

RELIABLE RUBBER INC.

805

**3,500-7,000 SF
FOR LEASE**

805 Forestwood Drive
Romeoville, Illinois 60446

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234



hiffman.com

PROPERTY HIGHLIGHTS

On behalf of Ownership, NAI Hiffman is pleased to offer this rare opportunity to lease a 3,500 SF shallow-bay industrial unit that is expandable to up to 7,000 SF when combined with the neighboring 3,500 SF unit. Units may be leased separately or combined. Units come equipped with an office area and a grade level drive-in-door.



UNIT B - 3,500 SF
UNIT C - 3,500 SF
COMBINED 7,000 SF



2 DRIVE-IN
DOORS



18'6"
CEILING HEIGHT

Contact

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25 CAR PARKING
SPACES



FULL WET
SPRINKERS



100-200 AMPS/
208 VOLT/3-PHASE

- Significantly below replacement cost
- Favorable demographics: population base with great labor
- Close proximity to I-55 and I-355
- Fully sprinklered
- Heavy industrial zoning



Property Specifications

Available Size	3,500 - 7,000 SF
Building Size	+/- 16,500 SF
Clear	18'6"
Year Built	1998
Drive-in Doors	2 (12' x 14')
Column Spacing	40' x 40'
Floor Thickness	6" reinforced concrete
Sprinklers	Fully wet
Construction	Masonry
Lighting	LED fixtures
Heat	GFA
Zoning	M-2
Power	100-200 Amps 208 Volt 3-Phase 3-wire
Sewer/Water	City
Real Estate Taxes	\$2.15/SF (Pay 2025)
Lease Rate	Subject to Offer



