

**21 ACRES AVAILABLE FOR SALE (DIVISIBLE)
BUILD-TO-SUIT FOR LEASE UP TO 120,000 SF**

SW CORNER OF MOUND RD & HOLLYWOOD RD, JOLIET, IL



Potential Truck Terminal/Service Center Facility



- ±21 acres (divisible) available for sale or build-to-suit
- Zoned heavy industrial
- Immediate access to I-80 via full 4-way interchange at Hollywood Rd/Houbolt Rd
- Close proximity to I-55
- 3.5 miles to UP Joliet Intermodal Terminal
- Frontage lot with high visibility
- Area amenities (food, fuel, hotels)
- Future bridge connecting UP Intermodal to Hollywood Road
- Build-to-suit available up to 120,000 SF warehouse

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

JEFFREY J. PROVENZA
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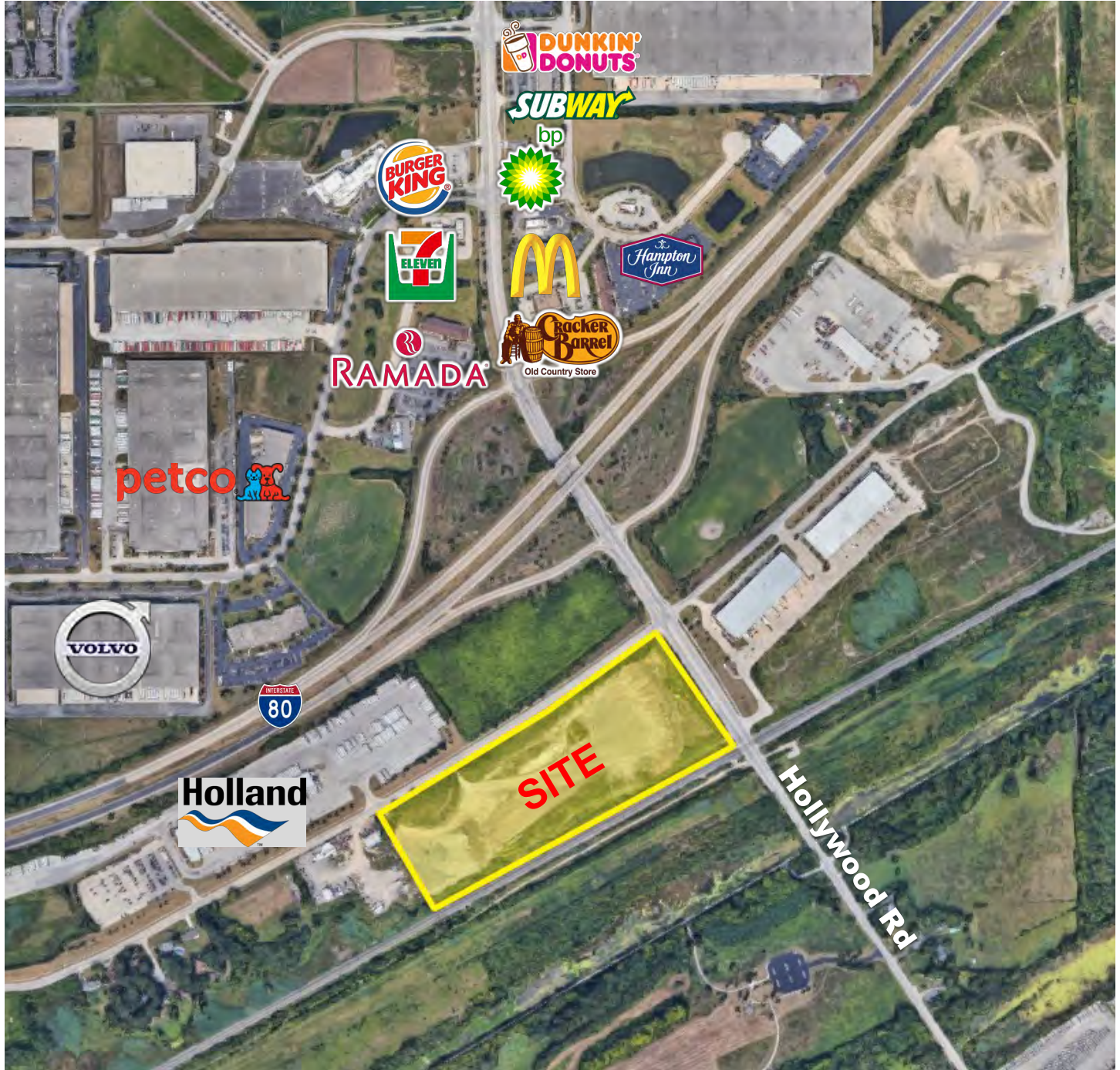
TODD HENDRICKS

Broker

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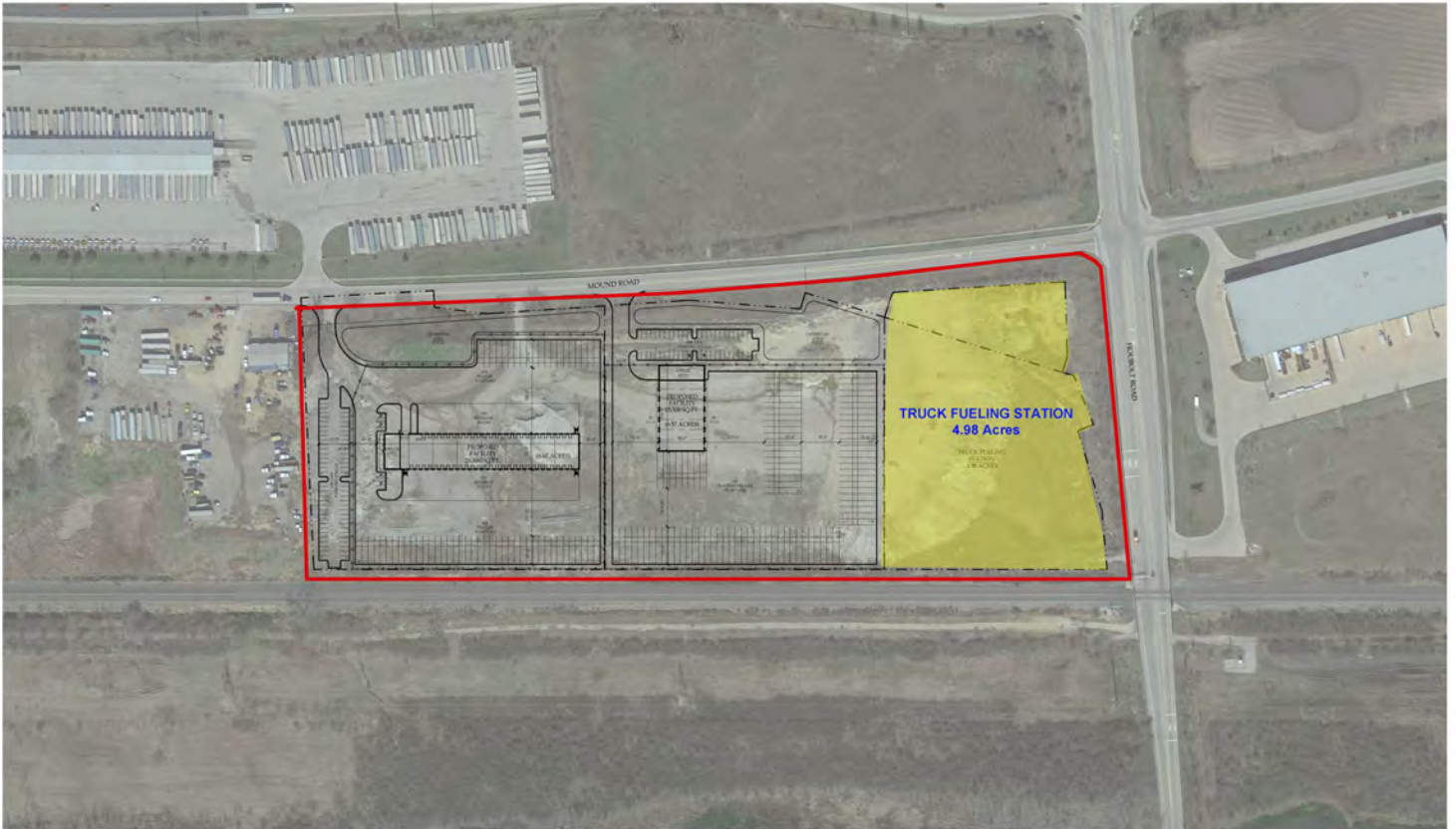
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PROPOSED PLAN #1



PROPOSED BUSINESS CAMPUS
MOUND ROAD & HOUBOLT ROAD, JOLIET, ILLINOIS

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FEBRUARY 06, 2019 #18130



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PROPOSED PLAN #2



SITE PLAN:  PLAN NORTH 

PROPOSED BUSINESS CAMPUS

MOUND ROAD & HOUBOLT ROAD, JOLIET, ILLINOIS

APRIL 01, 2019 #18130

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THE HOUBOLT ROAD EXTENSION PROJECT UPDATE 2019



WHAT IS THE HOUBOLT ROAD EXTENSION PROJECT?
A privately owned, operated and tolled 1.5-mile roadway / bridge project. The project limits extend from the existing Houbolt Road / US Route 6 intersection south to the Schweitzer Road / Vetter Road intersection.

WHO IS FINANCING AND BUILDING THE PROJECT?
The Houbolt Road Extension design and construction of the project are being financed by a Joint Venture.

WHO IS INVOLVED IN THE JOINT VENTURE PROJECT?
The Joint Venture is a business partnership between CenterPoint Properties and United Bridge Partners.



WHAT IS THE PROJECT PURPOSE?
The project will create a new access point to facilitate the efficient flow of traffic, reduce lane miles and improve the safety of the motoring public.

HOW WILL TOLLS WORK?
The project will utilize an open road all-electric toll system integrated with I-Pass. The Houbolt Road toll structure will be approved by Will County before implementation.

HOW MUCH WILL THE TOLLS BE?
The toll rates for various vehicle classifications will be comparable to the Illinois Tollway.

WHAT IS THE PROJECT SCHEDULE?
Construction is forecasted to begin Summer 2019 and project completion early Fall 2021.



All information is subject to verification and no liability for errors or omissions is assumed.



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