

268 ACRE RE-DEVELOPMENT OPPORTUNITY

777 Hollywood Boulevard | Joliet, IL

Confidential Offering Memorandum



UP GLOBAL IV INTERMODAL

BRIDGE TO CENTERPOINT
INTERMODAL CENTER
(UP & BNSF)

ROUTE 6/CHANNAHON RD

HOUBOLT RD

4-WAY INTERCHANGE

INTERSTATE
80

 CUSHMAN &
WAKEFIELD

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly let us know and return this brochure to the Broker at your earliest possible convenience.

For more information, please contact one of the following individuals:

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01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OFFERING

This is a unique opportunity to acquire a premier development site that is already annexed with the majority of the parcels having I-2 Industrial Zoning in place. The site is perfectly positioned at the doorstep of the BNSF & UP Intermodals with close proximity to both I-80 & I-55. The site boasts scale, location, and top tier demand fundamentals.

The site is owned by Gaming & Leisure Properties, Inc. (NASDAQ: GLPI) who has a strong preference to structure a long term Ground Lease or a Joint Venture rather than a fee simple sale.

Currently occupied by the Hollywood Casino thru the end of August 2025, the casino building will need to be demolished once the casino is relocated. Underwriting and offers should contemplate necessary sitework and demolition.

INVESTMENT HIGHLIGHTS



SCALE

Multiple building industrial park development opportunity



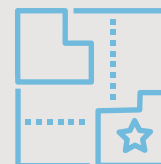
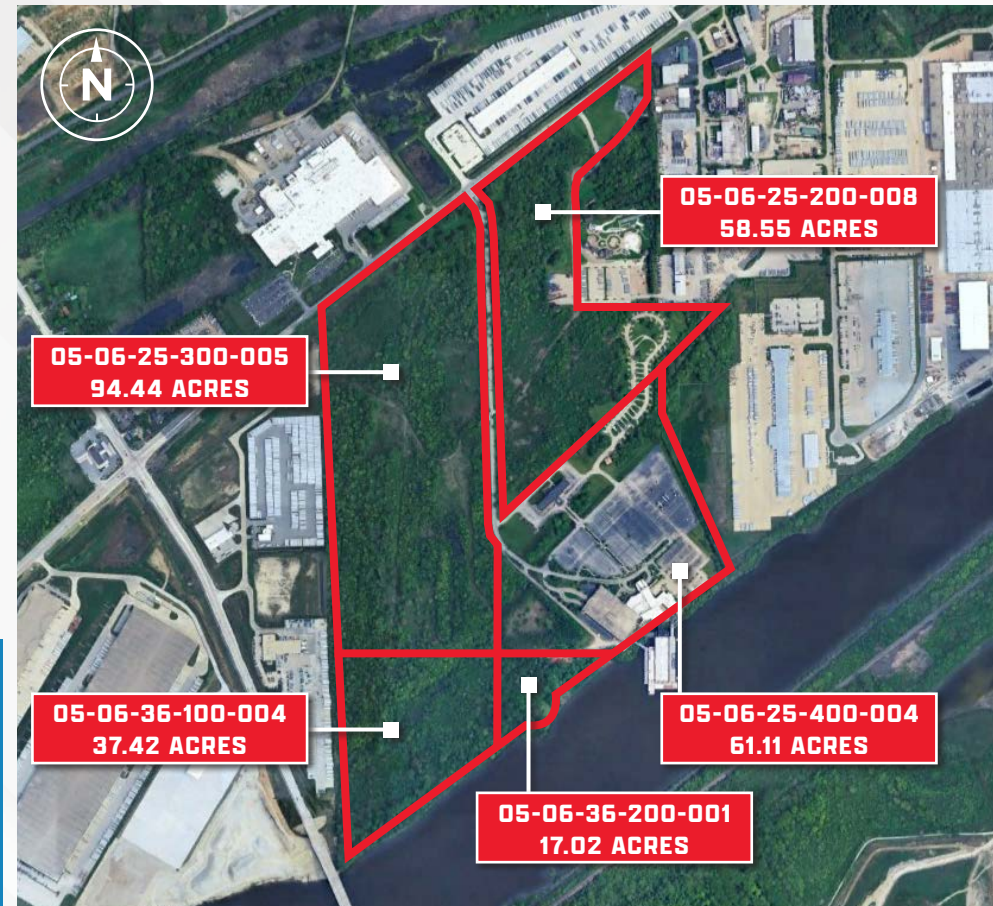
LOCATION

Ideally situated at the doorstep of the Intermodals with excellent access to I-55 & I-80 the key regional Interstates. Direct stoplight access into the property from Route 6.



DEMAND

The opportunity for distribution, manufacturing, and intermodal uses is obvious but the site also has 3,800 feet of river frontage for potential barge or heavy water uses.



268.54
Acres



August 2025
Casino Vacating



Industrial (I-2)
Highest/Best Zoning

RARE DEVELOPMENT OPPORTUNITY WITH

UNMATCHED LOCATION AND SCALE



BID PROCESS & TIMELINE

The Property is being offered on an 'as-is, where-is' basis. The prospective purchaser will be selected by the Owner in consultation with C&W on the basis of (i) proposed ground lease and/or JV structure (ii) track record of successful projects (iii) financial strength and (iv) level of discretion to invest funds.

Written notification will be sent regarding the bid date. Initial bids must be submitted to the attention of Jason West, Sean Henrick & Mike Tenteris. The Owner reserves the right to accept an offer prior to this date or to remove the Property from the market at any time.

INSPECTIONS

Site access and tours provided by appointment only after short list has been selected.

DUE DILIGENCE

Survey and engineering work has been completed to assist with site evaluation, please reference the site information by [CLICKING HERE](#).

DETAILS & ACKNOWLEDGEMENTS

Preliminary concept plans have been prepared by Jacob & Hefner Associates, Inc which are included in this offering. These plans have not been reviewed or approved by the city of Joliet or any other governing jurisdictions.

CONTACT

Please do not contact the property owner, tenant, or property management staff. Questions regarding the offering should be directed to the following:

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Vice Chair
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michael.tenteris@cushwake.com

KEY DUE DILIGENCE CONTACTS

Jacob & Hefner Associates, Inc.

Site Engineering

Gary R. Weber Associates, Inc.

Wetlands Consultants

McDonagh Demolition & Jöhler Demolition

Demolition Contractors



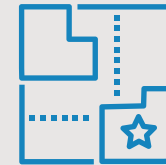
02

PROPERTY OVERVIEW

PROPERTY OVERVIEW



SITE DETAILS



268.54
Acres



August 2025
Casino Vacating



Casino/Hotel parcel zoned B-3
General Business District

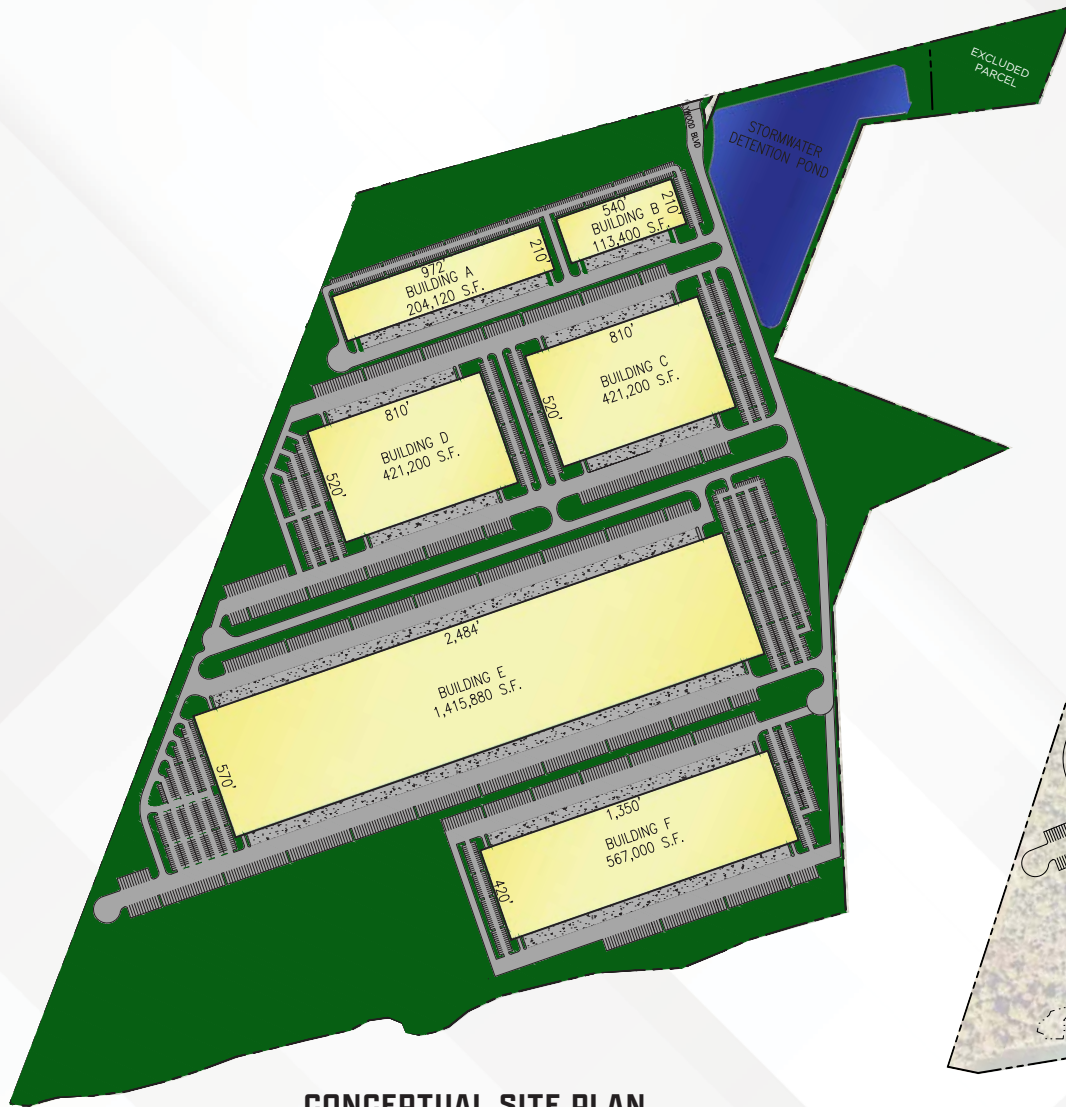
All surrounding parcels zoned
I-2 General Industrial District
Zoning

**WE BELIEVE INDUSTRIAL ZONING
IS THE HIGHEST AND BEST USE FOR
THE ENTIRE PROPERTY.**

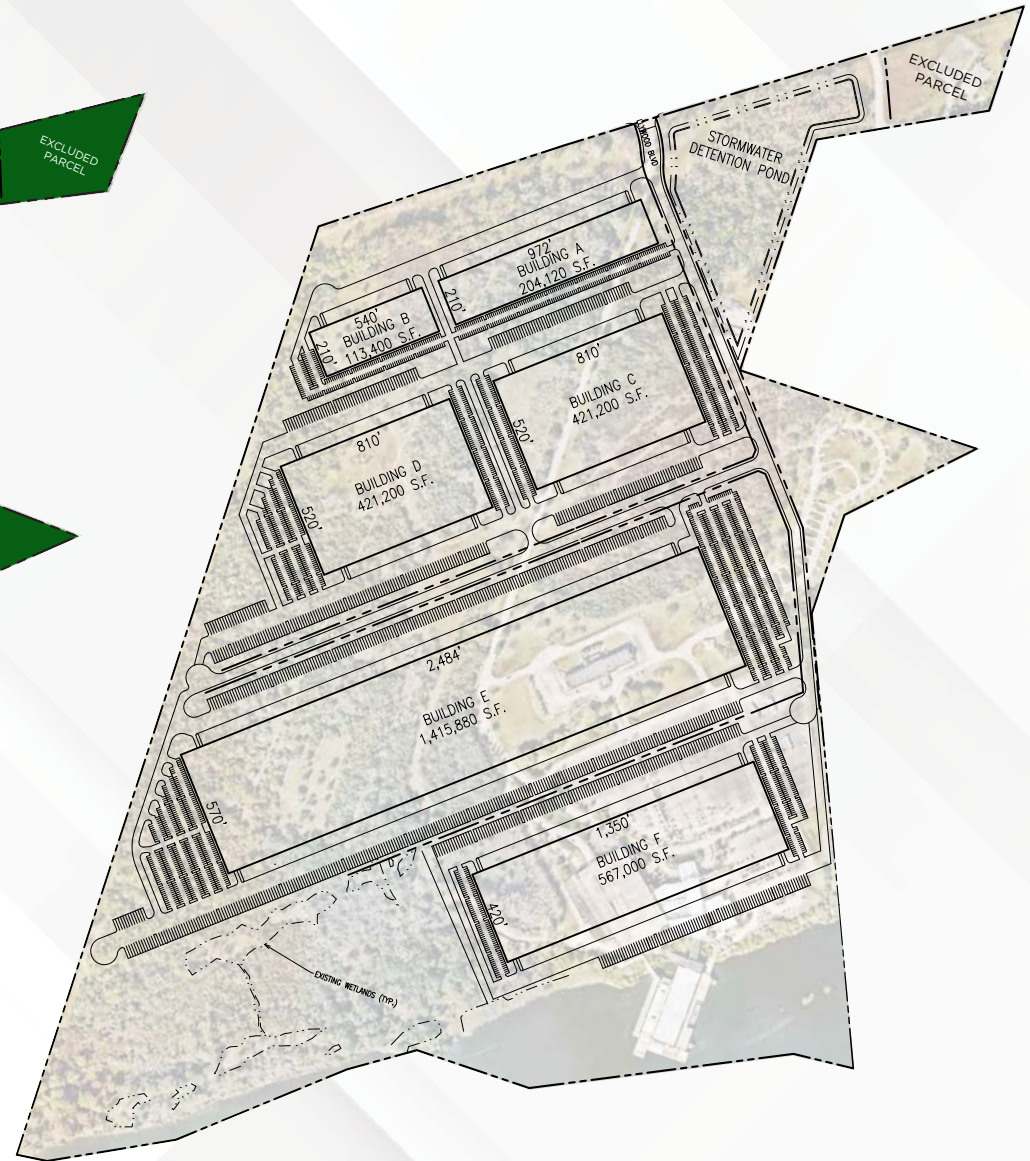
**I-2
ZONING**

I-2 conforms to surrounding zoning and will permit a wide variety of business types and future uses.

CONCEPTUAL PLANS



CONCEPTUAL SITE PLAN

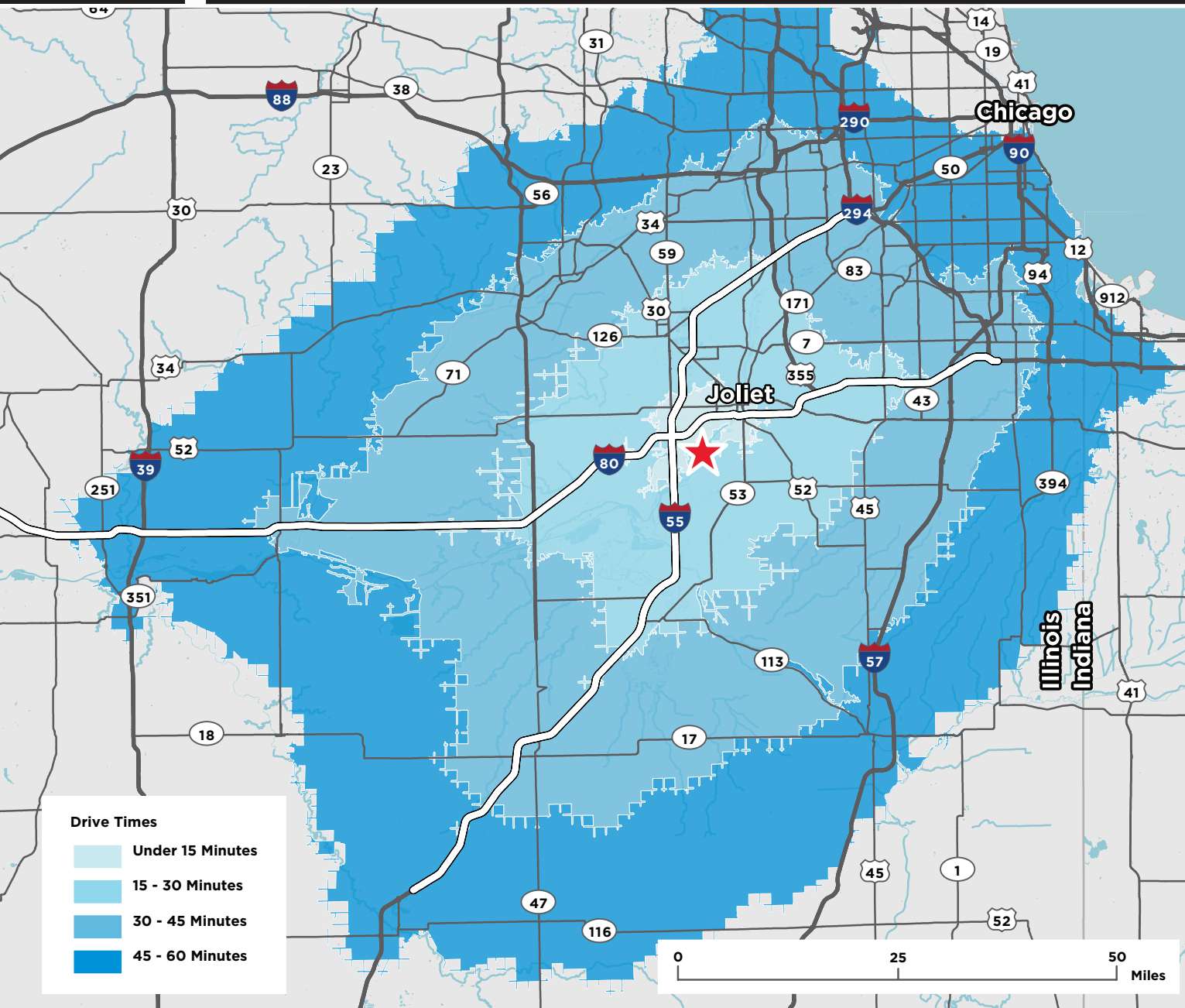


CONCEPTUAL REDEVELOPMENT

03

LOCATION OVERVIEW

PREMIER INDUSTRIAL PARK LOCATION



6,127,144

2024 Total Population



6,423,325

2024 Daytime Population



\$82,859

2024 Median HH Income

04

MARKET OVERVIEW

MARKET OVERVIEW

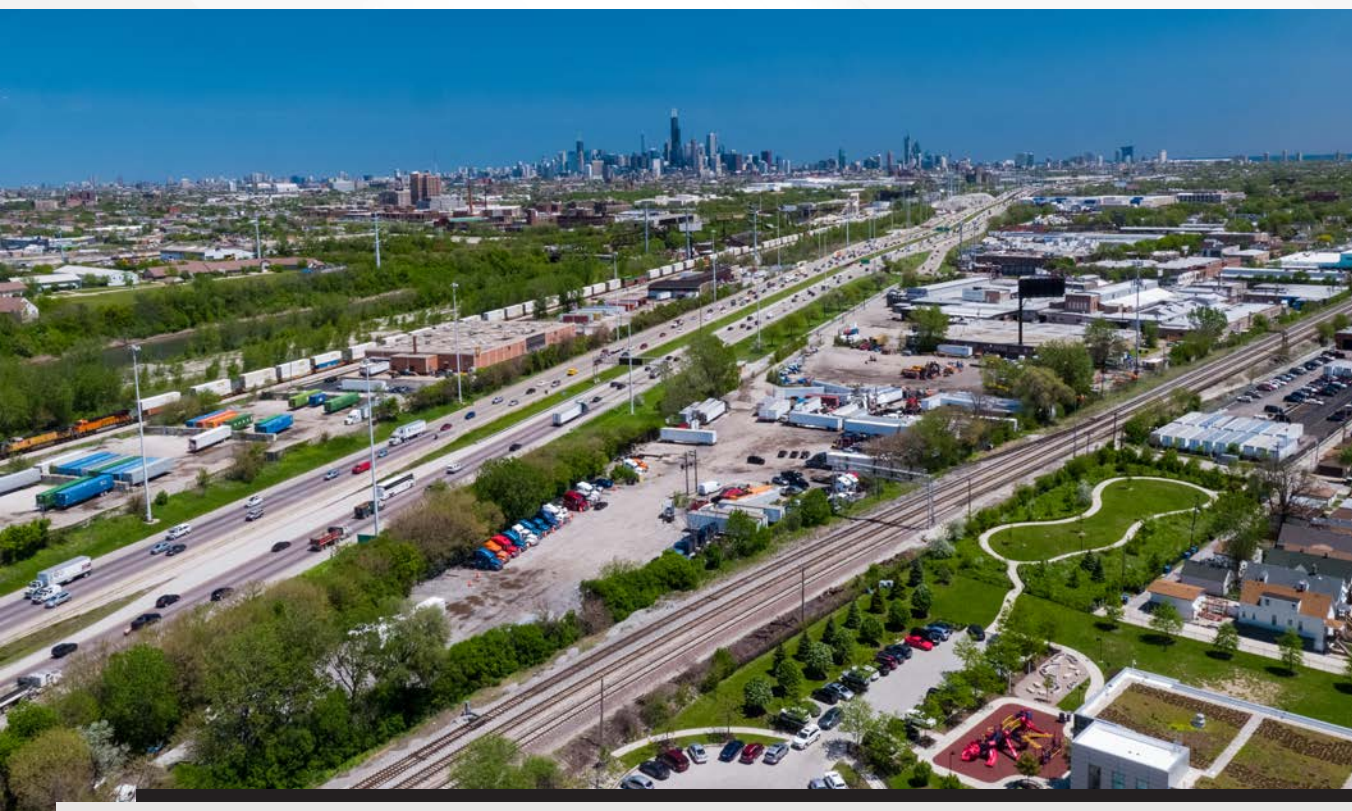
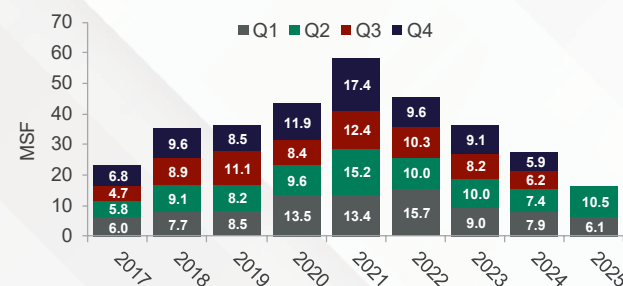
CHICAGO INDUSTRIAL OVERVIEW

The Chicago industrial market is comprised of 1.2 billion square feet (bsf) across 19 submarkets. As the largest industrial market in the U.S., Chicago is often billed as the logistics epicenter of the country due to its central location and vast transportation infrastructure. Chicago has the third largest intermodal system globally with six of the seven Class I railroads operating major terminals. O'Hare is the nation's seventh largest and fourth busiest airport, with 2.1 billion metric tons of cargo shipped during 2024. Chicago's central location offers users access to 30.0% of North American consumers within a one-day truck drive.

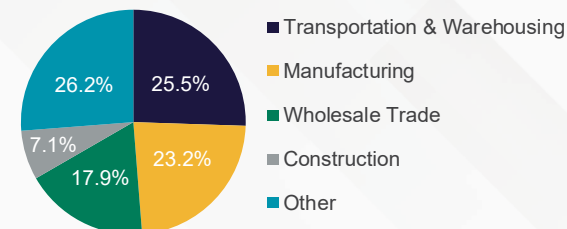
OVERALL VACANCY & ASKING RENT



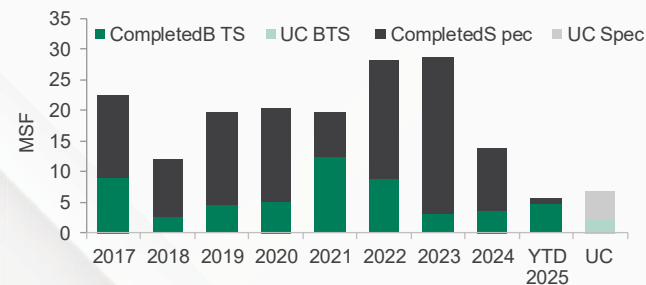
OVERALL NEW LEASING ACTIVITY



NEW LEASING BY INDUSTRY (YTD 2025)



NEW SUPPLY (COMPLETIONS & UC)

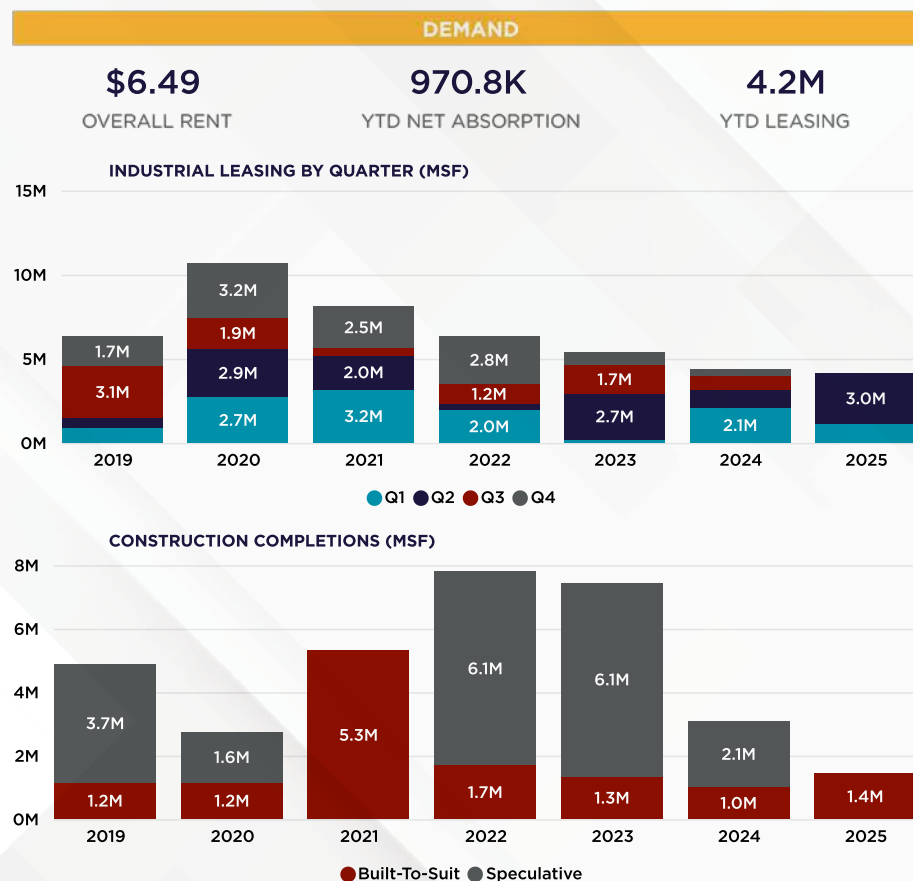
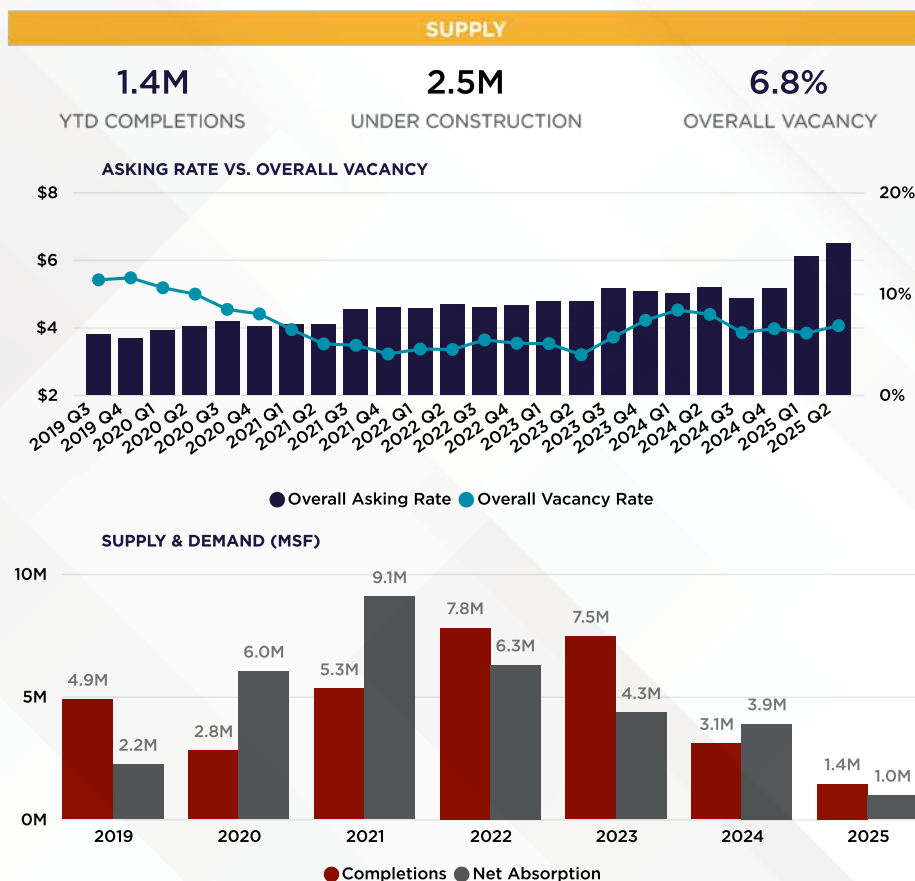


MARKET OVERVIEW

I-80 INDUSTRIAL SUBMARKET

The I-80 submarket comprises 125 msf of industrial product. Major areas within the submarket include Joliet, Elwood and University Park. The submarket greatly benefits from being situated along I-80, a major east/west highway system. As of mid-2025, new leasing transactions totaled 4.2 msf, an increase of 32.6% YOY. The average deal size was 296,449 sf, which was 499% above the overall market average deal size. This is largely due to the outsized share of big-box leasing. Overall net absorption reported a moderate lag when compared to this time last year, totaling 970,769 sf at mid-2025.

As previously leased space is occupied throughout the remainder of the year, absorption will trend upwards. The overall vacancy rate dropped 110 bps YOY to 6.8% as of Q2 2024. The overall net weighted asking rental rate recorded a 24.8% increase YOY, to \$6.49 psf. There was 1.4 msf industrial product delivered through Q2, all of which was BTS. There is an additional 2.5 msf in development across the submarket. BTS accounts for 60.4% (1.5 msf) of the pipeline with the remaining 39.6% (985,740 sf) being SPEC.



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