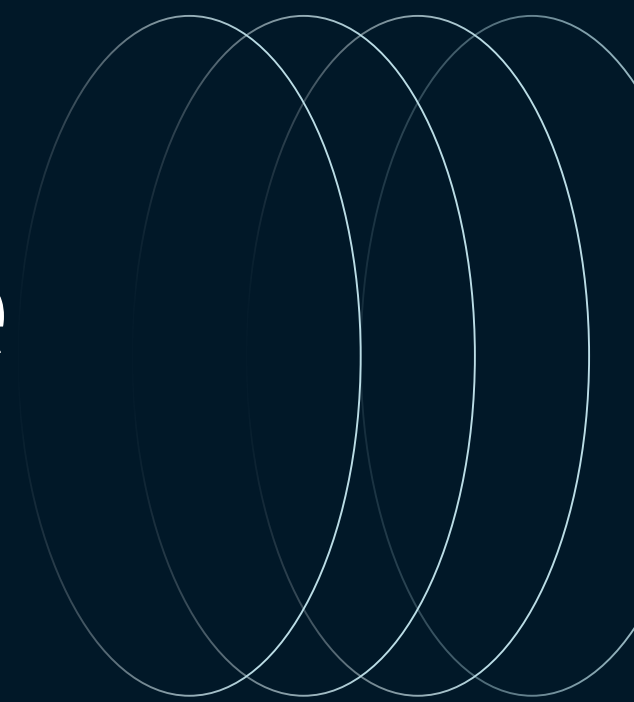




19,564 SF Available

For Sale: Subject to Offer

600 Territorial Drive, Unit A | Bolingbrook, IL 60440



Specifications | 600 Territorial Drive, Bolingbrook, IL

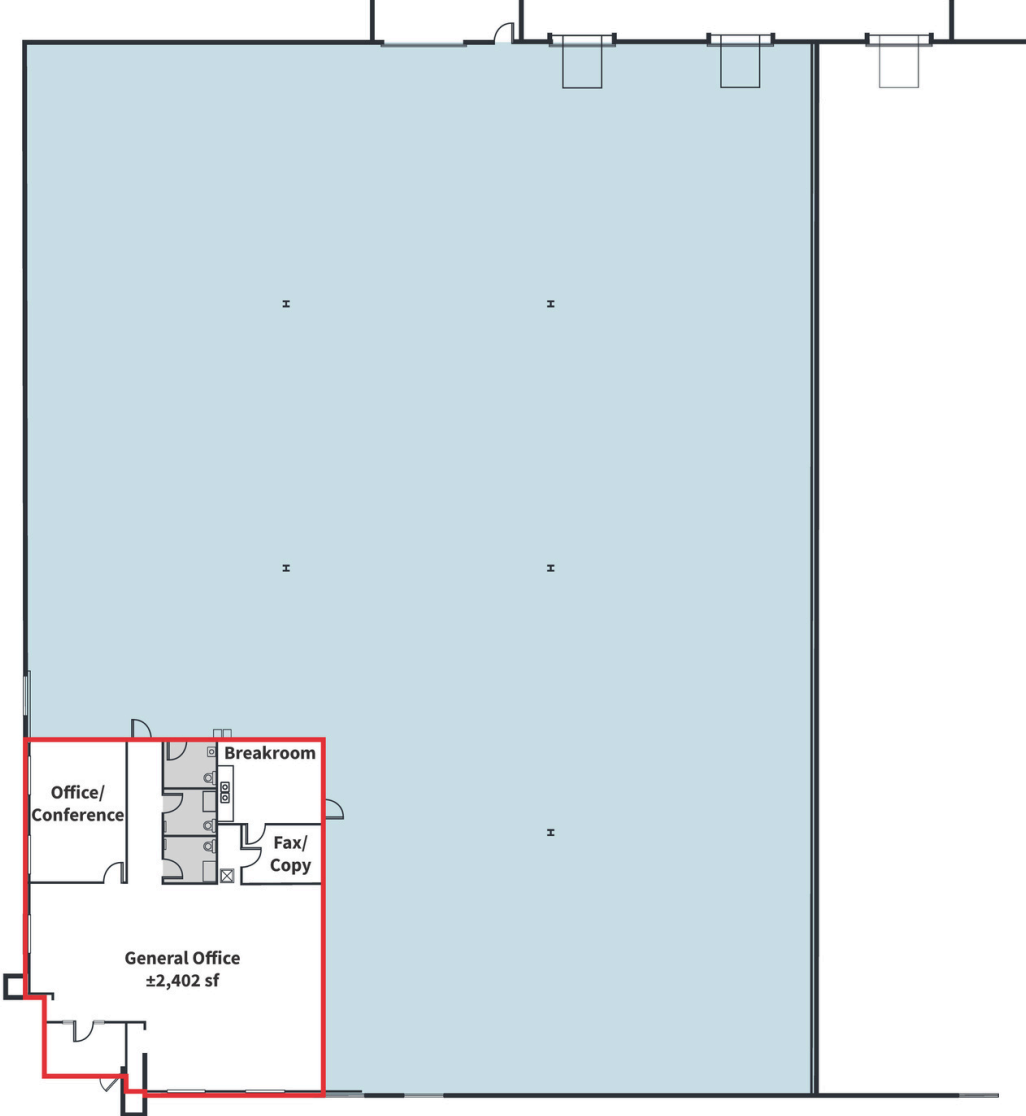


HIGHLIGHTS

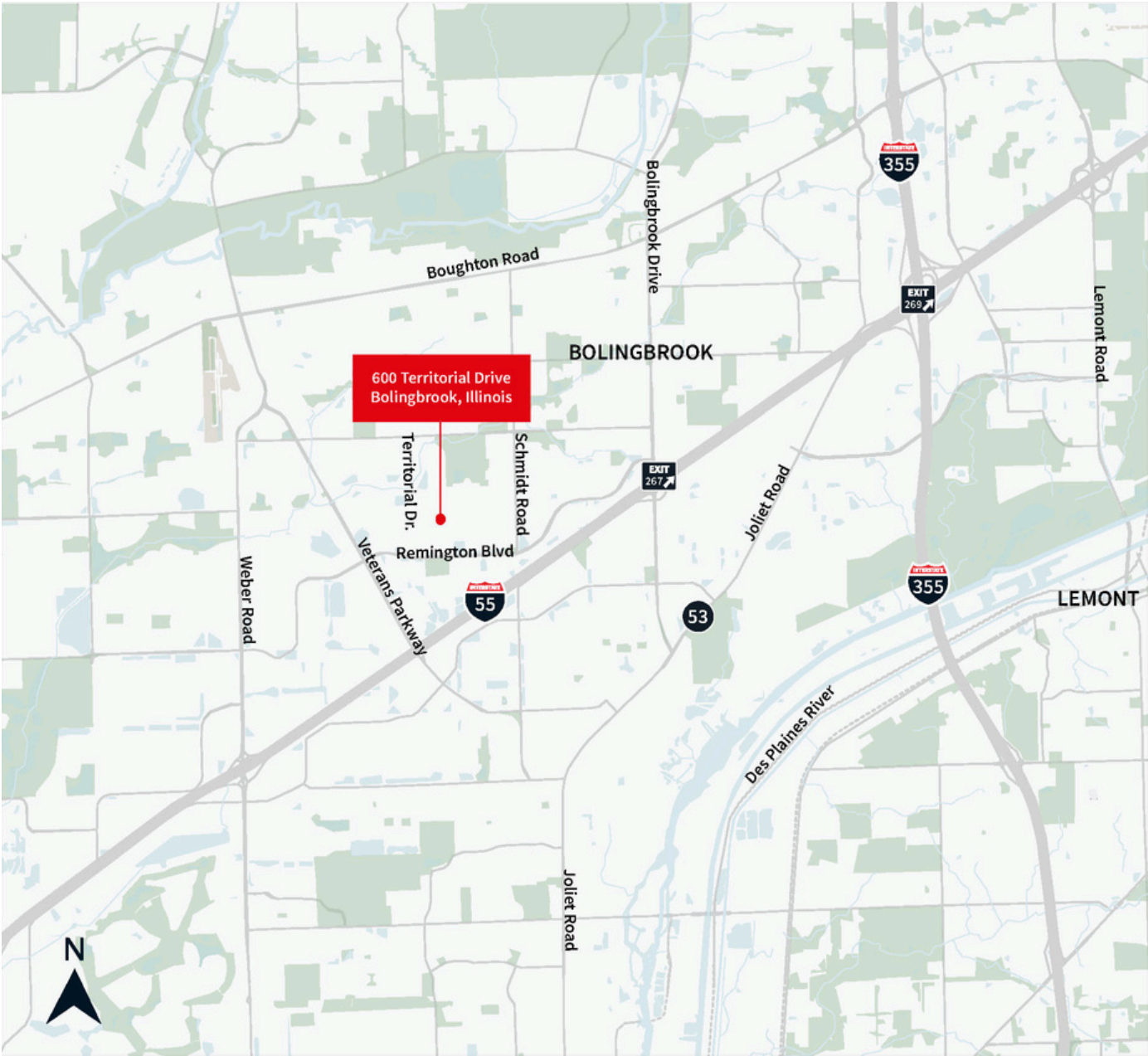
- Fiber Optic: AT&T (previously Lumen, cabling | infrastructure still in place)
- HVAC: New 7.5-ton unit for office installed in 2019 (Carrier Model #48TCED08A2A6-0A0GO, Serial #4119P84522. Install data 10/30/2019).
- Warehouse has two gas fired ceiling hung units
- Coax: Comcast
- Attractive, well maintained front condo unit in corporate environment
- All floor joints sealed
- Easy access to Route 53 & I-55
- Easy access to nearby amenities including UC Advocate Health Hospital, multiple hotels, Starbucks, Goat & Vine Restaurant

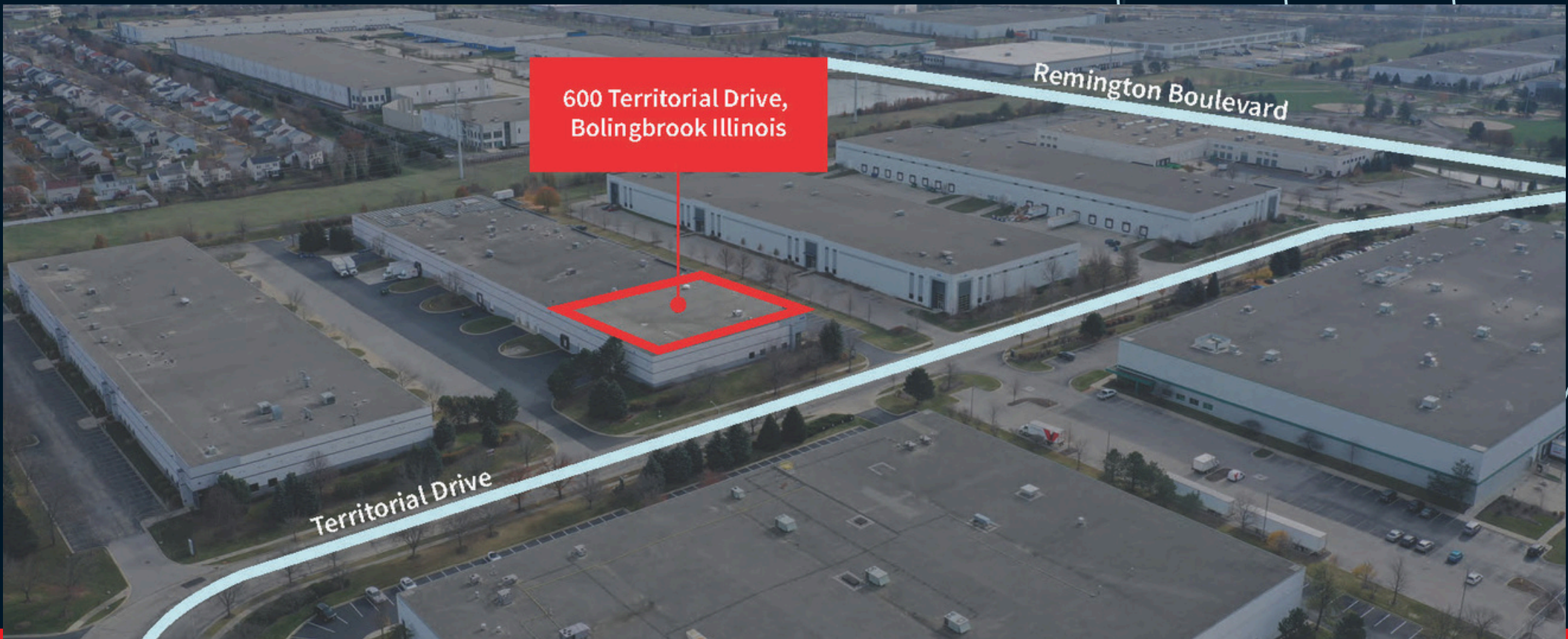
Building Size	91,142 sq. ft.
Unit A Size	19,564 sq. ft.
Office	2,402 sq. ft.
Clear Height	+/- 24'
Loading	2 exterior with leverlers
Power	200a, 480v, 3p
Lights	LED on motion sensors (installed 2020)

Floorplan | 600 Territorial Drive, Bolingbrook, IL



Local Access | 600 Territorial Drive, Bolingbrook, IL





**600 Territorial Drive,
Bolingbrook Illinois**

JLL

Keith Stauber
Managing Director
+ 1 847 804 2564
keith.stauber@jll.com



**QR CODE
FOR PROPERTY LOCATION**

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