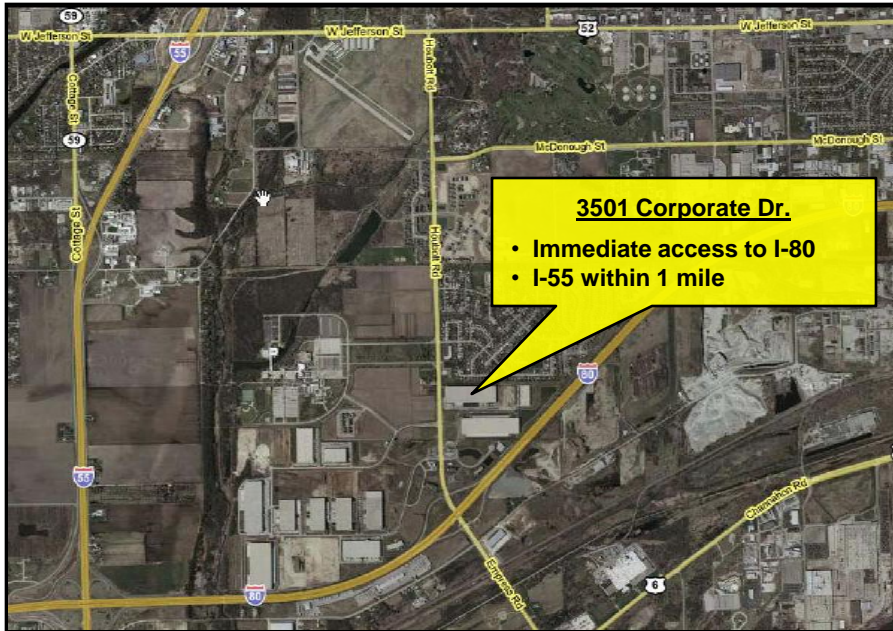


AVAILABLE: All-Purpose Industrial Facility

3501 Corporate Drive, Joliet, Illinois 60431



PROPERTY OVERVIEW

- 124,552 square feet available immediately
- Institutionally owned & professionally managed (NYSE:LYR)
- Cash-strong stabilized landlord – can fund improvements
- **Lowest cost of occupancy in the I-55 corridor**
- Recently upgraded warehouse lighting
- Excellent overall condition; ideal distribution center location
- Full “quick-pay” commission to co-op brokers!!
- **Asking rate - \$2.95 / SF net**

PROPERTY SPECS

Building Size 408,394 SF	Construction Type Pre-cast Concrete
Site Size 18.27 Acres	Year Built 1999 Original / 2009 Renovation
Sprinklers ESFR	Power +/- 2,000 Amps @ 480 volts, 3 phase / 4 wire
Ceiling Height 30' True Clear	Loading 7 Ext. Docks w/ 30,000 # levelers & weather seals



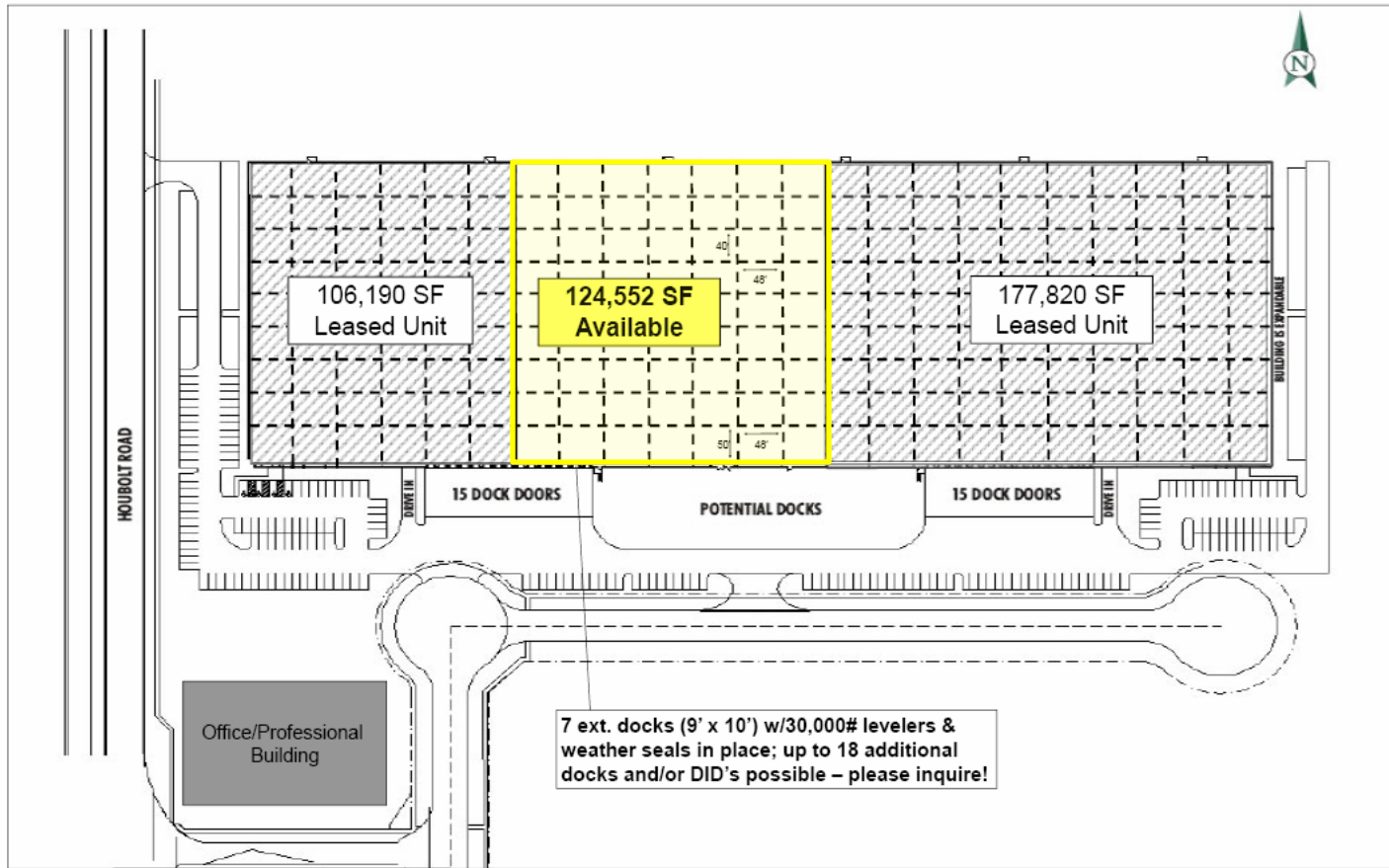
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AVAILABLE: 124,552 SF at \$2.95 / sf net

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