

**AVAILABLE**

101 Paragon Drive  
Romeoville, IL

**UNDER NEW OWNERSHIP**

***DIVISIBLE***



**HIGHLIGHTS**

- 111,353 square foot building  
(divisible to  $\pm 20,250$  square feet)
- High image new construction multi-tenant building in premier I-55 corridor.
- 30 foot clear height
- 12 loading docks, expandable to 28
- 2 grade level drive-in doors
- 16 trailer stalls
- ESFR sprinkler system
- 7" floors (unreinforced)
- Construction: single story, multi-tenant building. Insulated concrete panel and curtain wall construction.
- Low Will County Taxes
- Abundant Labor Pool
- Proximity to Employee Amenities
- Ability to expand loading
- Ability to Fence / Secure Entire Site



For more information contact:

**Terry M. Grapenthin**  
tgrape@lee-associates.com  
(773) 355.3042

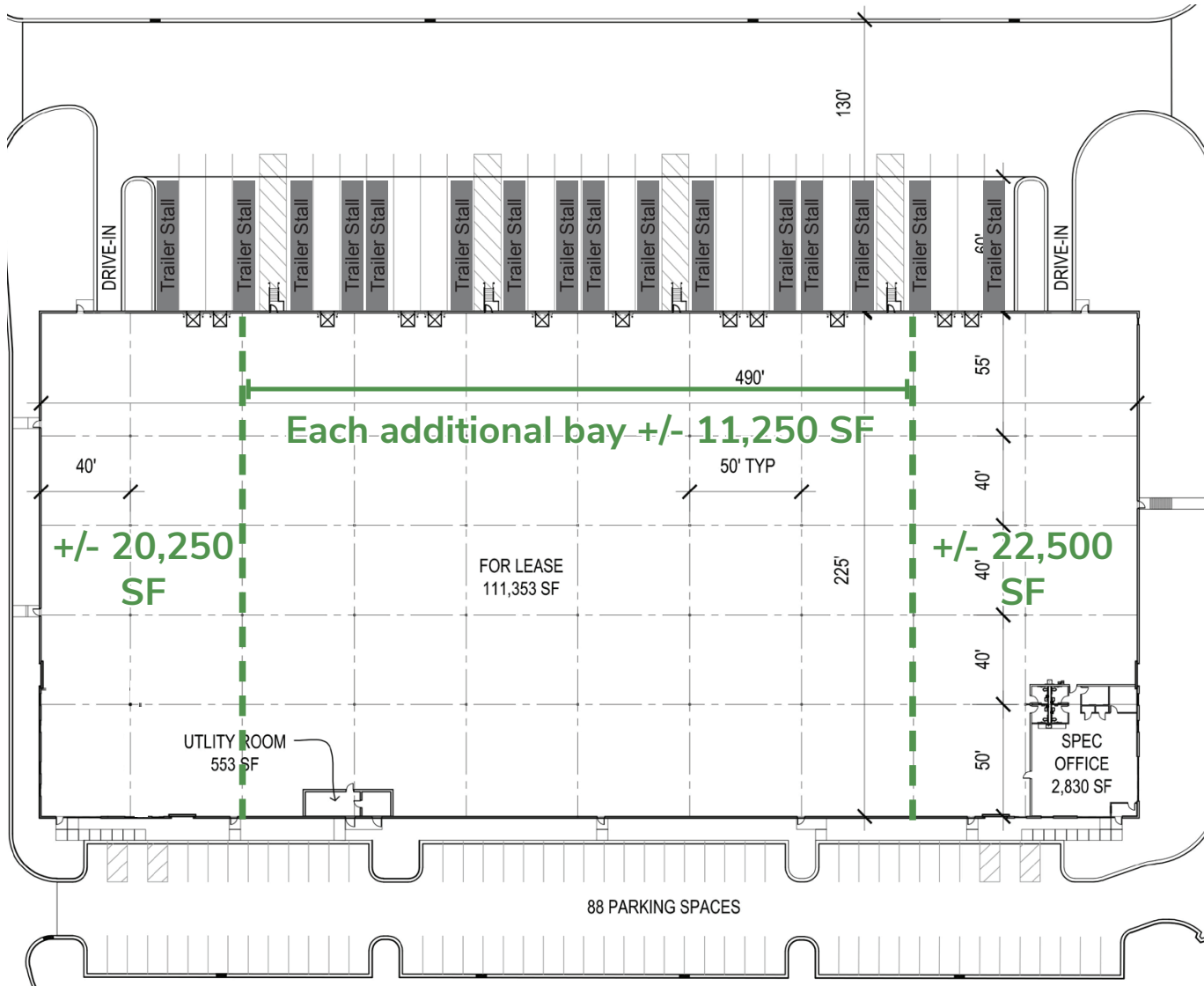
**Jeffrey A. Galante**  
jgalante@lee-associates.com  
(773) 355.3007

**Ryan J. Earley**  
rearley@lee-associates.com  
(773) 355.3020



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**AVAILABLE SPECIFICATIONS**

**Available:** 111,353 square feet  
(divisible to  $\pm 20,250$  SF)

**Office Size:** 2,830 square feet  
(speculative)

**Clear Height:** 30 feet

**Bay Size:** 50' x 40' (225' depth)

**Speed Bay:** 50' x 55'

**Year Built:** 2017

**Lighting:** LED @ 30 foot candles

**Parking:** 88 stalls

**Loading:** Twelve (12) exterior docks  
(expandable to 28)  
Two (2) drive-in doors

**Trailer Stalls:** Sixteen (16)

**Floors:** 7" unreinforced

**Electrical:** 1200 amp 480 volt

**Fire Protection:** ESFR

**Base Rent:** subject to offer

**Taxes:** (2018 estimate): \$1.23 PSF

**C.A.M.:** (2018 estimate.) \$0.75 PSF  
(includes building insurance and mgmt)



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CORPORATE NEIGHBORS



LAKEVIEW  
REALTY INVESTORS

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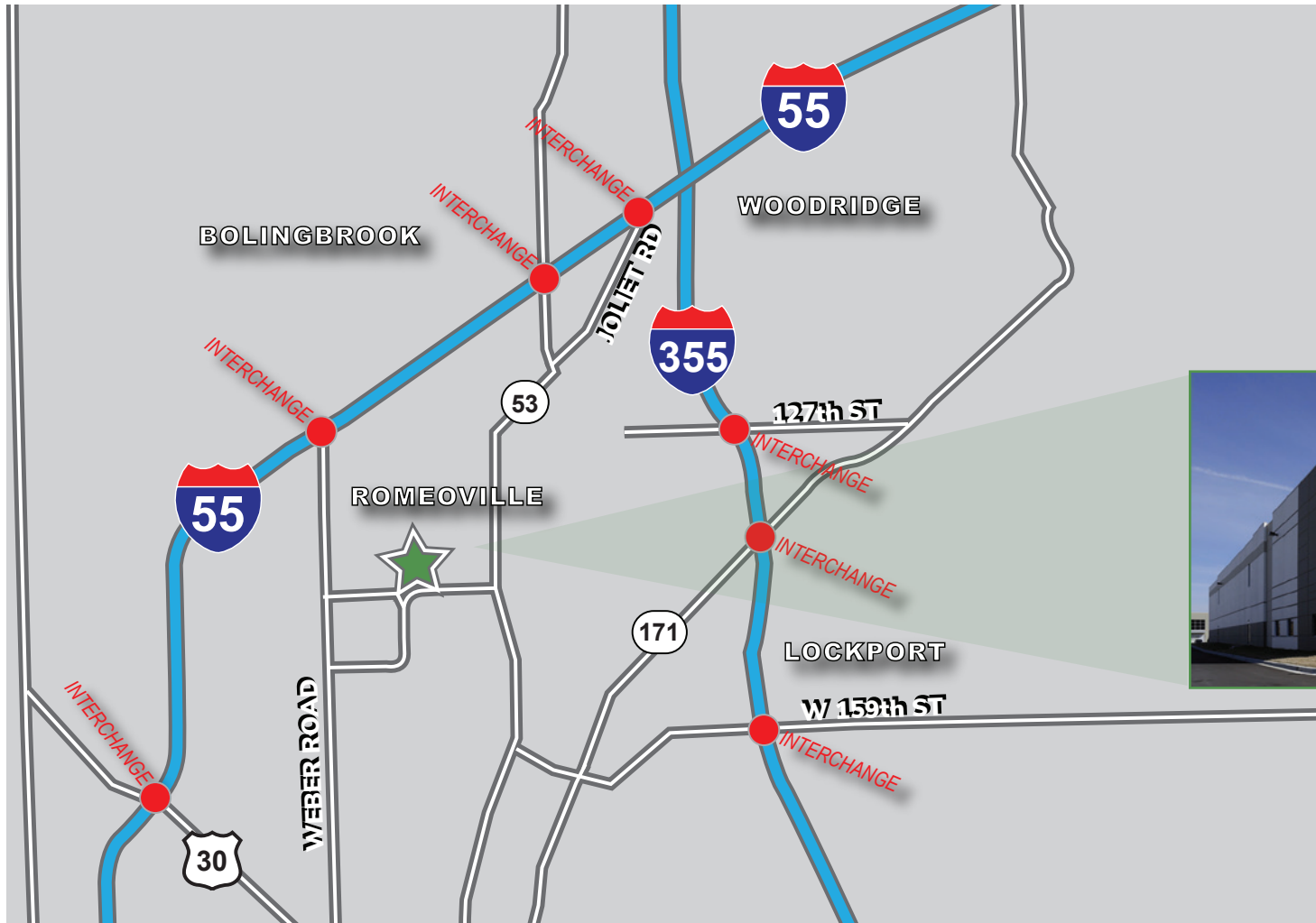
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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Premier industrial location in the Paragon Business Park. Property has great access to I-55 and I-355 via multiple interchanges.



**LAKEVIEW**  
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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.

# LAKEVIEW REALTY INVESTORS

Lakeview Realty Investors (LRI) is a privately owned and managed real estate company that has been acquiring, owning and managing industrial real estate for over 40 years. We have a unique set of characteristics that make us distinctive in the real estate world:

**Focus.** We are focused exclusively on the Chicago metropolitan area and on properties of less than 100,000 square feet. We do not compete in other geographic markets or in the commoditized “big box” world of industrial space.

**Product Breadth.** Within our area of specialization, we offer a wide array of product types. We acquire existing properties, as well as develop properties on both a speculative and build-to-suit basis. Our portfolio includes both single and multi-tenant properties.

**Long-Term Perspective.** Our strategy is to hold properties for the long-term. Unlike merchant builders or transaction-oriented investors, we view our properties as long term investments. We take pride in the fact that we have rarely sold a building and still own the first industrial property we ever acquired over 40 years ago. We are truly “in for the long haul.”

**Quality.** Due to our long-term commitment, we believe that each of our properties must meet the highest standards for functionality, flexibility, quality of design, construction, and maintenance.

**Financial Strength.** All of our acquisitions, construction, tenant improvement and renovation projects are internally financed. We do not rely on outside funding sources such as equity partners, banks or institutions. We can therefore make decisions based on a long time horizon and without worrying about what a near-term exit strategy might be.

**Speed.** We operate with a very lean management structure. Combined with our independence from outside funders, we have the ability to react fast and move quickly.

**Dedicated Partners.** We have partnered with a group of contractors and service providers, most of whom we have worked with for many years. We are confident in our ability to meet our tenant’s needs quickly and responsively.

**Sustainability.** We are committed to principles of sustainability and responsible stewardship of the environment. We currently own several LEED-certified buildings. As we redevelop properties, we are committed to either obtaining LEED certification or designing and constructing in the “spirit” of LEED.

Lakeview Realty Investors currently owns over 1,000,000 square feet of industrial property. In addition, we own the following land sites for development on a build to suit or speculative basis:

Bolingbrook	30 acres
DeKalb	300 acres
Elgin	10 acres
Romeoville	12 acres
Woodridge	14 acres



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