



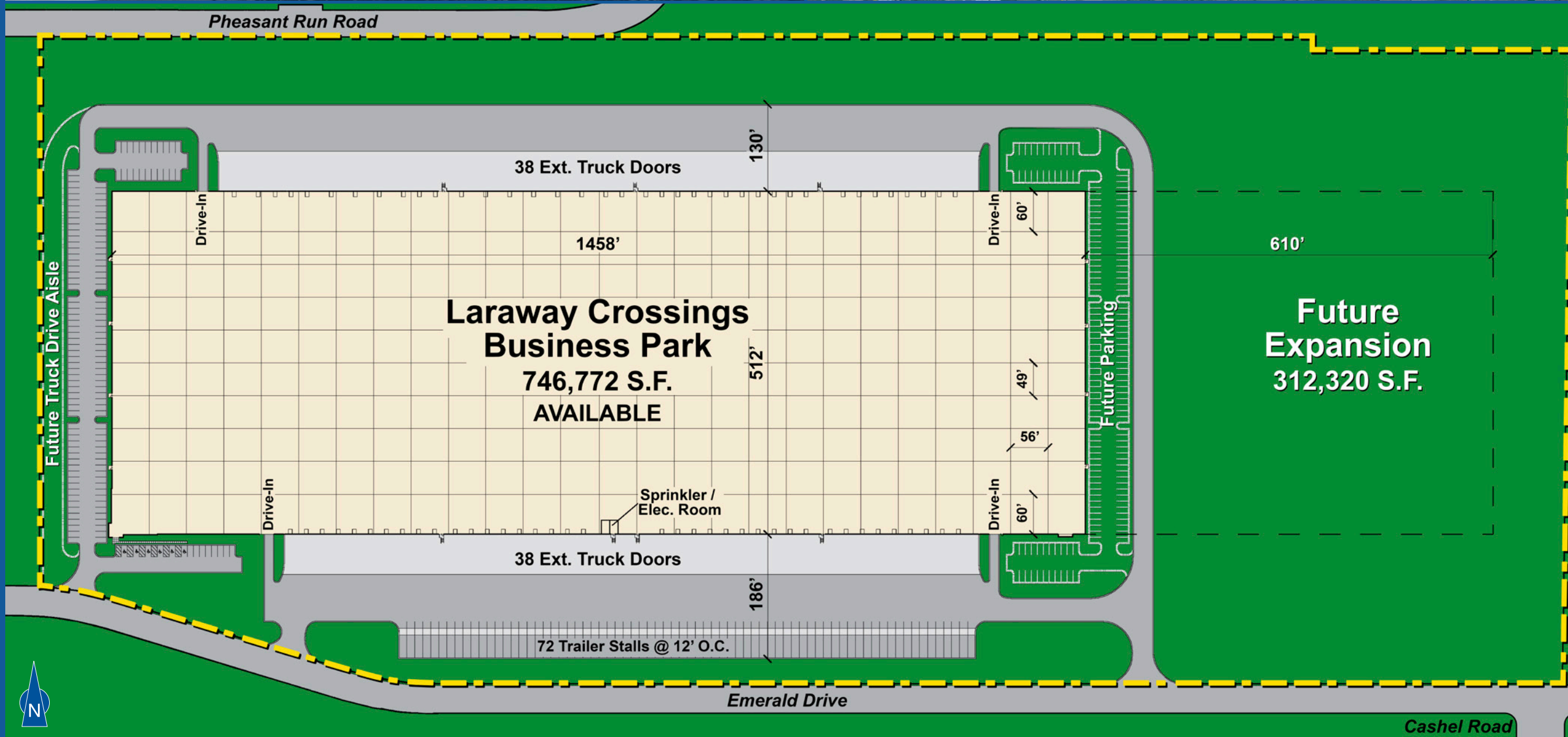
LARAWAY CROSSINGS

Business Park

Site Plan

Building Features:

- 746,772 S.F. (Expandable) on 49.12 Acres
- 36' Clear Height
- State-of-the-Art Lighting
- ESFR Sprinkler System
- 45 Mil EPDM Ballasted Roof
- Factory Primed White Metal Roof Deck
- 76 – 9' x 10' Dock High Doors (Expandable to 169 Doors)
- 35,000 lb. Mechanical Dock Levelers
- 4 – 12' x 14' Drive-In Doors
- 130' and 186' Deep Truck Courts
- 154 – Car Parking Stalls
- 72 – Trailer Parking Stalls
- Additional Car and Trailer Stalls to Suit
- 4,000 Amp, 480 / 277 Volt Electrical Service



LARAWAY CROSSINGS

Business Park



For Development Information:



9525 W. Bryn Mawr Avenue
Suite 975
Rosemont, Illinois 60018
www.hillwoodinvestmentproperties.com
Don Schoenheider, Senior Vice President
847.233.6301 phone
847.233.6305 fax
don.schoenheider@hillwood.com

080615

For Leasing Information:



9500 W. Bryn Mawr Avenue, Suite 600
Rosemont, Illinois 60018
www.cushwake.com

Jason West, Executive Director
847.518.3210 phone
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Sean Henrick, Senior Director
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LARAWAY CROSSINGS

Business Park

746,772 S.F. (Expandable)



201 Emerald Drive
Joliet, Illinois

LARAWAY CROSSINGS

Business Park

- The Park Boasts Immediate Access to I-80 and I-55, as well as Close Proximity to Two Global Intermodal Facilities (BNSF and UP)
- Full Interchange at I-80 and IL Route 53
- Local and Regional Access to I-80, I-55 and I-355
- Land Available for Building / Parking Expansion
- Low Will County Taxes
- Located Within a 362-Acre Master Planned Business Park
- Abundant Labor Pool
- Corporate Neighbors Include IKEA, Amazon, Acer Inc. and Dollar Tree

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LARAWAY CROSSINGS
Business Park

A Development Of:
HILLWOOD