

Construction Underway

# 2515 S. Chicago Street

Joliet, Illinois

**MIDWEST**  
INDUSTRIAL FUNDS  
REAL ESTATE INVESTMENT & DEVELOPMENT

Available: ± 187,522 SF (Divisible to 40K SF)



**cawley**  CHICAGO

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Midwest Industrial Funds | 1301 W. 22nd Street, Suite 711, Oak Brook, IL 60523 | [www.midwestindustrialfunds.com](http://www.midwestindustrialfunds.com)

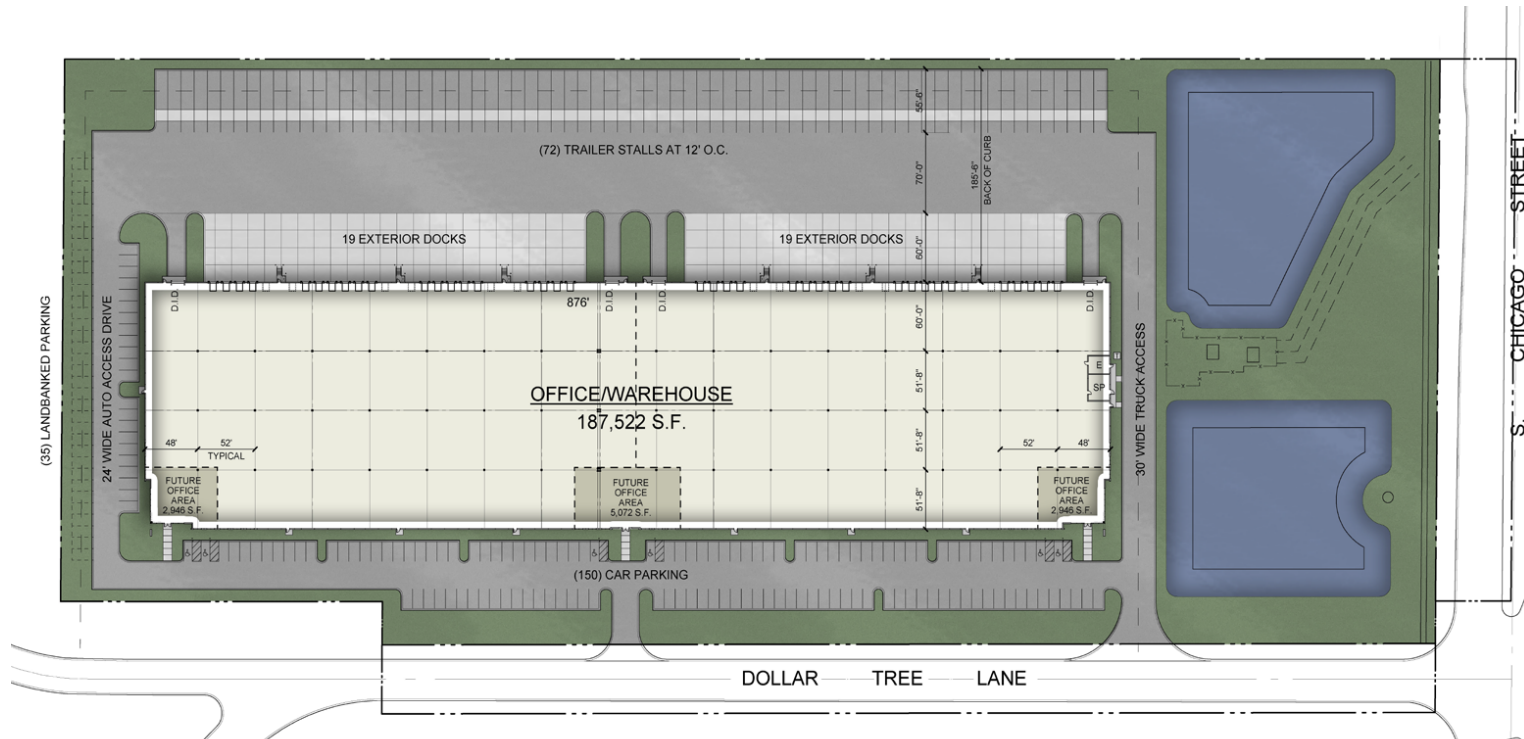
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## Property Features:

Building Size: 187,522 (Divisible to 40K SF)

Site Size: 14.26 Acres

Office: ± 3,000 SF Speculative/Build-to Suit

Docks: 38 (Expandable to 50)

Drive-in Doors 4

Clear Height: 32'

Car Parking: 187 Stalls (Expandable to 221)

Trailer Parking: 72 (in addition to dock positions)

Fire Suppression: ESFR

Sale/Lease Price: Subject to Offer

## Highlights:

- Quick Access to I-80 & Route 53 Interchange
- Potential Secured Truck Court
- Low Will County Taxes
- New Construction
- Close Proximity to UP Global IV & BNSF Elwood

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**Midwest Industrial Funds** is a vertically-integrated industrial real estate investment, development, asset management and advisory company that has acquired, developed and sold over six million square feet of industrial buildings and over 290 acres of land valued in excess of \$300 million. Midwest Industrial's executive team collectively has 100+ years of experience in national real estate acquisitions, dispositions, development, construction, financing, leasing, asset and property management, note purchases, property tax engineering, market research and institutional investor reporting. **Midwest Industrial Funds continues to actively pursue the acquisition of single and multi-tenant industrial real estate assets as well as land for development.**



## LOCATION HIGHLIGHTS

Union Pacific:	3.2 Miles
BNSF Railway:	10.5 Miles
Interstate 80:	2.6 Miles
Interstate 55:	9.7 Miles

## For Information Contact:

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