

**PROPOSED BUILDING AVAILABLE FOR SALE OR LEASE**

**1725 S. WILL ROAD, BRAIDWOOD, ILLINOIS**



**PROPOSED BUILDING SPECIFICATIONS**

<b>LAND:</b>	40 Acres
<b>SQUARE FEET:</b>	Up to 550,000 SF (divisible to 300,000 SF)
<b>OFFICE:</b>	To Suit
<b>CEILING HEIGHT:</b>	Up to 40' clear
<b>LOADING:</b>	To suit
<b>COLUMN SPACING:</b>	50' x 50'
<b>POWER:</b>	To Suit
<b>LIGHTING:</b>	T-5 florescent fixtures with motion sensors
<b>HVAC:</b>	Positive pressure air rotation roof units
<b>OPERATING EXPENSES:</b>	\$0.07 psf: Insurance (estimated) \$0.04 psf: CAM (estimated) 2%: Management (estimated)
<b>REAL ESTATE TAXES:</b>	\$0.65 psf (estimated)
<b>LEASE RATE:</b>	Subject to Offer
<b>SALE PRICE:</b>	Build to Suit – Subject to Offer



**FEATURES**

- **\$2,613,600.00 (outright sale price on land)**
- All utilities located on S. Will Road.
- Outstanding location just 0.5 miles from I-55 at the four-way interchange at Reed Road.
- TIF district eligible.
- Superior interstate access across the United States.
- Zoned and annexed into Braidwood, IL with fuel stations and truck terminals pre-approved.

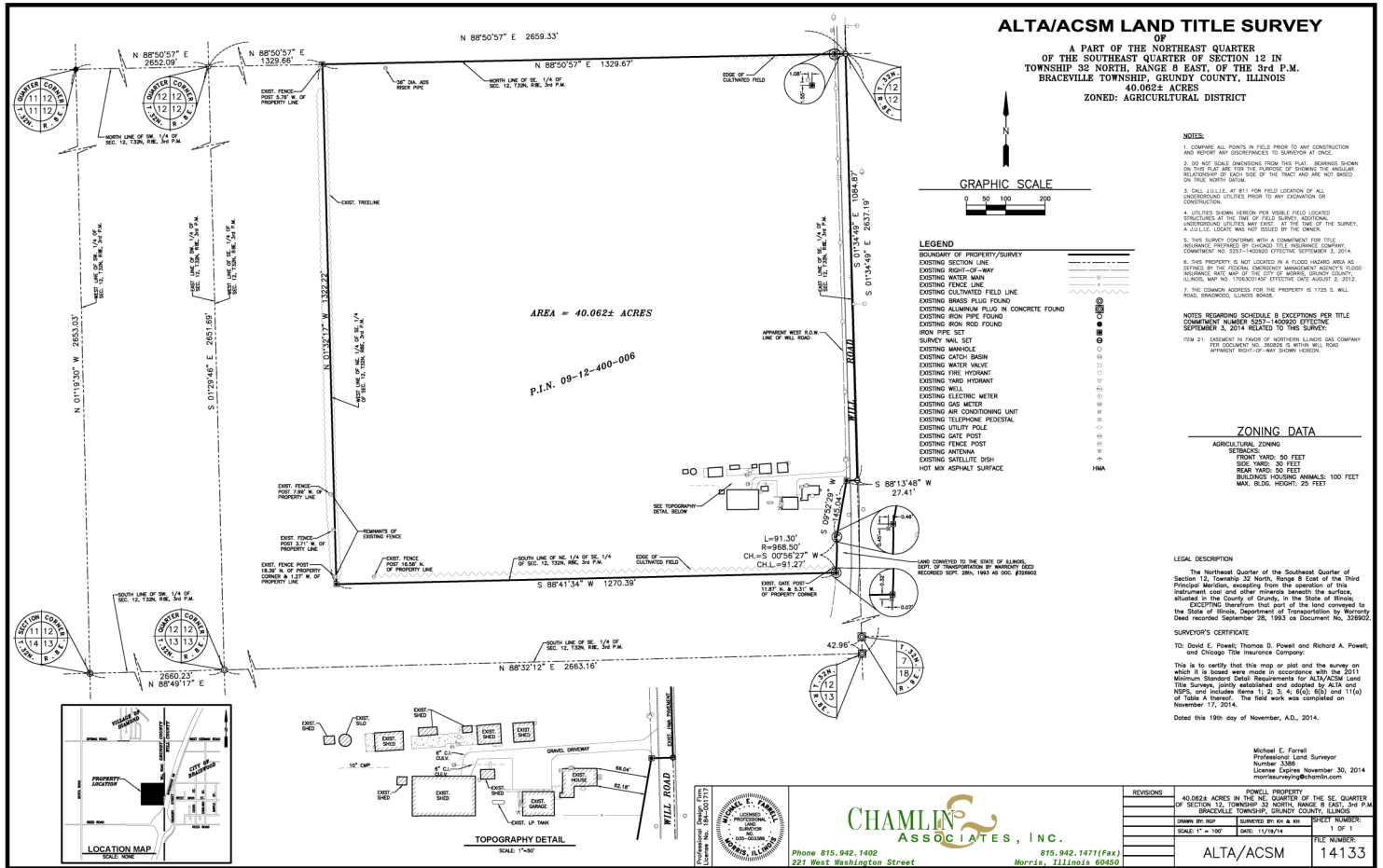
**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

**ADAM HAEFNER**  
Dir. Of Brokerage Services  
ahaefner@darwinrealty.com

**ZEKE ROWAN**  
Associate  
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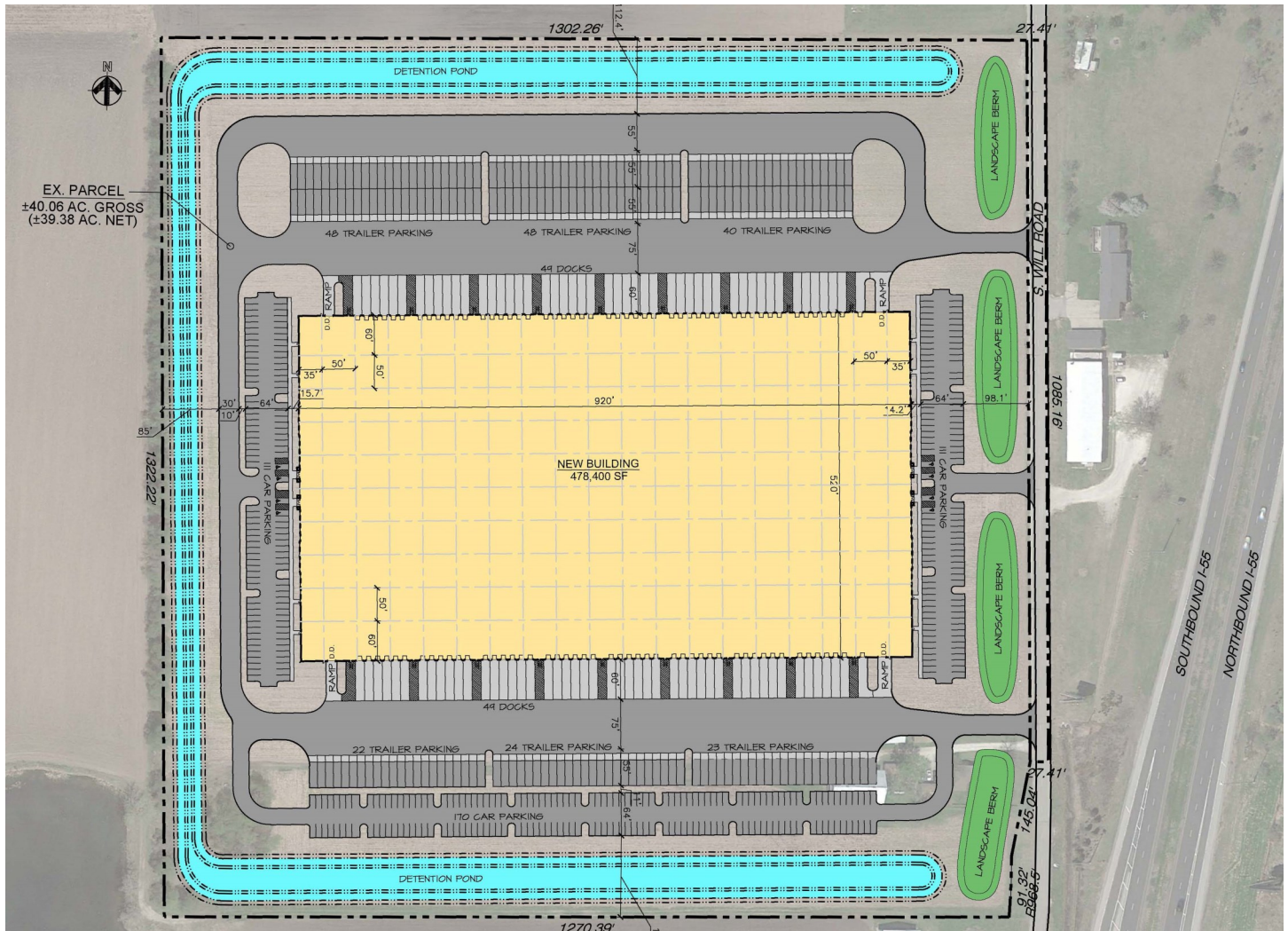
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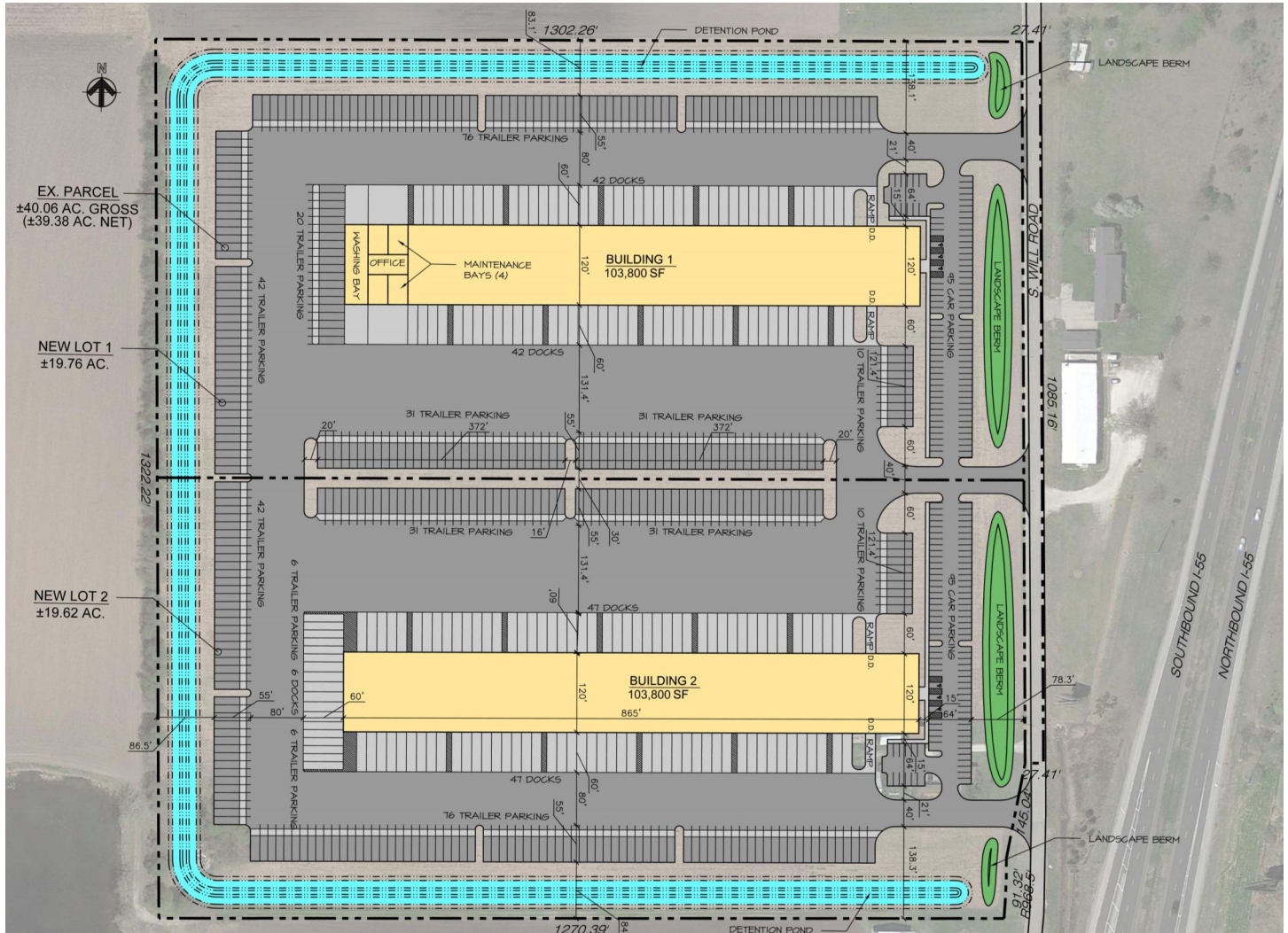
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