

# 265 MARQUETTE DRIVE

Bolingbrook, Illinois

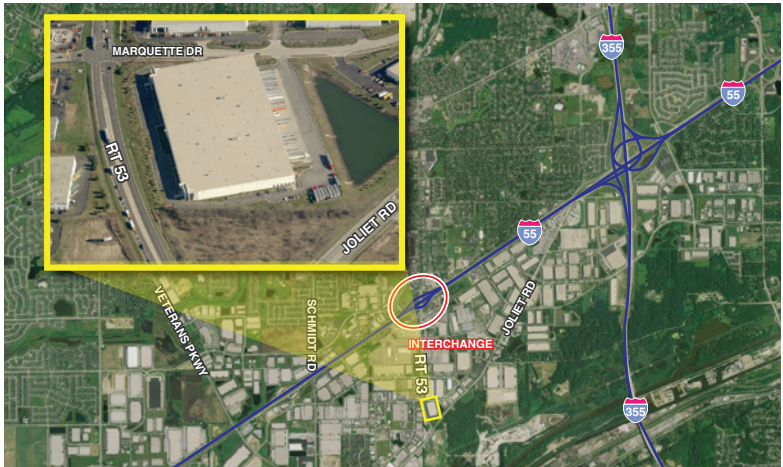
# 228,480 SF

Available for Lease



## BUILDING SPECIFICATIONS:

Available Space:	228,480 SF (divisible)
Office:	± 3,952 SF
Site Size:	11.2 acres
Clear Height:	30'
Loading:	<ul style="list-style-type: none"><li>› 28 exterior docks with dock locks (expandable)</li><li>› 2 drive-in doors</li></ul>
Bay Size:	40' x 54'
Lighting:	T-5 lights with motion sensors
Parking:	± 136 cars
Sprinkler:	ESFR
Trailer Parking:	7 stalls
Lease Rate:	Subject to Offer



Owned by



9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

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Bolingbrook, Illinois

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DOOR PLAN

(29) EXTERIOR DOCKS

D.L.D.

60'-0"

60'-0"

(7) BAYS @ 40'-0"

66'-0"

672'-0"

(10) BAYS @ 54'-0"

66'-0"

EXISTING FACILITY  
228,480 SQ. FT.  
11.17 ACRES

OFFICE  
3,952 SQ. FT.

D.L.D.

EXISTING SKYLIGHT

ELECTRIC/PUMP ROOM  
387 SQ. FT.

(50) CAR PARKING STALLS

(42) CAR PARKING STALLS

(7) TRAILER POSITIONS

LAN

Floor plan of the second floor showing various rooms and their dimensions:

- STORAGE: 9' x 9'
- OFFICE: 7'-3" x 7'
- OFFICE: 7'-3" x 7'
- OPEN OFFICE: 42'-0" x 22'-0"
- COPYERS: 9' x 9'
- OFFICE: 14' x 12'
- RECEPTION: 14' x 14'
- CONFERENCE ROOM: 18' x 27'-0"
- BREAK ROOM: 15'-0" x 10'-0"
- LOBBY
- LOBBY

- + Existing battery charging station
- + High image facility built in 2005 with Route 53 exposure
- + Potential for secured truck court
- + Immediate expressway access via 4-way interchange at I-55 and Route 53 and immediate access to I-355 via Joliet Road
- + Low Will County property taxes

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GLP 

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