

Land Available for Build-To-Suit

Pad 9 - Walter Strawn Drive, Elwood, IL 60421



**±47.14 AC PAD-READY SITE FOR BTS
DIRECT RAIL SERVICE AVAILABLE**

±47.14 AC AVAILABLE

Property Highlights



47.17
AC Available



Direct Rail
Service Via BNSF

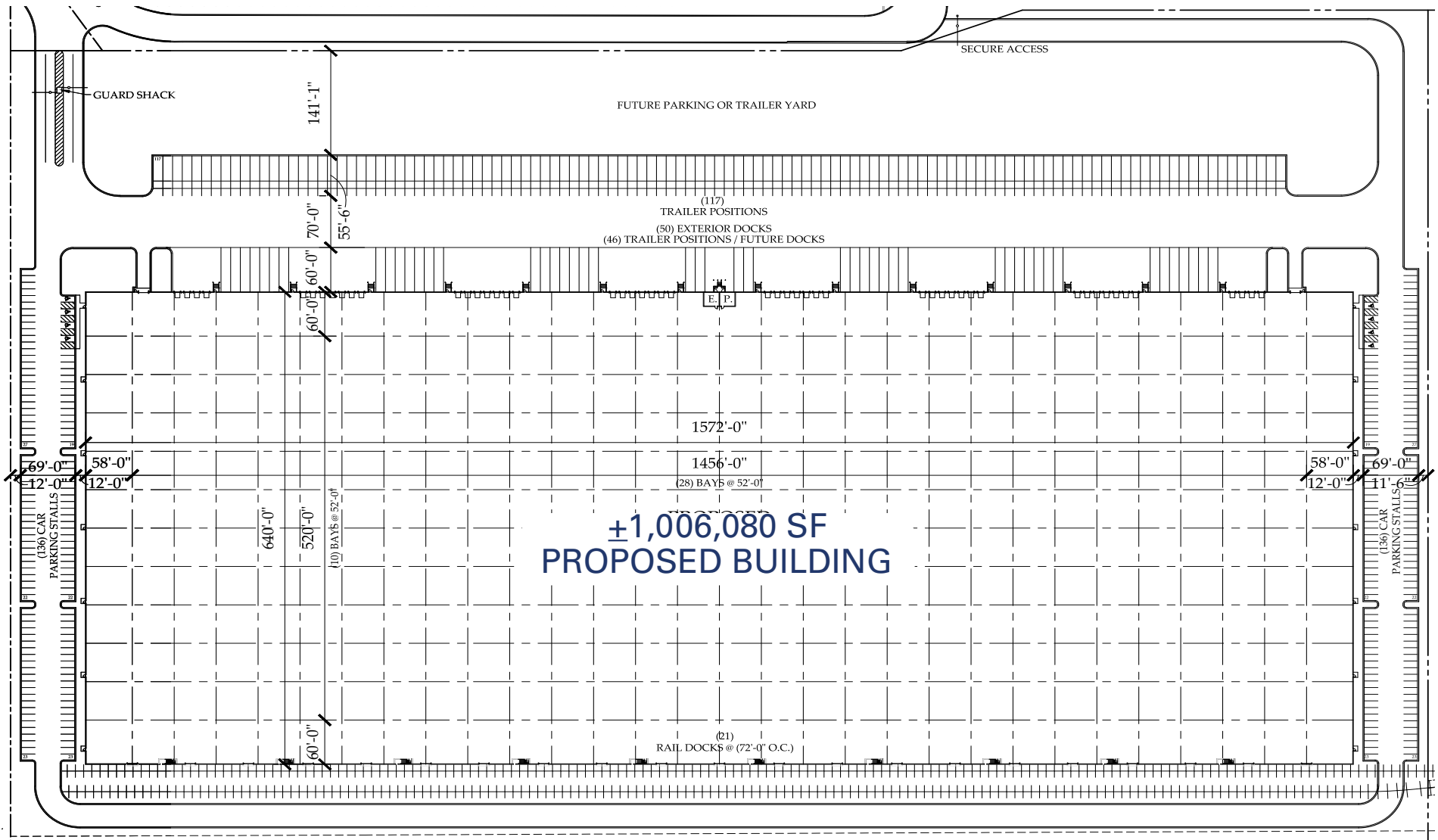
- + Pad Ready Site with roads & utility infrastructure in place
- + Build-To-Suit Options Available
- + **Building Size:** Capabilities Up To ±1,000,000 SF
- + **Dimensions:** 640' x 1,572'
- + **Exterior Docks:** 50 Positions (Expandable)
- + **Rail Docks:** 21 Positions (Expandable)
- + **Drive-in Doors:** 2; 12' x 14'
- + **Auto Parking:** 272 Stalls (Expandable)
- + **Column Spacing:** 52' x 52'; 60' Speed Bays



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

Conceptual Site Plan



Key Distances

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

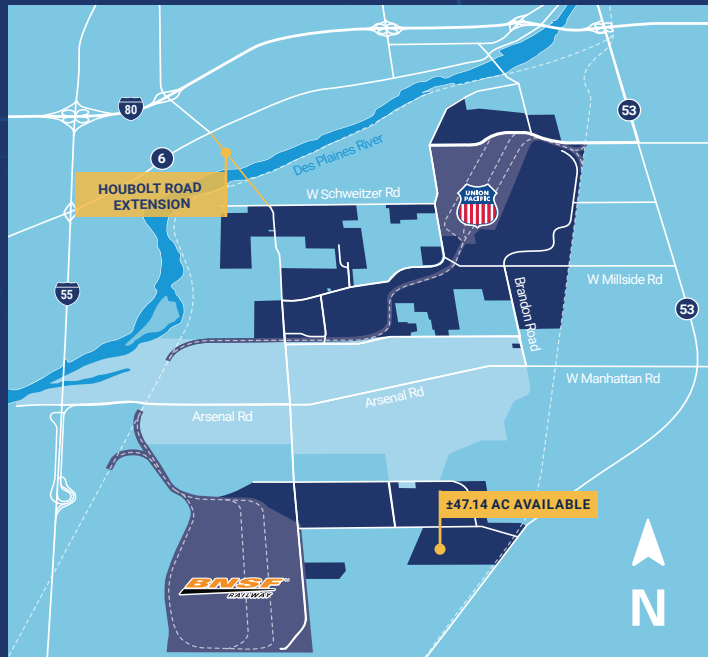
Union Pacific Joliet Intermodal Terminal
2.7 miles

BNSF Logistics Park Chicago
6.2 miles

Downtown Chicago
40 miles

Interstate 55
14.4 miles

Interstate 80
14.2 miles



CenterPoint INTERMODAL CENTER

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O'HARE INTERNATIONAL AIRPORT



MIDWAY INTERNATIONAL AIRPORT



**CENTERPOINT INTERMODAL CENTER
JOLIET/ELWOOD**



Dan Leahy
630.691.0604
dleahy@hiffman.com

Adam Roth, CCIM, SIOR
630.691.0607
aroth@hiffman.com



Brian McKiernan
630.586.8113
bmckiernan@centerpoint.com

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