

LARAWAY DISTRIBUTION CENTER

1151 E. LARAWAY RD., JOLIET, IL



182,152 SF

Available for Lease

MATTHEW STAUBER, SIOR

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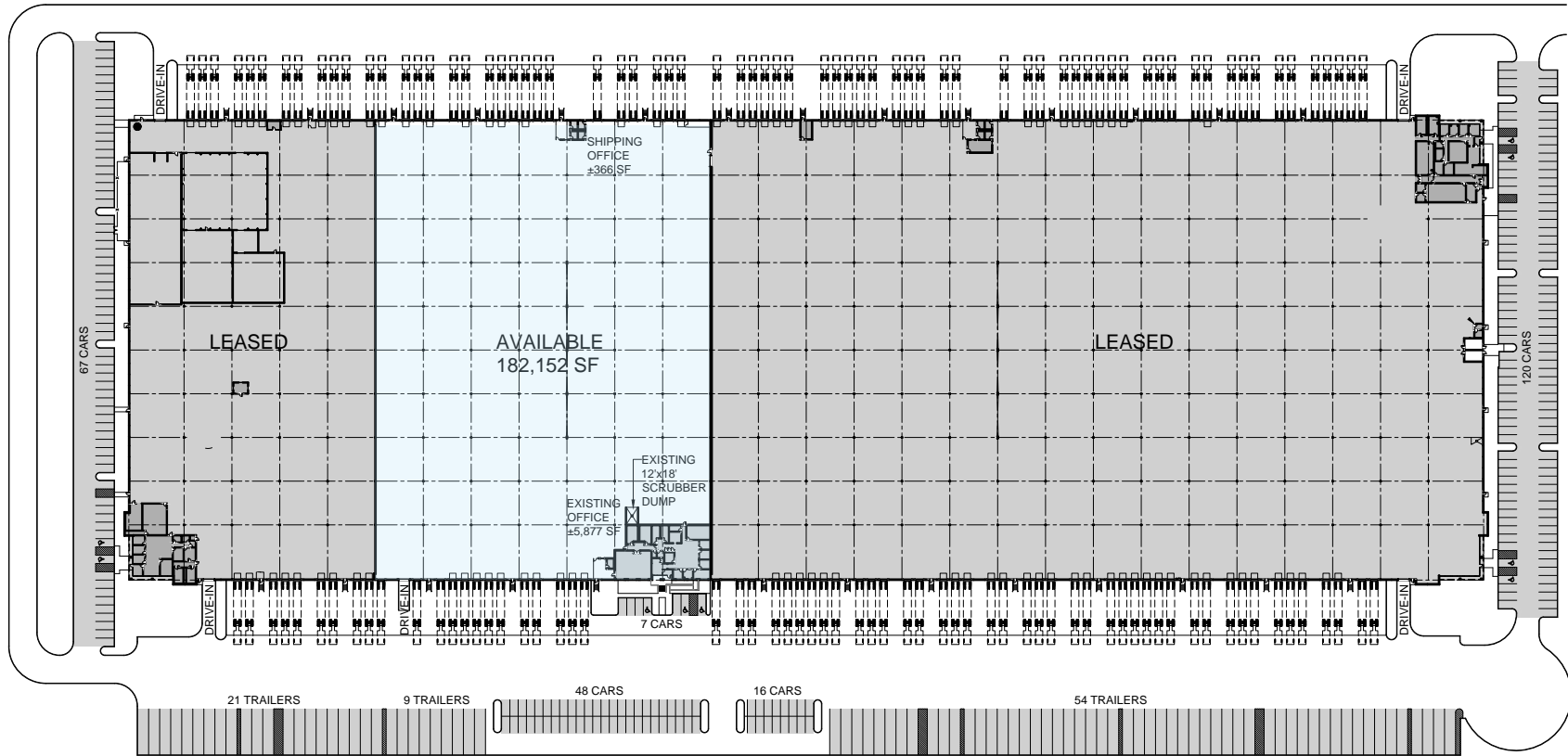
LarawayDistributionCenter.com



PROPERTY FEATURES

- + Building Size: 736,780 SF
- + Available Size: 182,152 SF
- + Office Size: 5,877 SF main, 366 SF shipping
- + Ceiling Height: 32' clear
- + Loading: 33 exterior docks, 1 drive-in door
- + Car Parking: 48 spaces
- + Trailer Parking: 17 stalls
- + Column Spacing: 52' x 47'
- + Sprinklers: ESFR
- + Fully A/C warehouse
- + Fully Gated & Secured Site
- + Low Will County Taxes \$0.82/sf
- + CAM: \$0.46/sf
- + Insurance: \$0.15/sf
- + Asking Lease Rate: Subject to offer

Site Plan



32' CLEAR HEIGHT



5,877 SF MAIN OFFICE
366 SF SHIPPING OFFICE



33 EXTERIOR DOCKS
1 DRIVE-IN DOOR

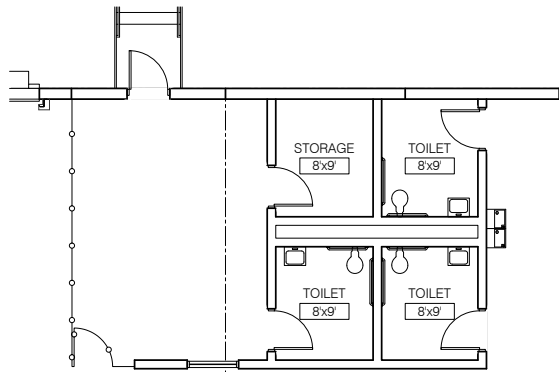


48 CAR PARKING

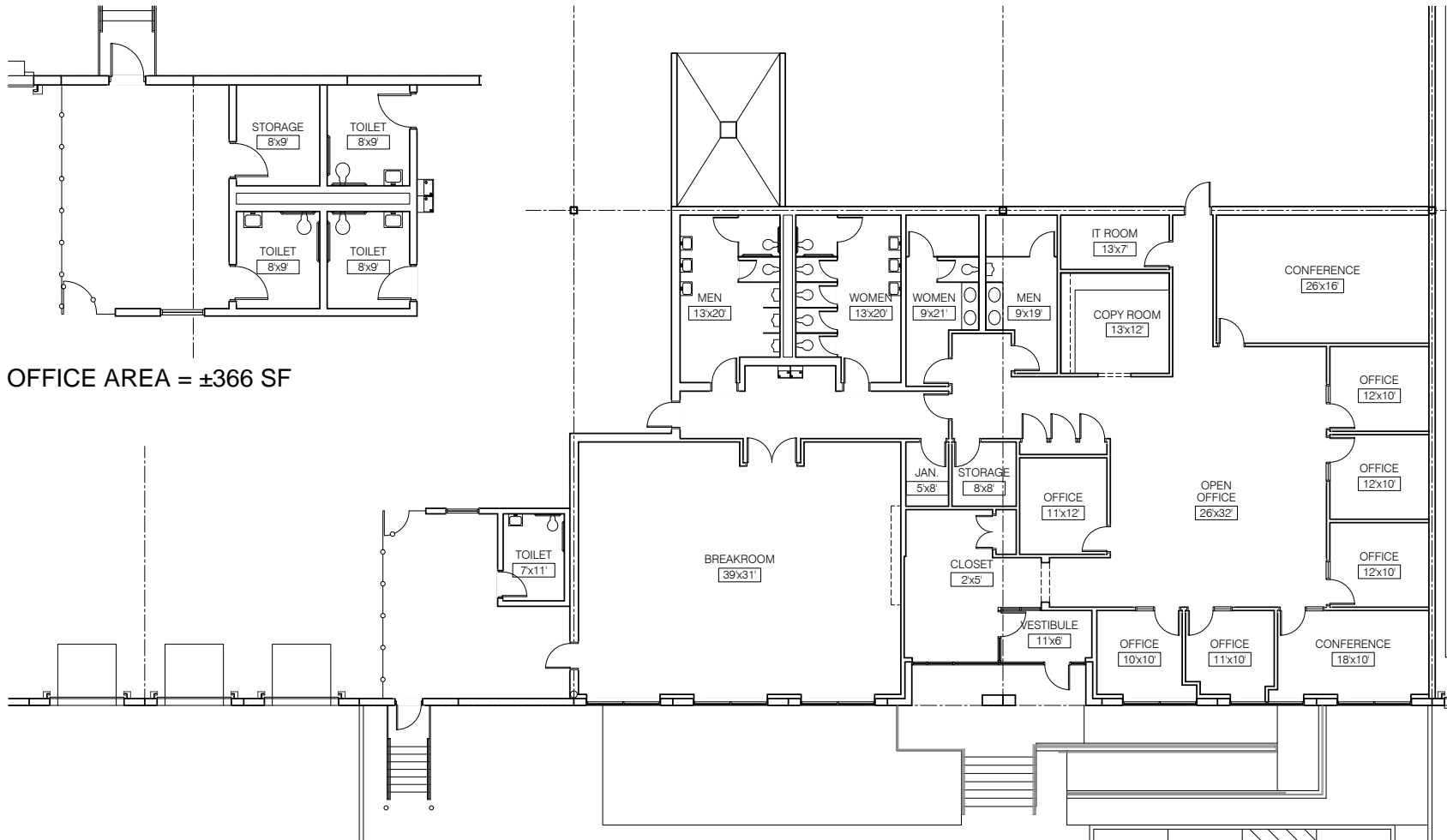


17 TRAILER STALLS

Office Plan



OFFICE AREA = ±366 SF



OFFICE AREA = ±5,877 SF



55

80

80

FULL INTERCHANGE

FULL INTERCHANGE

FULL INTERCHANGE

80

55

HARBOR FRTD EXTENSION

ILLINOIS 6

ILLINOIS 53

3.7 MILES / 7 MIN

CHICAGOLAND SPEEDWAY



HARBOR FREIGHT

Walmart

MARS WRIGLEY

amazon

NorthPoint DEVELOPMENT

THE HOME DEPOT

NOEL ROAD

ILLINOIS 53

ExxonMobil

HOUBOLD RD

ARSENAL RD

S CHICAGO RD

GP Georgia-Pacific

Jewel Osco

CJ LOGISTICS

Walmart Walmart

BNSF RAILWAY

CLEARWATER PAPER

3 Miles
To I-80 interchange via Route 53

4 Miles
From Union Pacific Global 4

7 Miles
From BNSF Elwood (LPO)

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