

PRIME I-80 / I-55 DISTRIBUTION BUILDING
*** AVAILABLE FOR LEASE ***

3501 Corporate Drive - Joliet, IL 60431

Total Available Space:	124,552 SF
Total Building Size:	408,394 SF
Site Size:	18.27 Acres
Facility Type:	One story general-purpose industrial/warehouse/distribution center
Construction Type:	Pre-cast concrete
Roof:	Single-ply EPDM 45 mil membrane, 2" insulation (R-14), gravel ballast
Office Area:	Will finish "to suit"; 3% +/- finished office area included in asking price
Ceiling Height:	30' clear
Lighted Parking:	Striped for 130 cars; additional car parking/trailer storage available
Loading:	7 exterior docks (9'x10') w/30k # levelers & weather seals in place. Up to 18 additional exterior docks and 1 DID possible – please inquire!
Year Built:	1999
Power:	+/- 2,000 amps / 480 volts / 3-phase 4-wire
Heat:	Ultra-efficient rooftop mounted Cambridge gas-fired air rotation units
Column Spacing:	Typical 40' x 48' plus larger staging bay @ 50' by 48'
Sprinklers:	ESFR
Rail Service:	None
Zoning:	B-3
Lease Price:	\$2.95/SF Net
Purchase Price:	Subject to offer
Real Estate Taxes/CAM:	2010 est. RE taxes = \$0.83/SF; 2010 est. CAM = \$0.29/SF (Total = \$1.15/SF)
Possession:	By mutual agreement
Comments:	<ul style="list-style-type: none">♦ Excellent overall condition; new paint, landscaping & lighting♦ Ideal local/regional/national distribution center♦ Metal halide high-bay fixtures/white deck provides for bright space♦ Immediate access to I-80 via Houbolt Rd and within 1 mile of I-55♦ Pace Bus #501 stops in park & 1 block from Joliet Union Station♦ Extensive area amenities incl. hotels/restaurants/banks/gas & JJC♦ A Liberty Property Trust property (NYSE: LRY)

Op2mize
Sustainable Intelligence™

LIBERTY
PROPERTY TRUST

CONTACT: Geoffrey Kasselmann, SIOR, LEED AP
Phone # 888-831-9595 // gkasselmann@op2mize.com
www.op2mize.com

"Optimal Commercial Real Estate Strategies"

All information is from sources deemed reliable but is subject to errors, omissions, changes, prior transactions, other conditions, or withdrawal without notice. No representation/warranty is made as to the environmental condition of this property, or those adjacent to it.