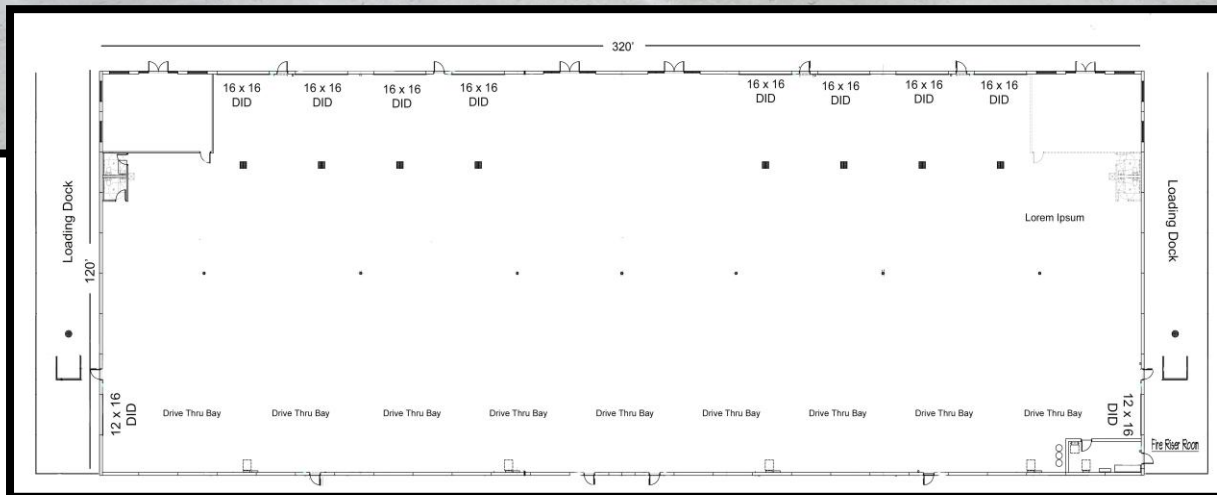


38,400SF ON 6.28 ACRES

**10 TOTAL DRIVE IN DOORS - (8EA) 16' X 16'
(2EA) 12' X 16' W/320' DRIVE THRU BAY
(2EA) DOCKS**

1720 WORKERS COURT JOLIET, ILLINOIS 60433

June 5, 2026



Pre-Construction Leasing Opportunity 3rd or 4th quarter 2026 Possession Date



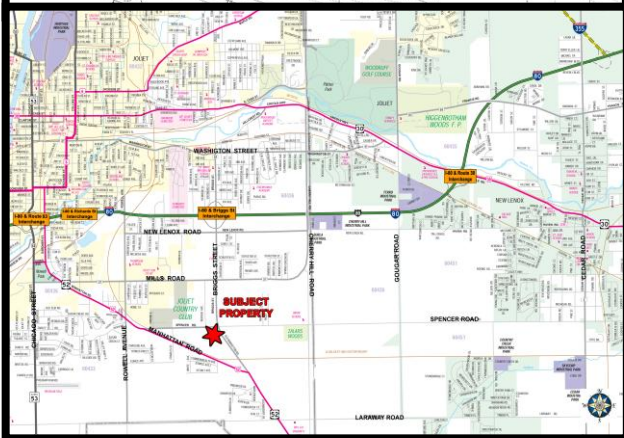
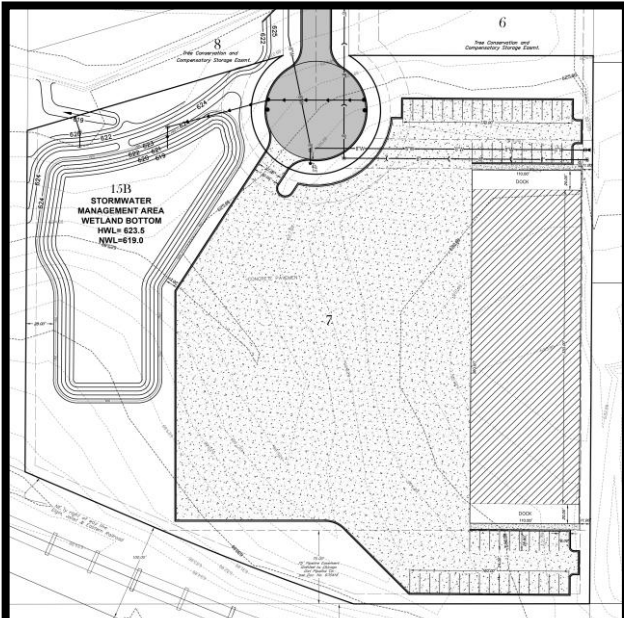
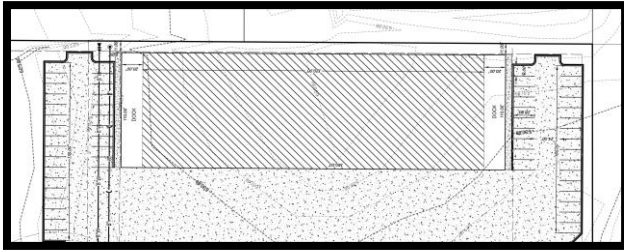
FOR ADDITIONAL INFORMATION CONTACT:

MARK E. KOENIG
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MARK@MARKEKOENIG.COM
WWW.THEKOENIGGROUPRES.COM

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1720 WORKERS COURT JOLIET, ILLINOIS 60433



Spencer Road Industrial Park

1720 Workers Ct Joliet, Illinois 60433

Building Size: 38,200sf on 6.28 acres (320' x 120')
Year Built: 2026 (pre-construction)
Office Size: BTS-TBD
Drive in Doors: 10 total - 8ea (16' x 16') & 2ea 12' x 16'
Dock Doors: 2ea
Clear Height: 22' - 25'
Power: 277/480 3-phase 4 wire TBD
Sprinkled: Yes
Heat: 4 gas fired ceiling units
Lighting: LED
Lot Size: 6.28 acres (additional adjacent 10ac available)
Yard Space: 5+/- acres concrete TBD (8'')
fenced and gated.
Zoning: I-1 City of Joliet

Floor Drains & Triple Catch Basin

1 1/4 miles from the I-80 & Briggs St Interchange



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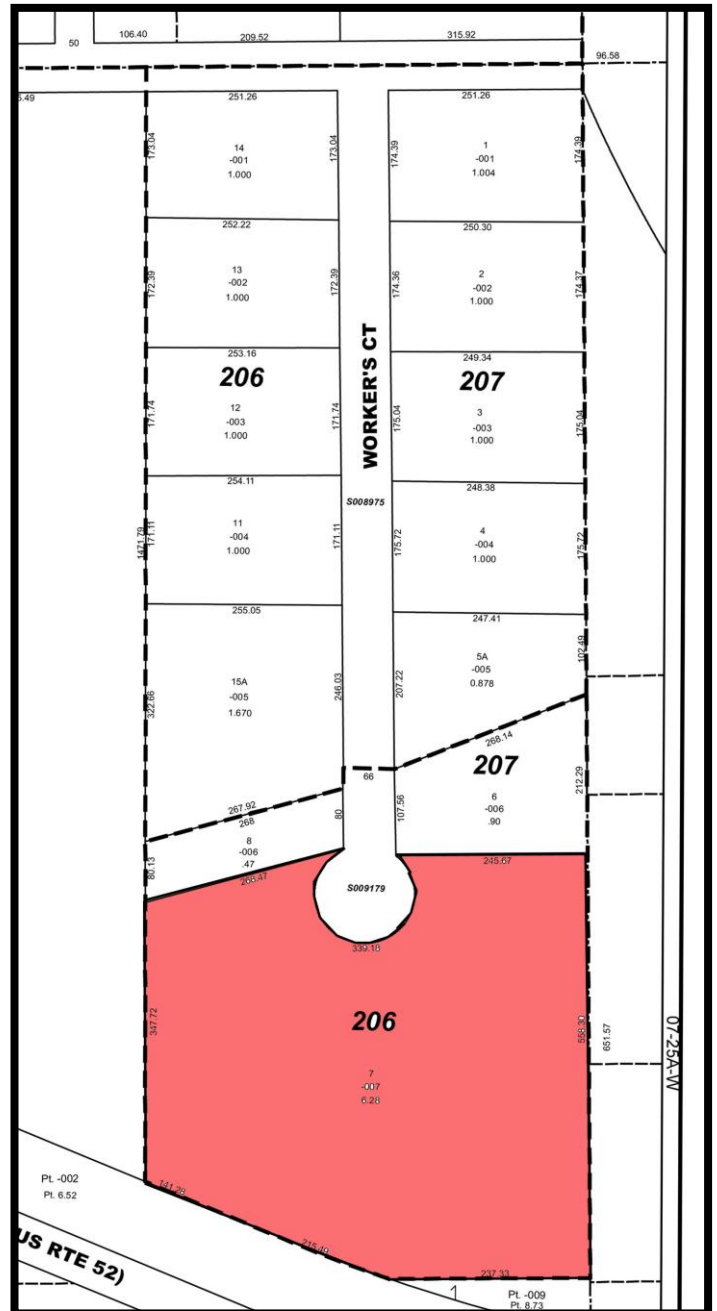
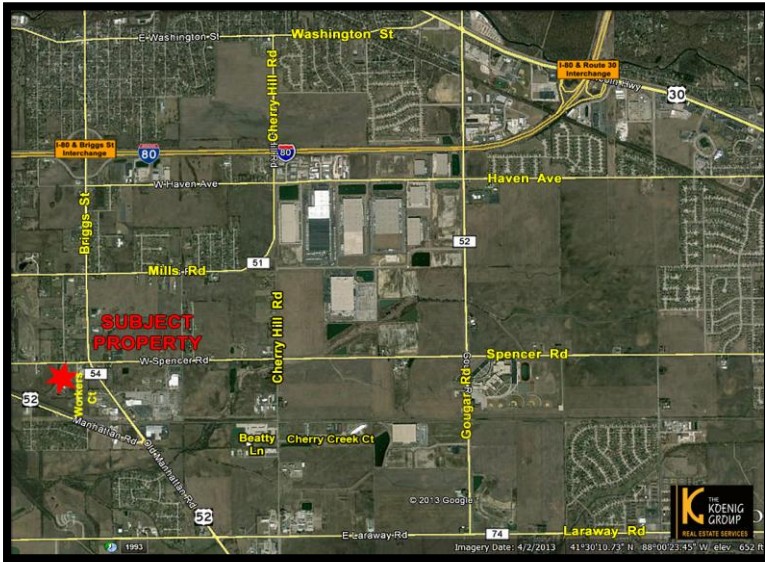
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June 5, 2026



June 5, 2026



May 14, 2026 Construction Progress Picture

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