

FOR SALE OR FOR LEASE
997,802 SF



901 CARLOW DRIVE
BOLINGBROOK, ILLINOIS

CARLOW CORPORATE CENTER



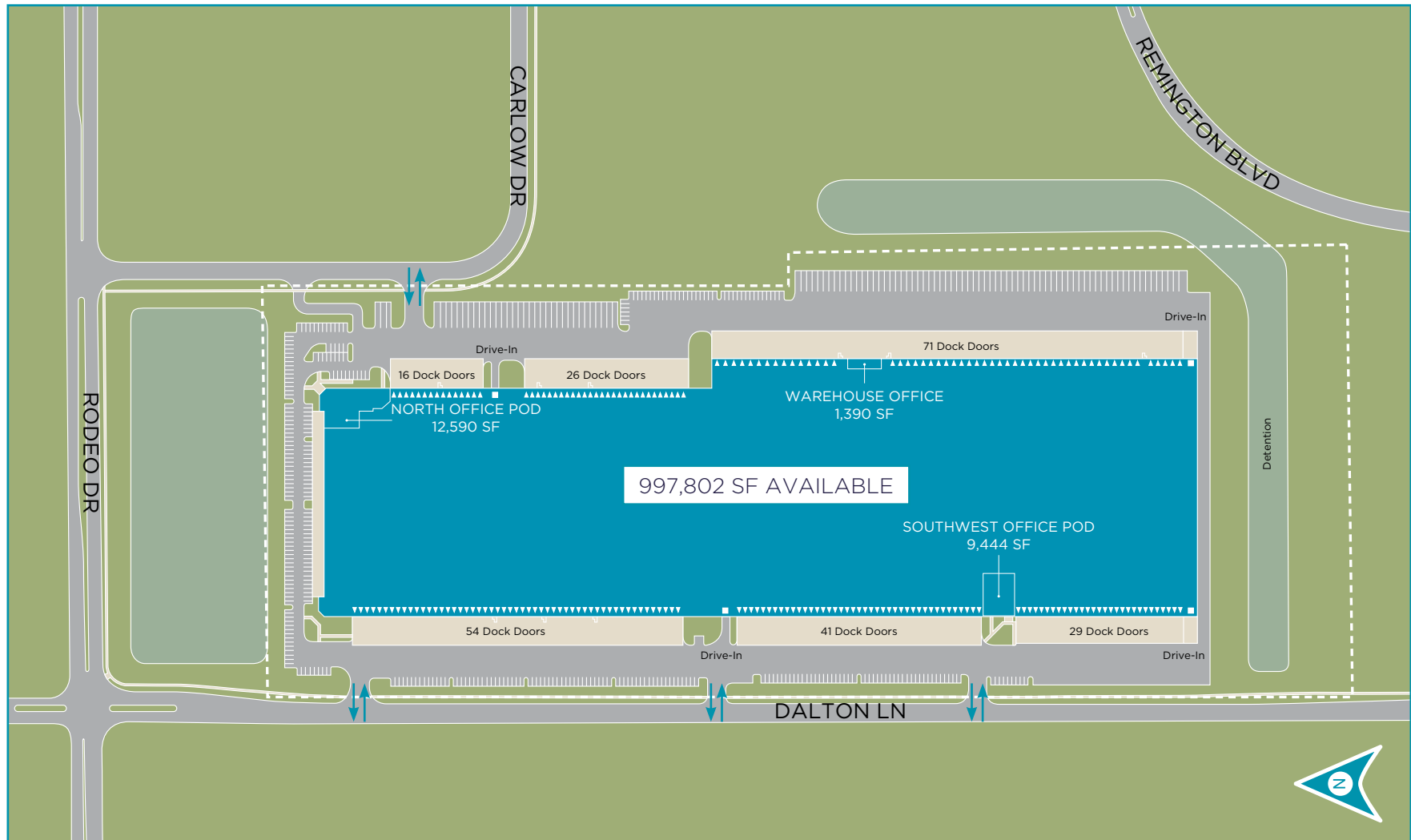
PROPERTY HIGHLIGHTS

901 Carlow Drive in Bolingbrook, Illinois is a 997,802 SF food grade facility located within the prestigious Carlow Corporate Center Industrial Park. Situated in one of Chicago's most sought-after industrial submarkets, the I-55 Industrial Corridor, 901 Carlow benefits from unmatched interstate access, proximity to a deep labor pool, access to an abundance of amenities, and low Will County taxes. Immediate access to I-55 and I-355 provides direct access to the entire Chicago metropolitan area.

Building Size:	997,802 SF
Space Available:	997,802 SF
Office Area:	±23,424 SF (2.4% ratio)
Site Area:	48.91 Acres
Clear Height:	30'
Exterior Docks:	237
Drive-In Doors:	4
Car Parking:	504
Trailer Parking:	149
Typical Bay Size:	50'x50'
Power:	4 Transformers; 11,200 Amps, 480 Volts
Sprinkler:	ESFR
HVAC:	Fully air conditioned warehouse
2025 Est. NNN:	Taxes: \$0.83 PSF Opex: \$0.41 PSF
Sale Price:	Subject to offer
Lease Rate:	Subject to offer



SITE PLAN



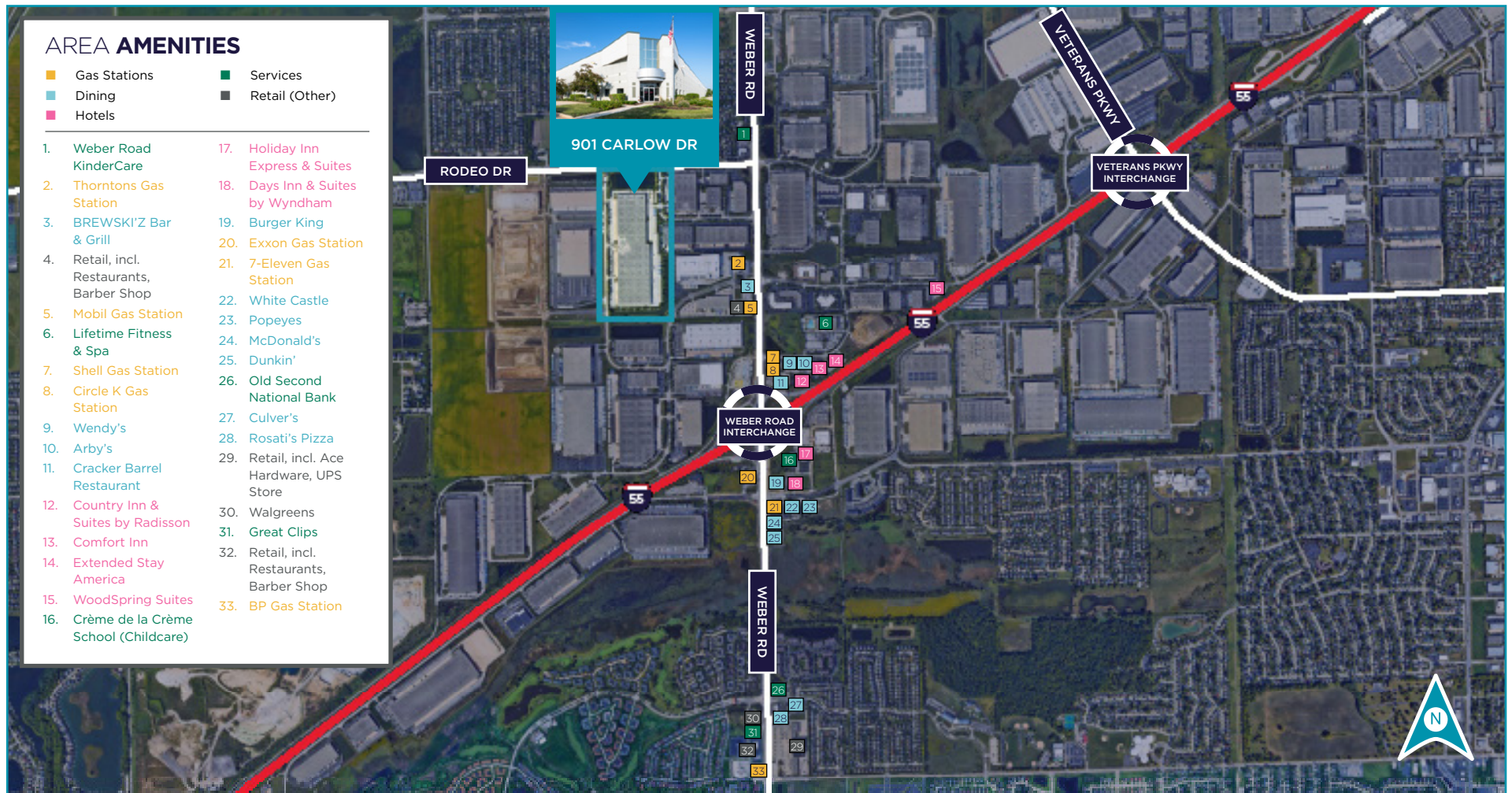
FOR LEASE

997,802 SF



PRIME LOCATION

901 Carlow is located in the premier I-55 Corridor submarket, one of the region's main logistics and distribution corridors, running from downtown Chicago southwest through Bolingbrook and beyond to New Orleans. In less than five miles, 901 Carlow has access to I-55 via full interchanges at Weber Road and at Route 53, linking it to Chicago's extensive highway network.





1 MILE

TO INTERSTATE 55

7 MILES

TO INTERSTATE 355

14 MILES

TO INTERSTATE 80

15 MILES

TO INTERSTATES 88 & 294

26 MILES

TO MIDWAY INT'L. AIRPORT

30 MILES

TO INTERSTATE 90

33 MILES

TO CHICAGO CBD

24 MILES

TO O'HARE INT'L. AIRPORT

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