

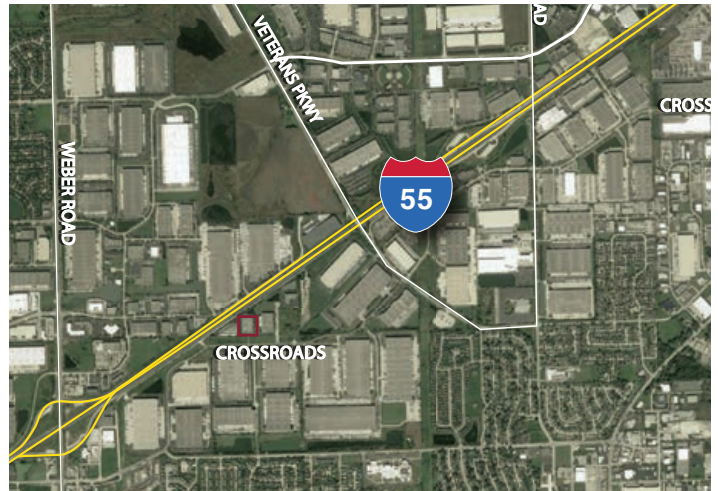
AVAILABLE FOR LEASE
1000 W. CROSSROADS PARKWAY
BOLINGBROOK, ILLINOIS 60490

9,141-11,754 SF AVAILABLE



BUILDING SPECIFICATIONS:

BUILDING SIZE:	71,904 SF
AVAILABLE:	Suite NOP: 11,754 SF Suite H&I: 9,141 SF
CLEAR HEIGHT:	21' Clear
LOADING:	› 2 Common Interior Docks › Suite NOP: Three (3) Drive-in Doors › Suite H&I: Two (2) Drive-in Doors
SPRINKLER:	ESFR
PARKING:	133 Spaces (building total)
R.E. TAXES:	\$1.28 (2025 estimate)
C.A.M.:	\$1.40 (2025 estimate)
LEASE RATE:	Subject to Offer
COMMENTS:	› Built in 2008 › I-55 Visibility › Located at Weber Road & I-55 with Easy Access to I-80, I-294 and I-355



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Vice President
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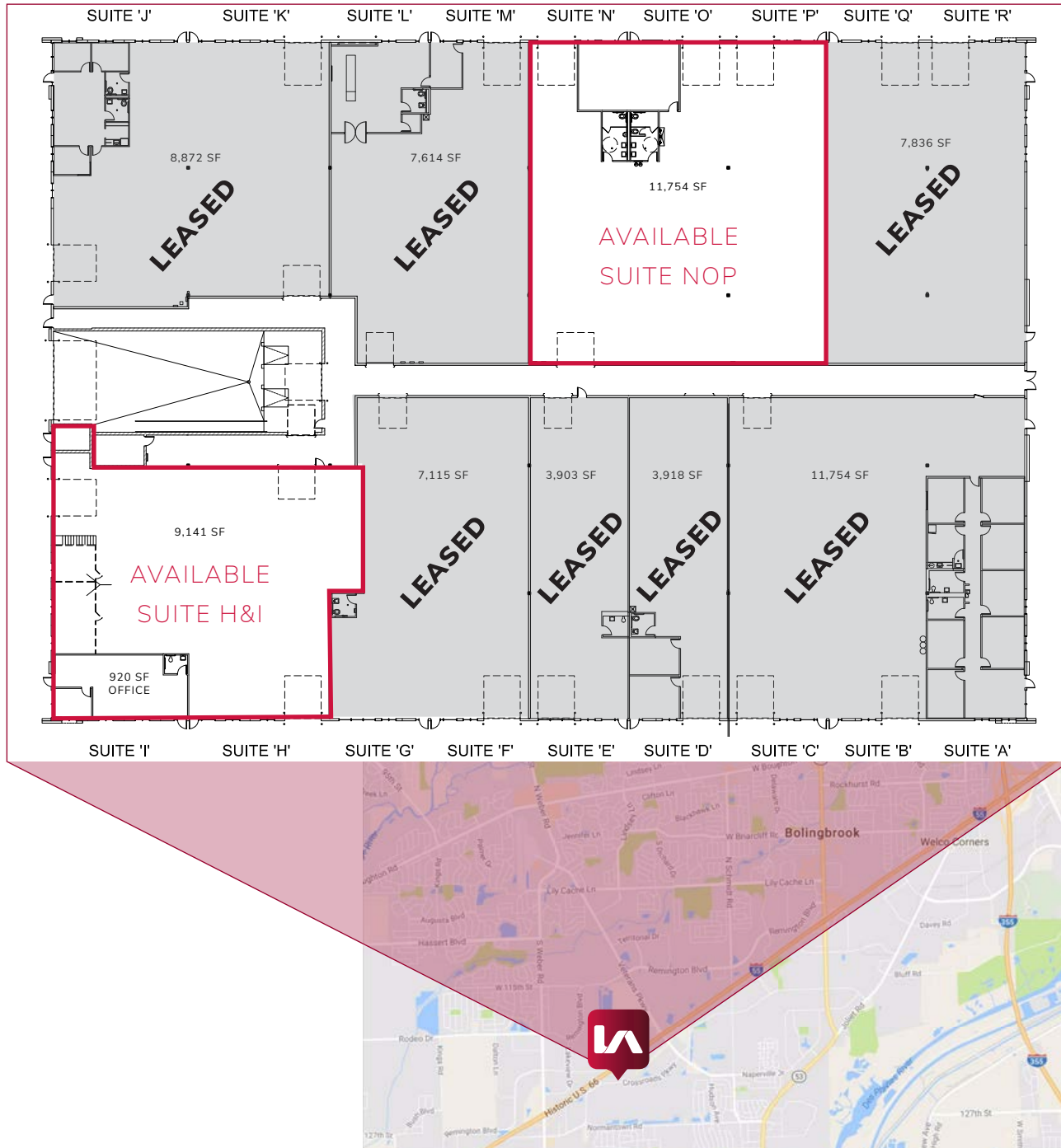
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Owned by:

WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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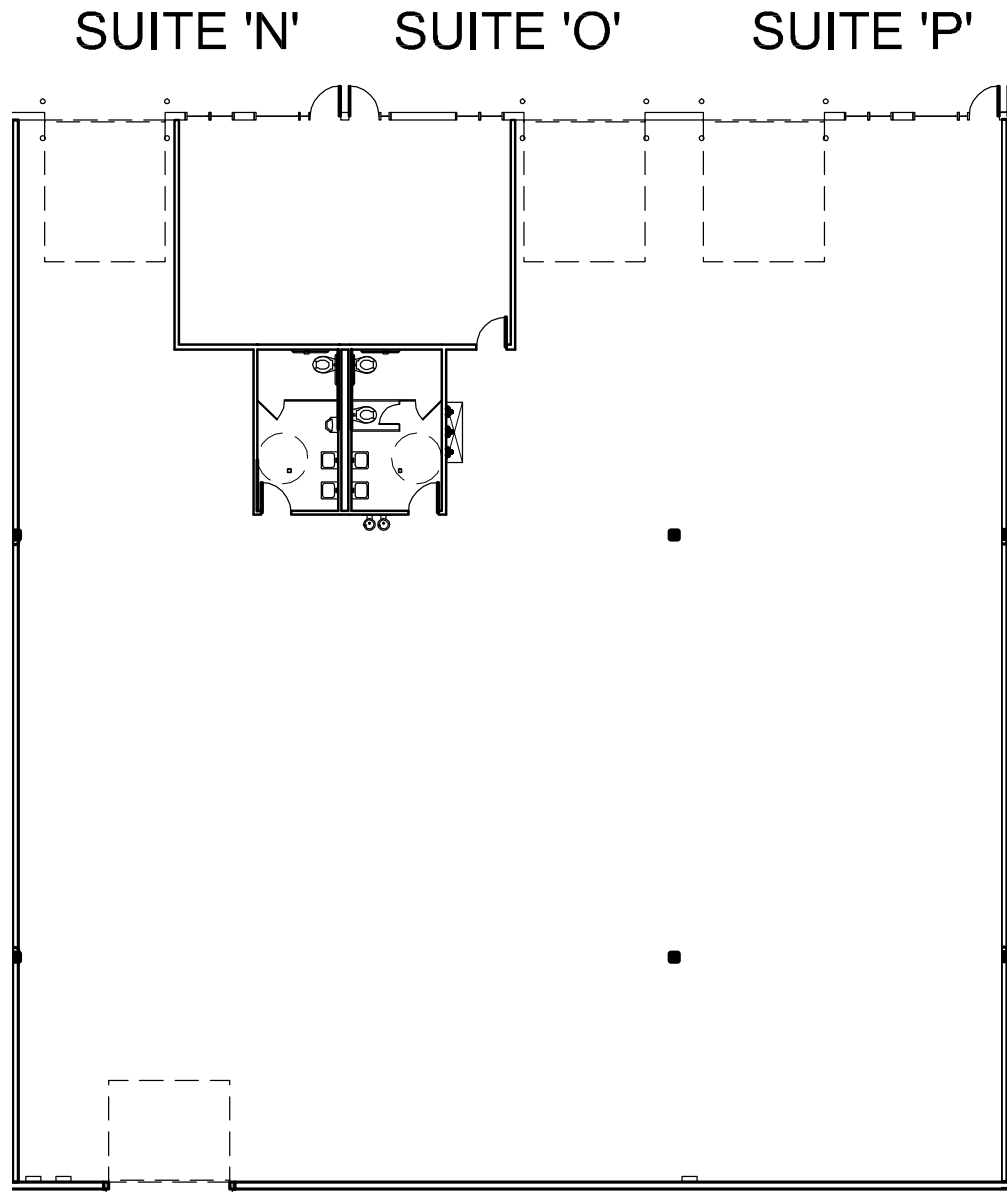
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SUITE NOP
11,754 SF



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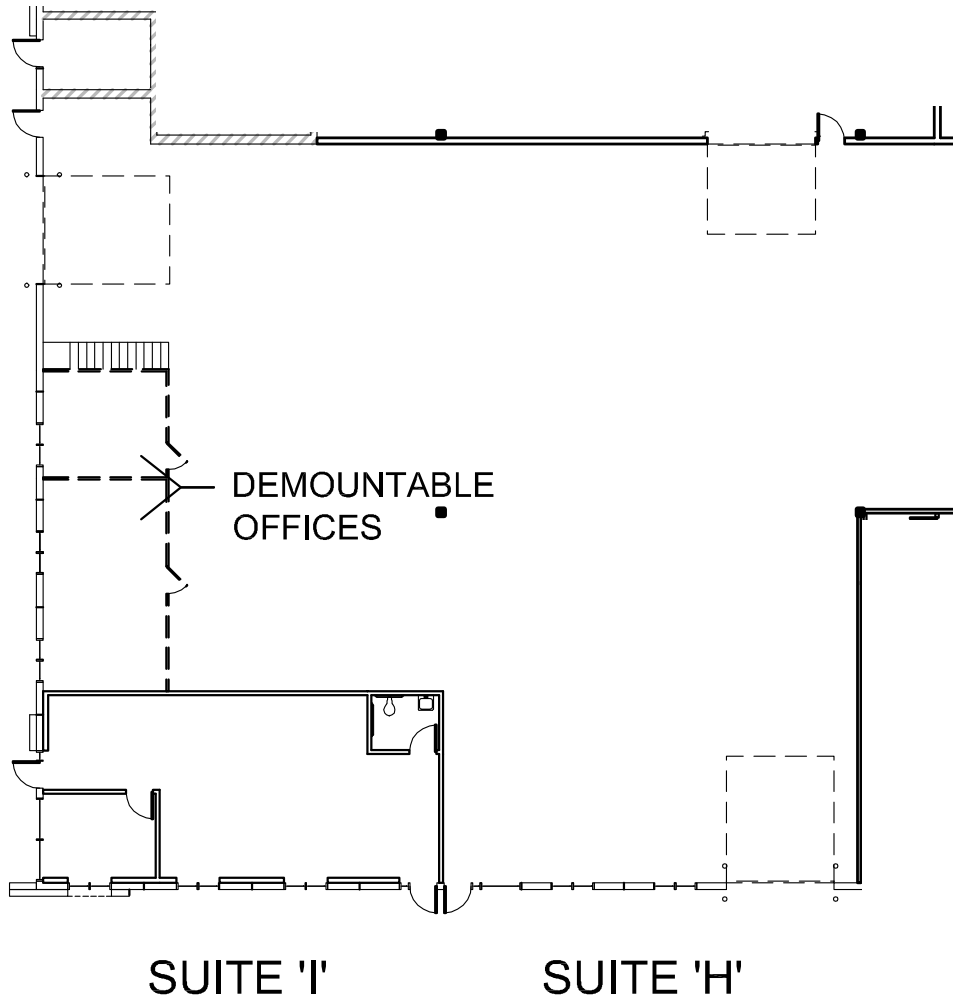
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SUITE H&I
9,141 SF



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