



FOR LEASE OR SALE
624,654 SF

JOLIET, IL

2700 ELLIS DRIVE

LEASE RATE
Subject To Ask

COMMENTS

- Efficient, Open Warehouse Layout
- Strategically Located Within Cherry Hill Business Park with Quick Access to I-80
- Minutes from Pacific Union and BNSF Intermodals
- Low, Stable Will County Taxes
- Strong Surrounding Labor Pool
- Professionally Owned and Managed
- Ability to Utilize 13.5 Acres of Additional Outdoor Storage
- Fully Fenced Property with a Dedicated Guard Shed

BUILDING DETAILS

Building Size	624,654 SF
Suite Size	400,000 to 624,654 SF
Office Size	Spec Office: 2,404 SF Shipping Office: 3,650 SF Total: 6,054 SF
Clear Height	30'
Loading	63 Docks / 17 Drive-In Doors
Parking	350 Car Parking / 518 Trailer Stalls
Sprinkler	ESFR
Lighting	LED
HVAC	Air Conditioned
Power	16,000 total amps (4 separate 4,000a - 227/480v Services)

Brokered by:

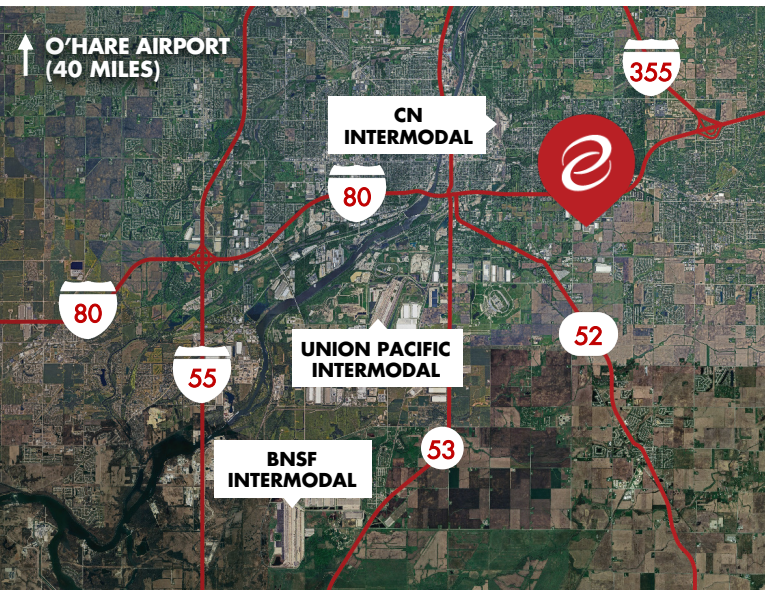
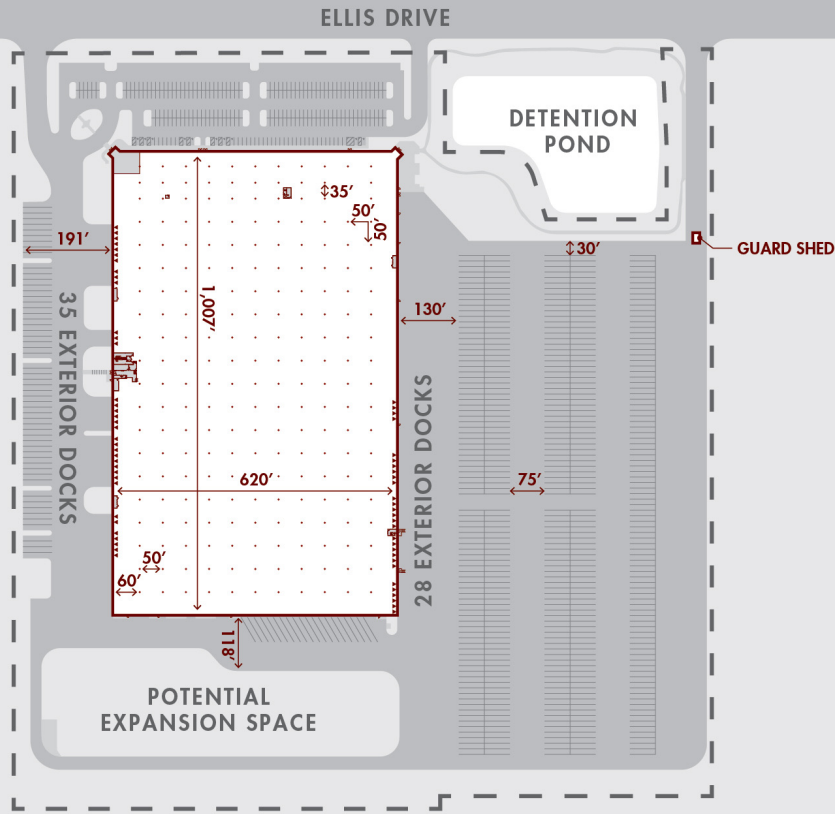
CBRE

Owned & Managed by:

 **VentureOne**

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