

977,145 SF Building

2903 Schweitzer Road, Joliet, IL 60421



2903 SCHWEITZER ROAD
977,145 SF AVAILABLE

SCHWEITZER ROAD

**NEARING COMPLETION!
JULY 2023 DELIVERY**

 **CenterPoint**
INTERMODAL CENTER
centerpoint-intermodal.com

Property Highlights



977,145
SF Available



220
Trailer Positions
(Expandable)



40'
Clear Height

- + **Land Area:** 69.06 AC
- + **Dimensions:** 620' x 1,580'
- + **Office(s):** To-Suit
- + **Loading Docks:** 103 Positions
(Cross-Dock, Expandable)
- + **Drive-in Doors:** 4; 12' x 14'
- + **Auto Parking:** 387 Stalls
- + **Column Spacing:** 56' x 53'4";
70' Speed Bays
- + **Power:** 4000A, 277/480V,
3-Phase, 4-Wire
- + **Interior Lighting:** LED w/
Motion Sensors
- + **Fire Protection:** ESFR

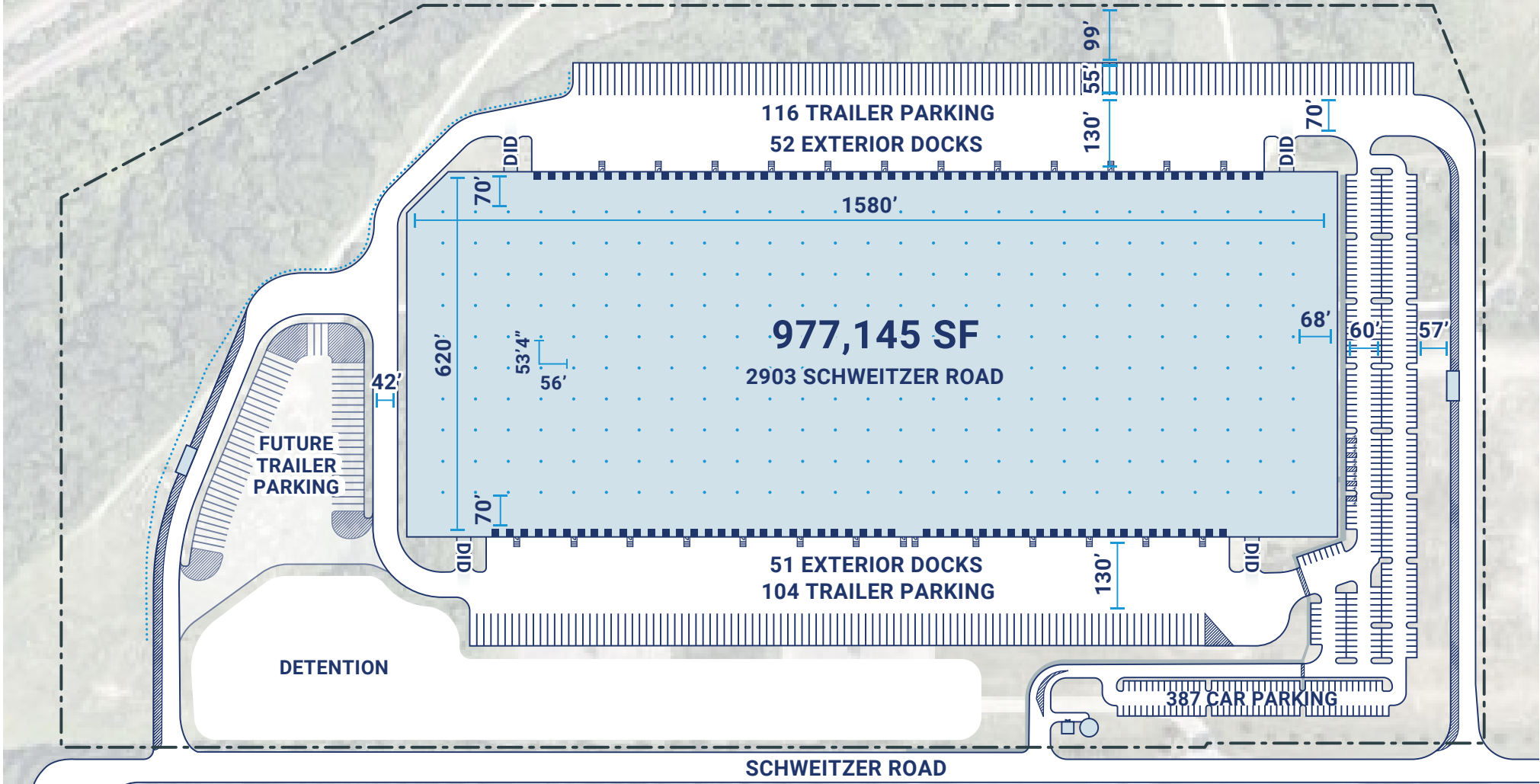


Campus Advantages at CenterPoint Intermodal Center

- + 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

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Key Distances

Measurements based on one-way travel and inclusive of new Houbolt Road Extension access

Union Pacific Joliet Intermodal Terminal

1.6 miles

BNSF Logistics Park Chicago

4.7 miles

Downtown Chicago

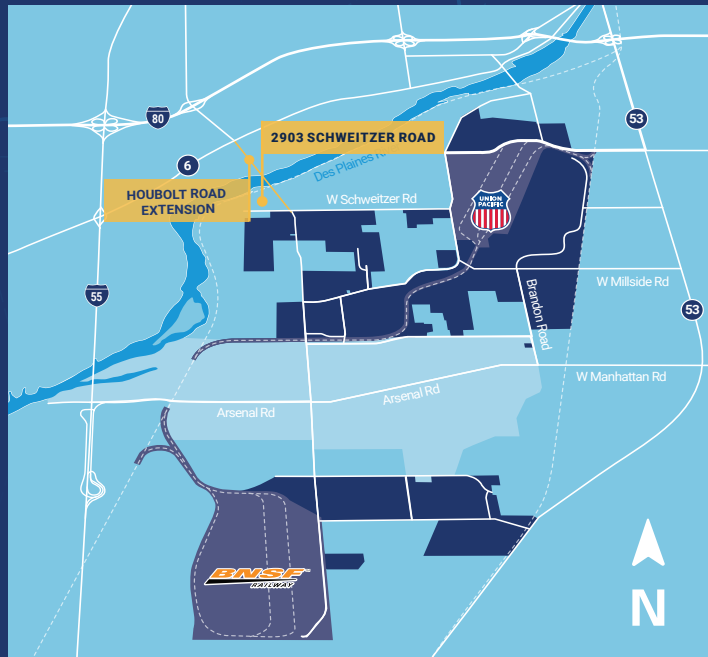
40 miles

Interstate 55

6.5 miles

Interstate 80

6.8 miles



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O'HARE INTERNATIONAL AIRPORT



MIDWAY INTERNATIONAL AIRPORT



**CENTERPOINT INTERMODAL CENTER
JOLIET/ELWOOD**

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