



FOR SALE/LEASE  
**10100 WOODWARD AVENUE**

WOODRIDGE, ILLINOIS  
80,269 SF (DIVISIBLE TO 20,000 SF)





## CURRENT SITE PLAN



## EXISTING SPECIFICATIONS

8.83 AC

SITE SIZE

80,269 SF

BUILDING SIZE

17'

CEILING HEIGHT

1 Exterior Dock

1 Drive-In Door

LOADING

536 Spaces

CAR PARKING  
(ENTIRE BUILDING)

\$2.13 PSF

TAXES

480/277 V,  
2000 Amp Service

POWER

Immediately

DATE AVAILABLE

Subject To Offer

ASKING SALE PRICE / LEASE RATE

## PLANNED IMPROVEMENTS

### Demo

EXISTING OFFICE SPACE

### Build-Out

WAREHOUSE SPACE

### Design

2,000 SF SPEC OFFICE

### Construct

FULLY-FENCED,  
SECURE TRUCK COURT



## SPEC SUITE CONCEPT

8.83 AC  
SITE SIZE

80,269 SF  
BUILDING SIZE  
(DIVISIBLE TO 20,000 SF)

2,000 SF  
SPEC OFFICE SIZE

17'  
CEILING HEIGHT

4 Exterior Docks  
4 Drive-In Doors  
LOADING

536 Spaces  
CAR PARKING  
(ENTIRE BUILDING)

\$2.13 PSF  
TAXES

480/277 V,  
2000 Amp Service  
POWER

March 2026  
DATE AVAILABLE

Subject To Offer  
ASKING SALE PRICE / LEASE RATE

## KEY DISTANCES



0.6 MILES



2.4 MILES



8.5 MILES



9.6 MILES

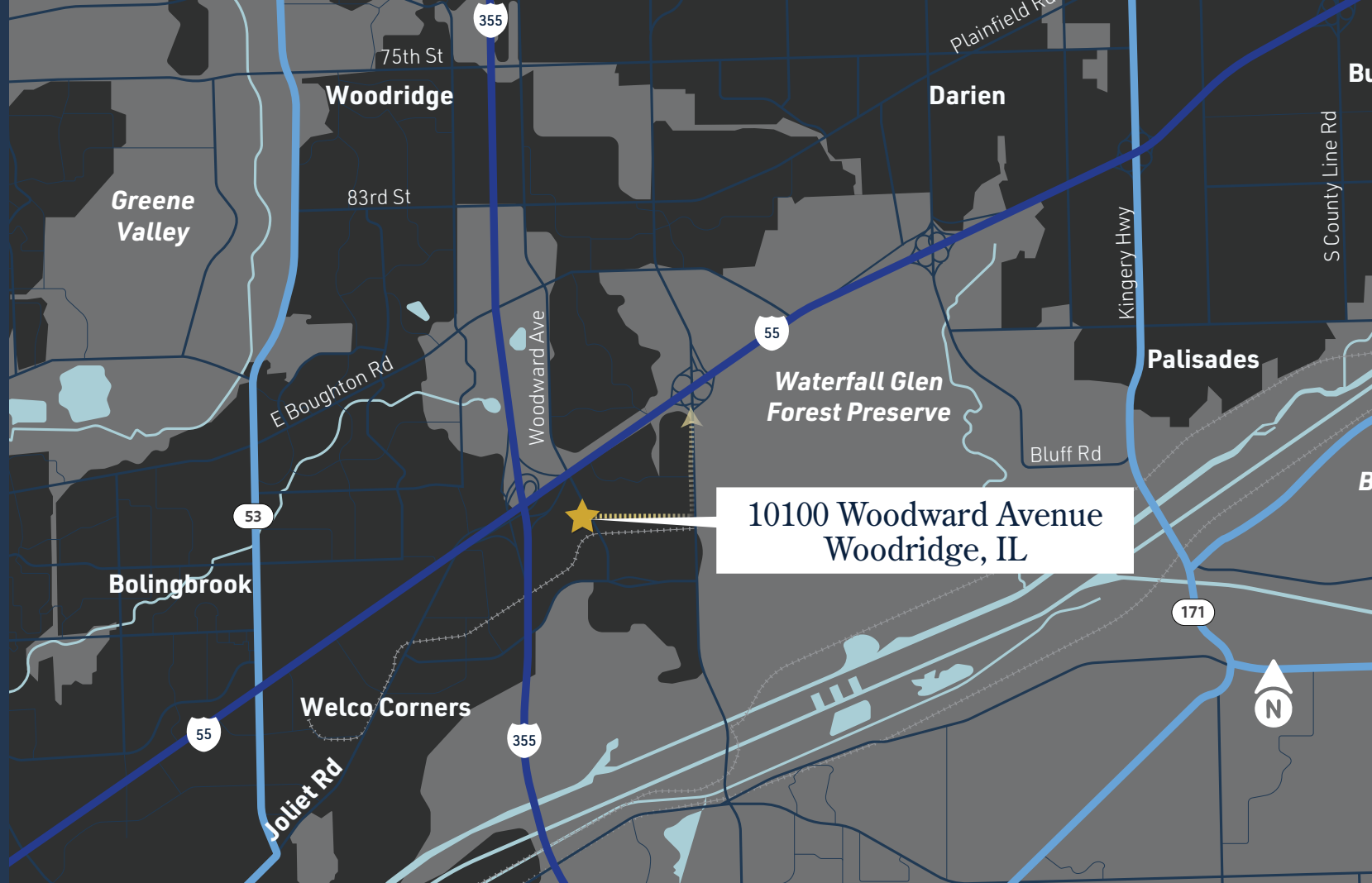


14.2 MILES

MIDWAY INTL AIRPORT  
19.3 MILES

DOWNTOWN CHICAGO  
26.5 MILES

O'HARE INTL AIRPORT  
27.0 MILES



## CONTACT US

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