

AVAILABLE FOR SALE
8110-8118 LEMONT ROAD
WOODRIDGE, ILLINOIS



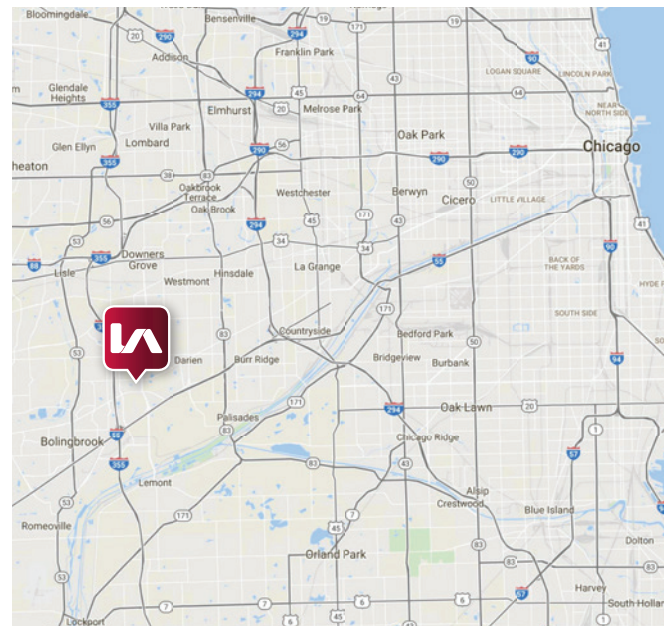
PROPERTY SPECIFICATIONS:

SITE SIZE: ±17.282 acres

ZONING: ORI

SALE PRICE: Subject to Offer

- COMMENTS:**
- › Rare infill opportunity
 - › Immediate access to both I-55 & I-355
 - › Closest development to Chicago outside of Cook County
 - › Adjacent to Four Corners Shopping Center and Bolingbrook Promenade
 - › Low DuPage County Taxes
 - › Lake Michigan Water



Tim McCahill
Principal
tmccahill@lee-associates.com
D 773.355.3044

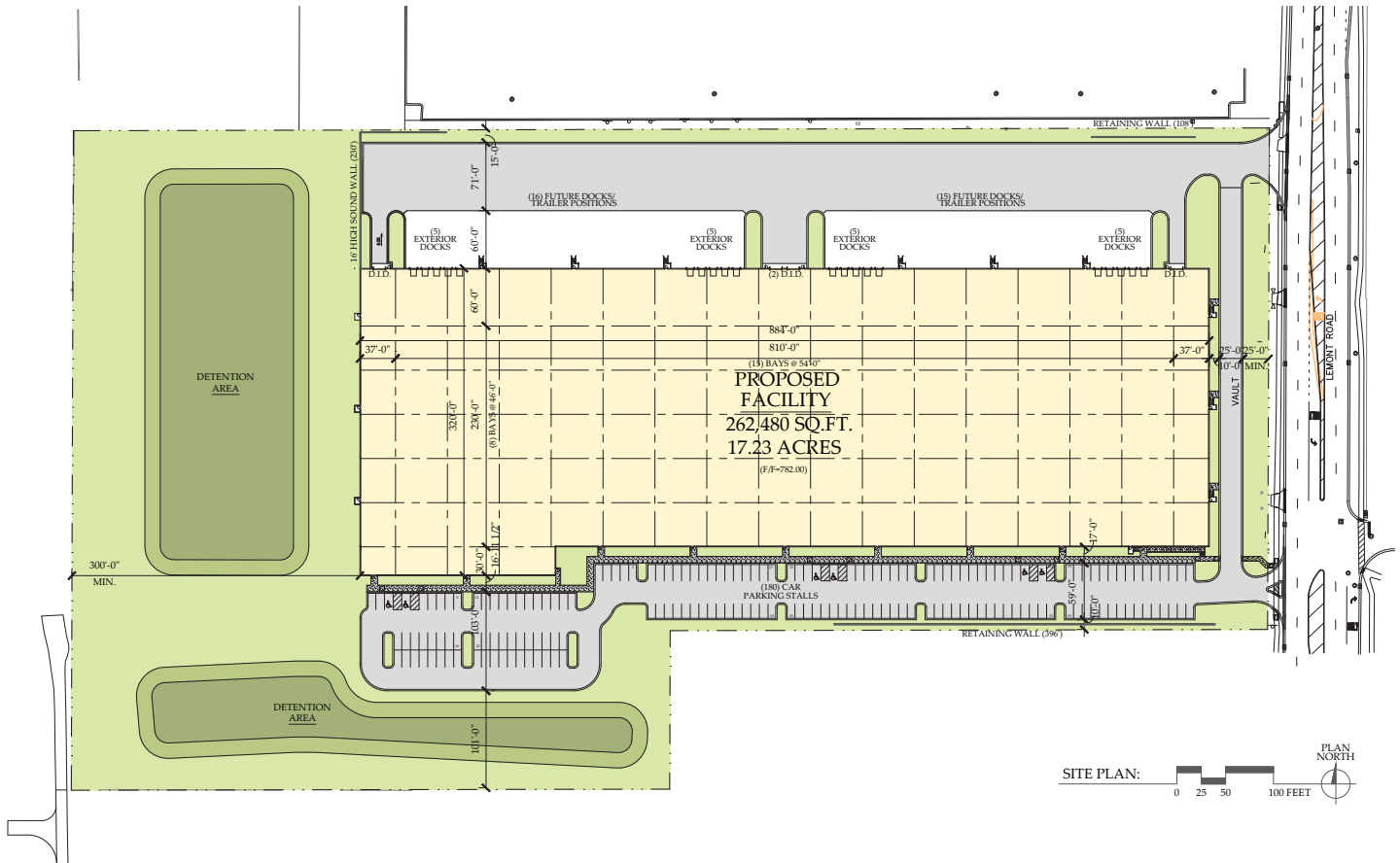
Brian Vanosky
Principal
bvanosky@lee-associates.com
D 773.355.3023

Jeff Janda, SIOR
Principal
jjanda@lee-associates.com
D 773.355.3015

Terry Grapenthin
Principal
tgrape@lee-associates.com
D 773.355.3042

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPOSED BUILDING SPECIFICATIONS:

BUILDING SIZE:	262,480 SF
LOADING:	» 20 Exterior Docks (Expandable to 51) » 4 Drive-in Doors
PARKING:	» 31 Trailers (Future Dock Positions) » 180 Cars
CLEAR HEIGHT:	32'

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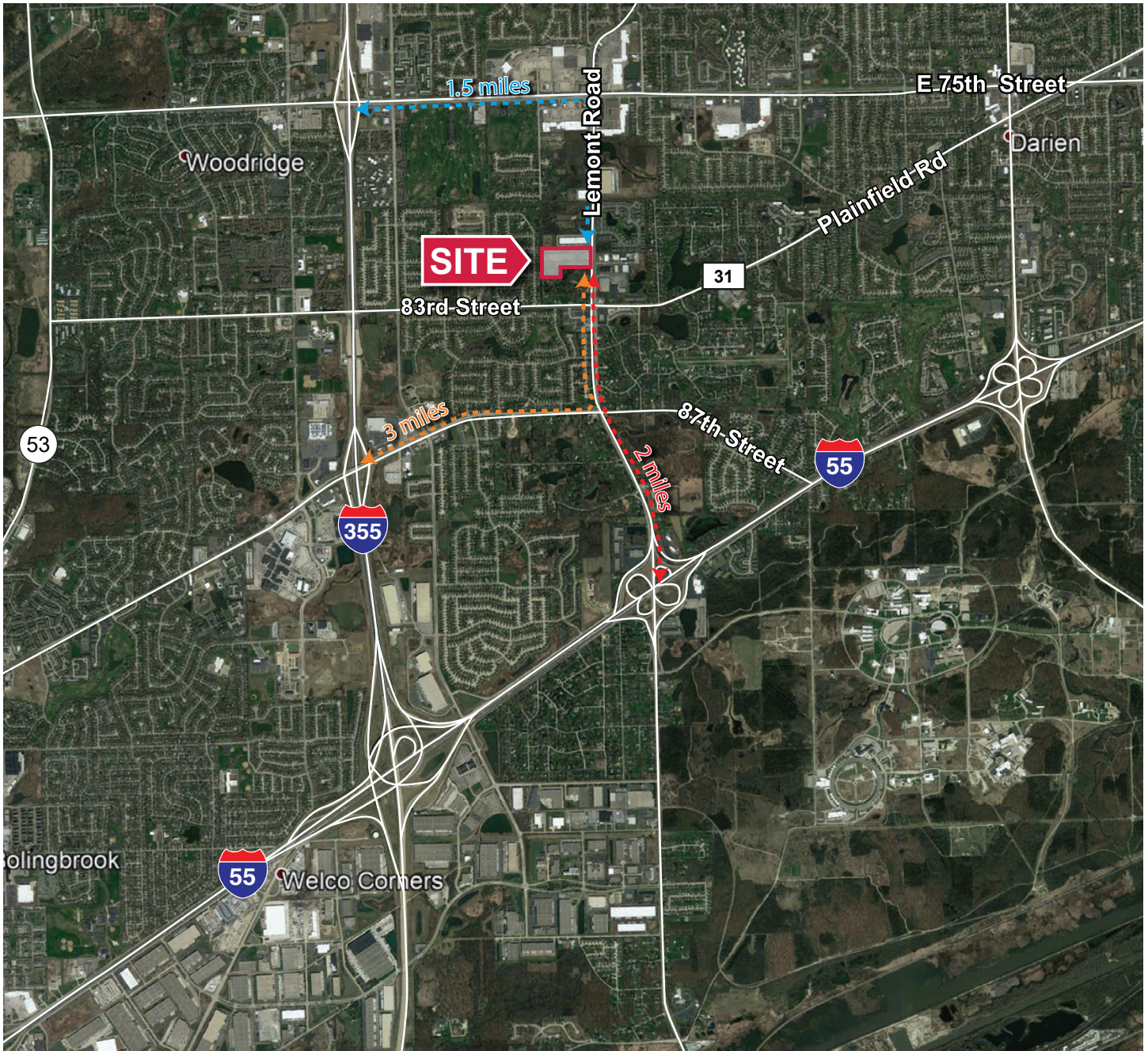
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