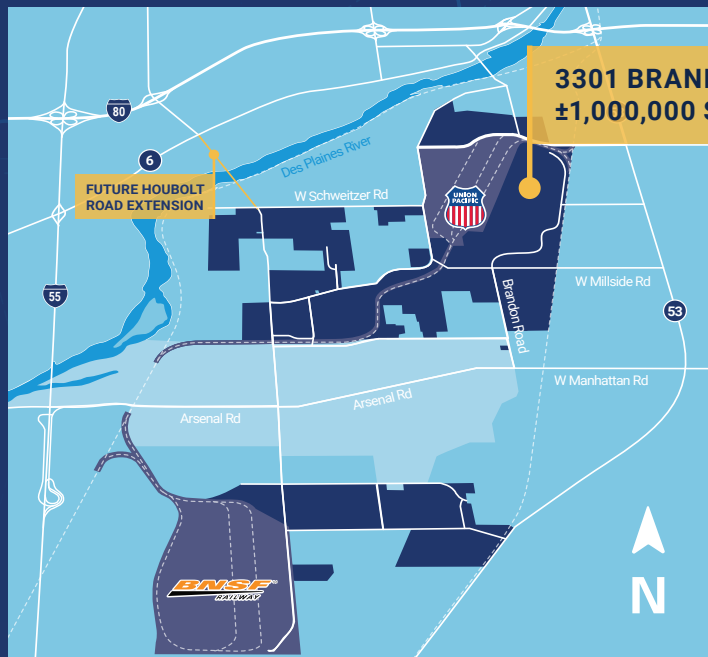
40 miles

### Interstate 55

7.6 miles

### Interstate 80

6.7 miles



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O'HARE INTERNATIONAL  
AIRPORT



MIDWAY INTERNATIONAL  
AIRPORT



CENTERPOINT INTERMODAL CENTER  
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