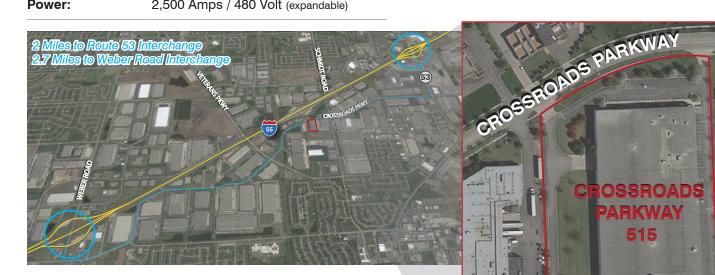
CROSSROADS PARKWAY 515 515 W CROSSROADS PKWY, BOLINGBROOK, ILLINOIS



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

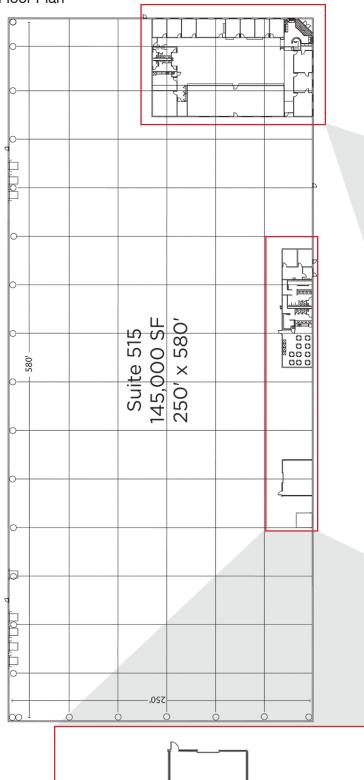
RYAN J. EARLEY Senior Associate (773) 355-3020 direct rearley@lee-associates.com

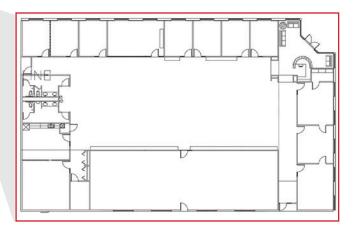


No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

CROSSROADS PARKWAY 515 515 W CROSSROADS PKWY, BOLINGBROOK, ILLINOIS

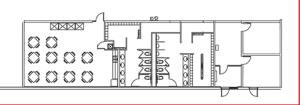






AVAILABLE

FOR LEASE





FOR MORE INFORMATION:

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

 WWW.LEE-ASSOCIATES.COM
 tgrape@iv

(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



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.