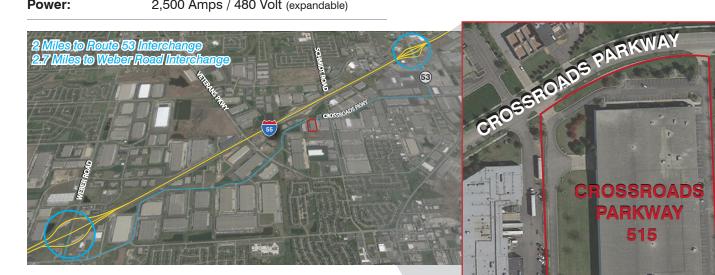
CROSSROADS PARKWAY 515 515 W CROSSROADS PKWY, BOLINGBROOK, ILLINOIS



BUILDING SPECIFICATIONS:

Sprinklered:	ESFR	CAM:	\$0.75 PSF (2017 estimate, includes insurance)
Loading:	Seven (7) exterior docks (expandable) One (1) drive-in door	R.E. Taxes:	\$1.37 (2017 estimate)
Ceiling Height:	24' clear	Lease Rate:	\$4.25 PSF Net
Office:	11,475 SF	Trailer Parking:	Ability to add 22 trailer stalls
Total Building:	145,000 SF	Parking:	96 Cars (expandable to 226)

Power: 2,500 Amps / 480 Volt (expandable)



HIGHLIGHTS

- Prime location with access to I-55/I-355 via Route 53 and Weber Road +
- White warehouse walls and deck +
- Partial air conditioning +
- Floor drains throughout +
- +Transformer in place to pull an additional 3,000 Amps



FOR MORE INFORMATION:

COMMERCIAL REAL ESTATE SERVICES
 9450 W. BRYN MAWR AVENUE, SUITE 550
 Principal

 ROSEMONT, ILLINOIS 60018
 (773) 355

 MAIN | (773) 355-3000
 tgrape@i

 WWW.LEE-ASSOCIATES.COM
 Year

TERRY M. GRAPENTHIN (773) 355-3042 direct tgrape@lee-associates.com

JEFFREY A. GALANTE Principal (773) 355-3007 direct jgalante@lee-associates.com

RYAN J. EARLEY Senior Associate (773) 355-3020 direct rearley@lee-associates.com

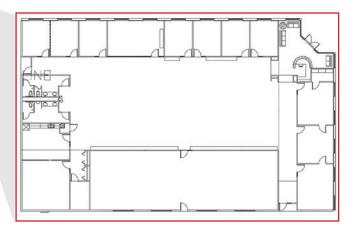


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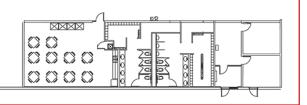






AVAILABLE

FOR LEASE





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TERRY M. GRAPENTHIN COMMERCIAL REAL ESTATE SERVICES
 OWNMENDIAL REAL ESTATE SERVICES
 Principal

 9450 W. BRYN MAWR AVENUE, SUITE 550
 Principal

 ROSEMONT, ILLINOIS 60018
 (773) 355

 MAIN | (773) 355-3000
 tgrape@iv

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