

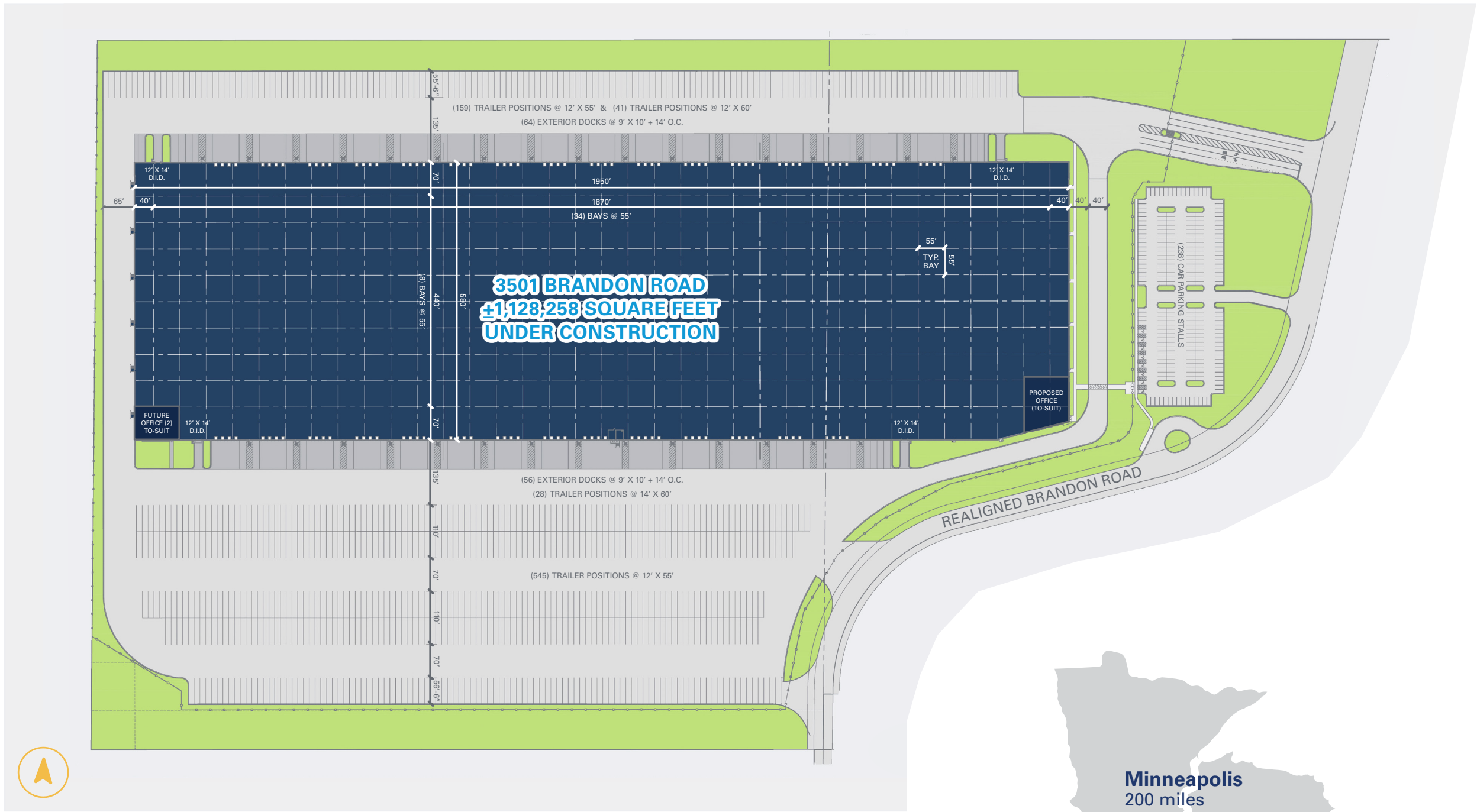
3501 Brandon Road

CenterPoint Intermodal Center | Joliet, IL



Campus Advantages

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



3501 Brandon Road

Property Highlights

- + 1,128,258 SF Building
- + 72.55 AC Site
- + Office to-suit
- + 773 Trailer positions
- + 238 Car parking stalls
- + 120 Exterior dock doors
- + 4 Drive-in doors (12' x 14')
- + 40' Clear height
- + 55' x 55' Column spacing
- + 70' Speed bays
- + 9" Floor slabs
- + LED with motion sensor lighting
- + Fully fenced and secured
- + 8" Unreinforced concrete truck court



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Location Advantages



±40 Miles
to Chicago



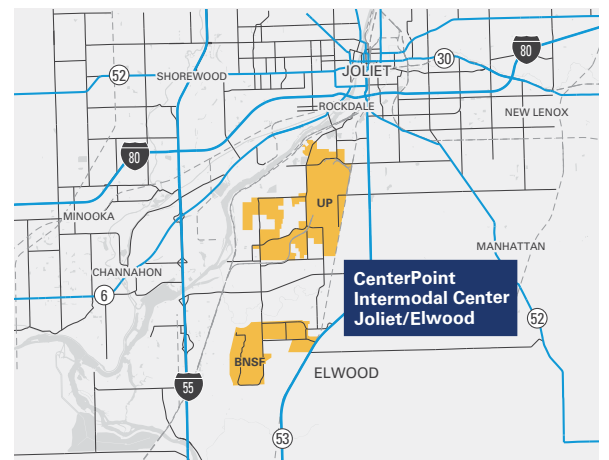
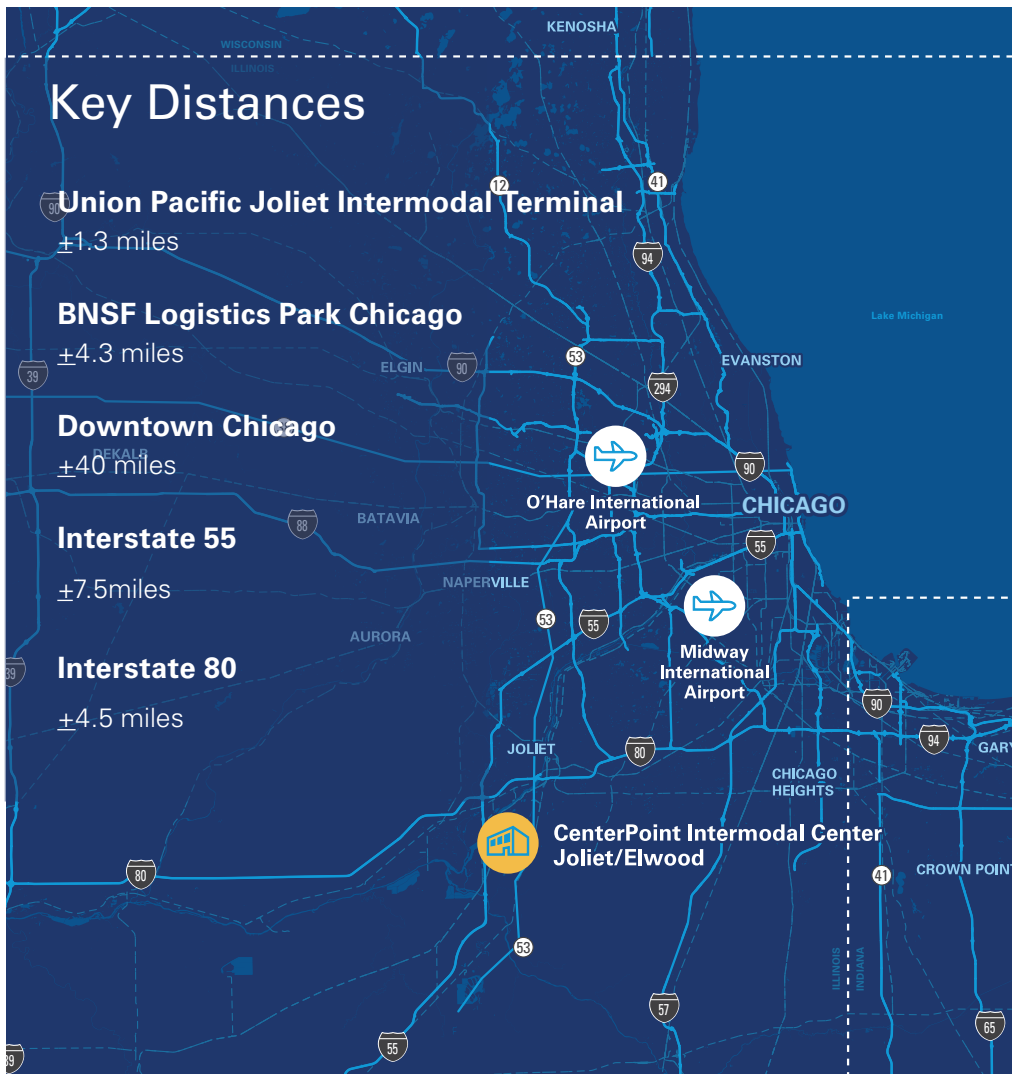
Low Will County
Real Estate Taxes



Largest Inland Port
in North America



Lowest Drayage
in the Region



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