

CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

# ROCK RUN CROSSING

1701 GATEWAY BOULEVARD, JOLIET, IL



LONG-TERM LEASE WITH INVESTMENT-GRADE TENANT | MISSION-CRITICAL CLASS A+ BULK FACILITY | FRONTAGE ALONG I-55 & I-80



# The Offering

Cushman & Wakefield's National Industrial Advisory Group has been retained as exclusive advisor for the sale of **Rock Run Crossing** (the "Property"), a 677,028 square-foot Class A+ bulk distribution facility located at 1701 Gateway Boulevard in Joliet, IL.

The Property is 100% leased to Ecolab Inc. (S&P: A-; NYSE: ECL), a Fortune 500 company with 9.8 years of lease term remaining and annual rent escalations of 3.50%. Constructed in 2024 as a build-to-suit for Ecolab, the building combines institutional-quality distribution specifications with more than 300,000 square feet of specialized chemical storage space tailored to the Tenant's operations. The resulting facility is both highly functional for a broad range of occupiers and deeply integrated into Ecolab's supply chain.

The site sits in the heart of the I-80 Corridor in Rock Run Business Park, one of the Midwest's premier logistics destinations, benefiting from immediate access to Interstates 55 and 80, exceptional transportation infrastructure, and Will County's favorable real estate tax environment.

**Rock Run Crossing** presents a rare opportunity to acquire a state-of-the-art, mission-critical industrial asset leased to an investment-grade tenant in one of the Chicago region's most sought-after logistics corridors.

## Property Snapshot



**677,028 SF**  
Property Size



**100%**  
% Leased



**Ecolab Inc.**  
Tenant



**A-**  
S&P Credit Rating



**9.8 Years**  
Lease Term  
Remaining



**3.50%**  
Annual  
Escalations



# Property Snapshot

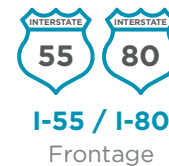


## Property Summary

|                    |                                    |
|--------------------|------------------------------------|
| Address            | 1701 Gateway Boulevard, Joliet, IL |
| Market / Submarket | Chicago / I-80 Corridor            |
| Square Feet        | 677,028 SF                         |
| Year Built         | 2024                               |
| Clear Height       | 36'                                |
| Office             | 0.7%                               |

## Tenancy Summary

|                    |                                  |
|--------------------|----------------------------------|
| % Leased           | 100%                             |
| Tenant             | Ecolab Inc. (S&P: A-; NYSE: ECL) |
| Remaining Term     | 9.8 Years                        |
| Annual Escalations | 3.50%                            |



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