

# Cabot Crossings at Laraway

A NEW INDUSTRIAL DEVELOPMENT



**Two buildings on 39.3 acres**

**399,630 SF & 249,480 SF For Lease**

At the corner of E. Laraway Rd. and S. Rowell Ave., Joliet IL

[cabotcrossingslaraway.com](http://cabotcrossingslaraway.com)



For more information, contact:

**Keith Stauber**

Managing Director  
+1 847 804 2564  
keith.stauber@jll.com

**Steve Ostrowski**

Vice Chair Chicago Industrial  
+1 312 953 6640  
steve.ostrowski@colliers.com

**Michael H. Gebo**

Director, Asset Management  
+1 617 305 6120  
mgebo@cabotprop.com



Jones Lang LaSalle Midwest, LLC  
8755 W. Higgins Rd.  
Suite 700  
Chicago, IL 60631

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

2 buildings on 39.3 acres



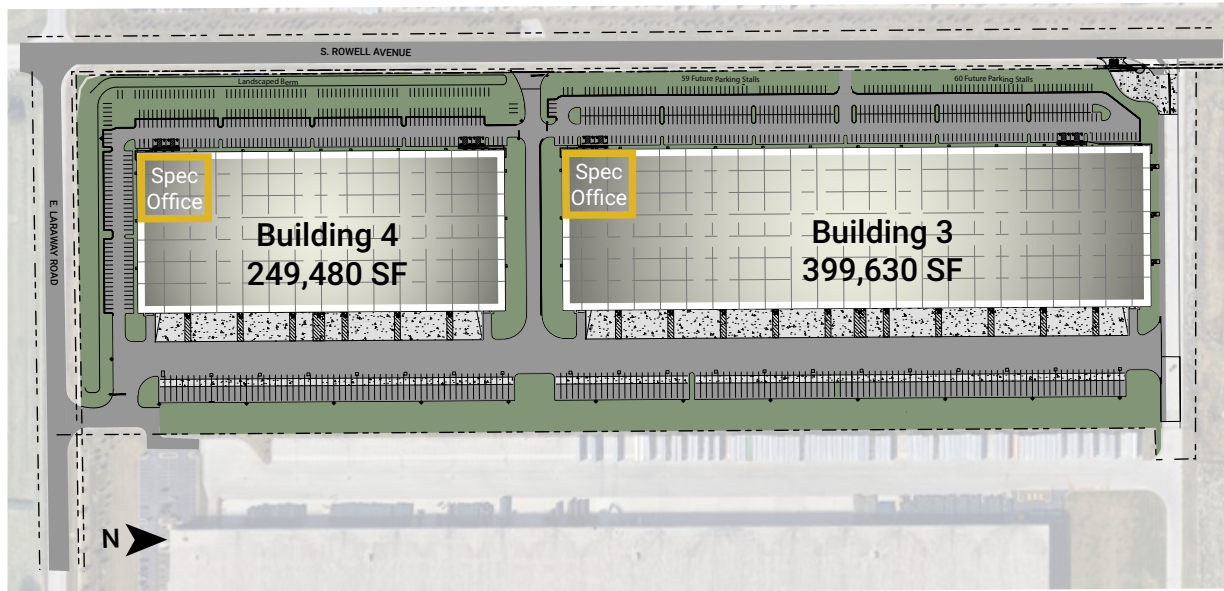
399,630 SF & 249,480 SF For Lease

At the corner of E. Laraway Rd. and S. Rowell Ave., Joliet IL

# Property Overview

## CLASS-A INDUSTRIAL BUILDINGS WITHIN THE I-80 CORRIDOR OF CHICAGO

Located within the thriving Joliet, IL business hub, Cabot Crossings at Laraway boasts a coveted location surrounded by a robust corporate community. This dynamic environment offers exceptional opportunities for collaboration, innovation, and growth, positioning your business at the heart of a thriving ecosystem just minutes away from two of the busiest intermodals in the U.S. connecting you to West Coast ports.



## PROPERTY FEATURES

### Building 3 | 2000 S. Rowell Ave., Joliet IL

Total Building Size	399,630 SF
Site Size	23.34 acres
Office	± 3,500 SF
Ceiling Height	36'
Bay Spacing	45' x 54'   60' deep speed bay along dock wall
Car Parking	342 (Expandable to 461)
Trailer Parking	95
Docks	40 (Expandable to 78)
Truck Courts	185'
Drive-in Doors	2
Zoning	I-1
Power	4000 amps/ 277/480v 3-phase

### Building 4 | 901 E. Laraway Rd., Joliet IL

Total Building Size	249,480 SF
Site Size	15.96 acres
Office	± 3,500 SF
Ceiling Height	36'
Bay Spacing	45' x 54'   60' deep speed bay along dock wall
Car Parking	248 (Expandable to 399)
Trailer Parking	59
Docks	25 (Expandable to 45)
Truck Courts	185'
Drive-in Doors	2
Zoning	I-1
Power	3000 amps/ 277/480v 3-phase

JLL | 8755 W. Higgins Rd., Suite 700, Chicago, IL | [jll.com](http://jll.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.



2 buildings on 39.3 acres

399,630 SF & 249,480 SF For Lease

At the corner of E. Laraway Rd. and S. Rowell Ave., Joliet IL



# Location Overview



JLL | 8755 W. Higgins Rd., Suite 700, Chicago, IL | [jll.com](http://jll.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

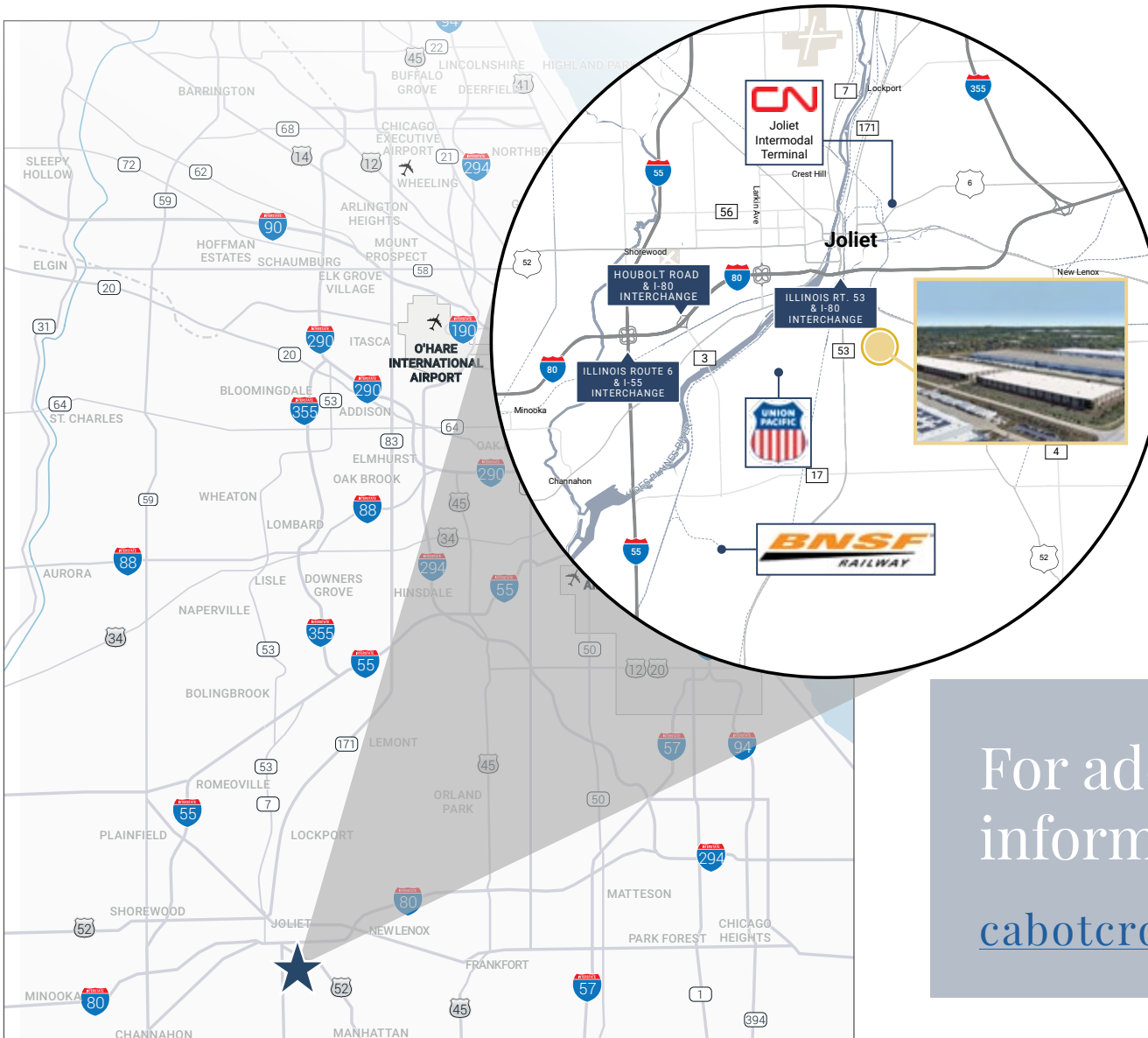


2 buildings on 39.3 acres



## 399,630 SF & 249,480 SF For Lease

At the corner of E. Laraway Rd. and S. Rowell Ave., Joliet IL



### LOCATION HIGHLIGHTS

- 3 Miles to Interstate 80
- 4 miles to UP Global IV Joliet Intermodal facility
- 7 miles to the BNSF Logistics Park Chicago Elwood intermodal facility
- New Houbolt Road bridge provides immediate & easy access to I-80
- 47 miles to Chicago Business District

For additional  
information, please visit  
[cabotcrossingslaraway.com](http://cabotcrossingslaraway.com)

JLL | 8755 W. Higgins Rd., Suite 700, Chicago, IL | [jll.com](http://jll.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.