



Carlow Corporate Center
Bolingbrook, Illinois

BRAND NEW SPEC BUILDING OFFERING 402,051 SF (DIVISIBLE/EXPANDABLE)

CARLOW XVII - DELIVERING Q3 2021

925 DALTON LANE, BOLINGBROOK, IL

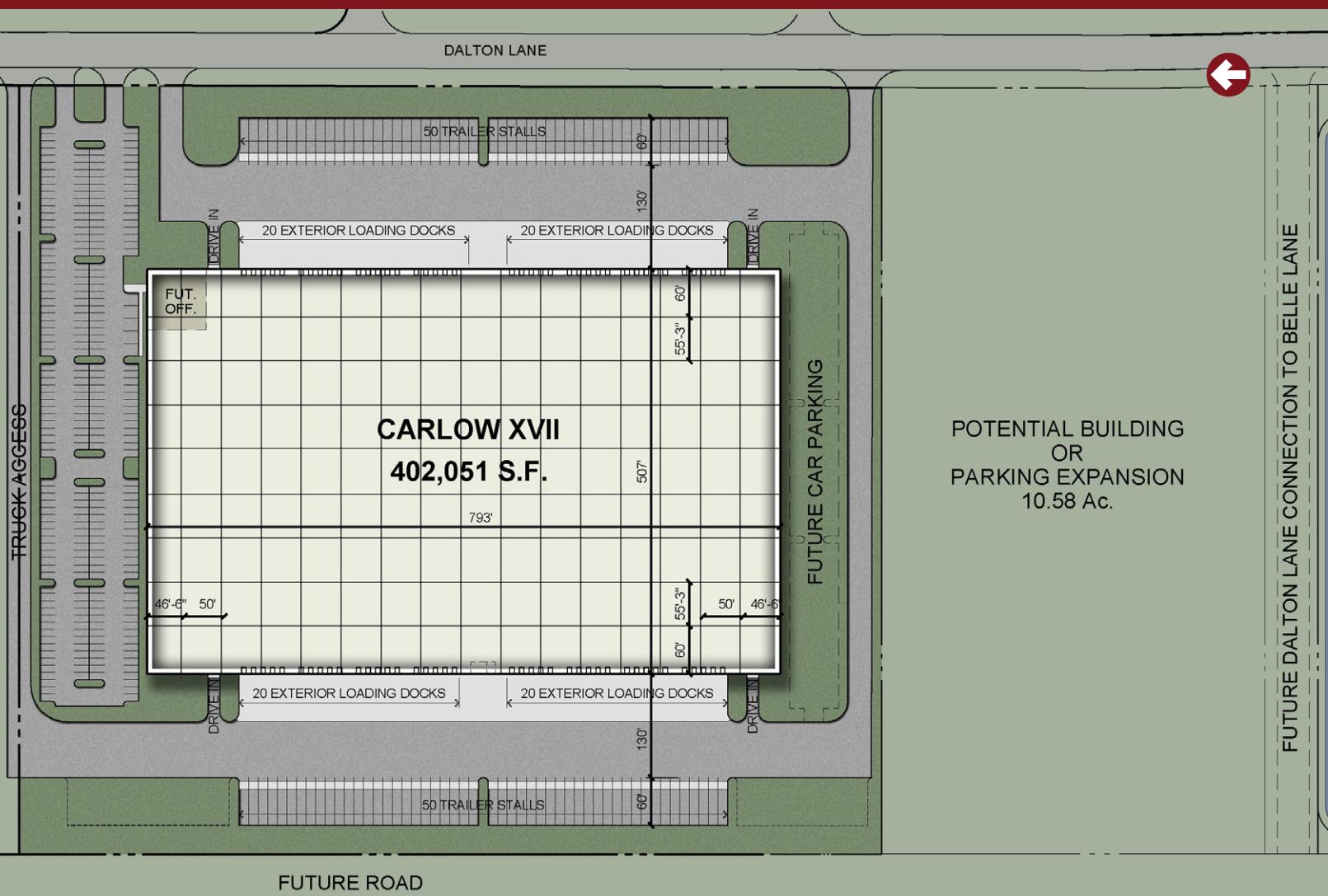


northern
Northern Builders, Inc.

CABOT |

 CUSHMAN &
WAKEFIELD

CARLOW XVII - OFFERING 402,051 SF (DIVISIBLE/EXPANDABLE)



FLEXIBLE SITE PLAN TO ACCOMMODATE BOTH LARGE & MID-SIZE USERS

402,051
Total SF Available

To-Suit
Office Space

36'
Clear Height

80
Exterior Docks

4
Drive-in Doors

270
Car Parking Spaces
(Expandable)

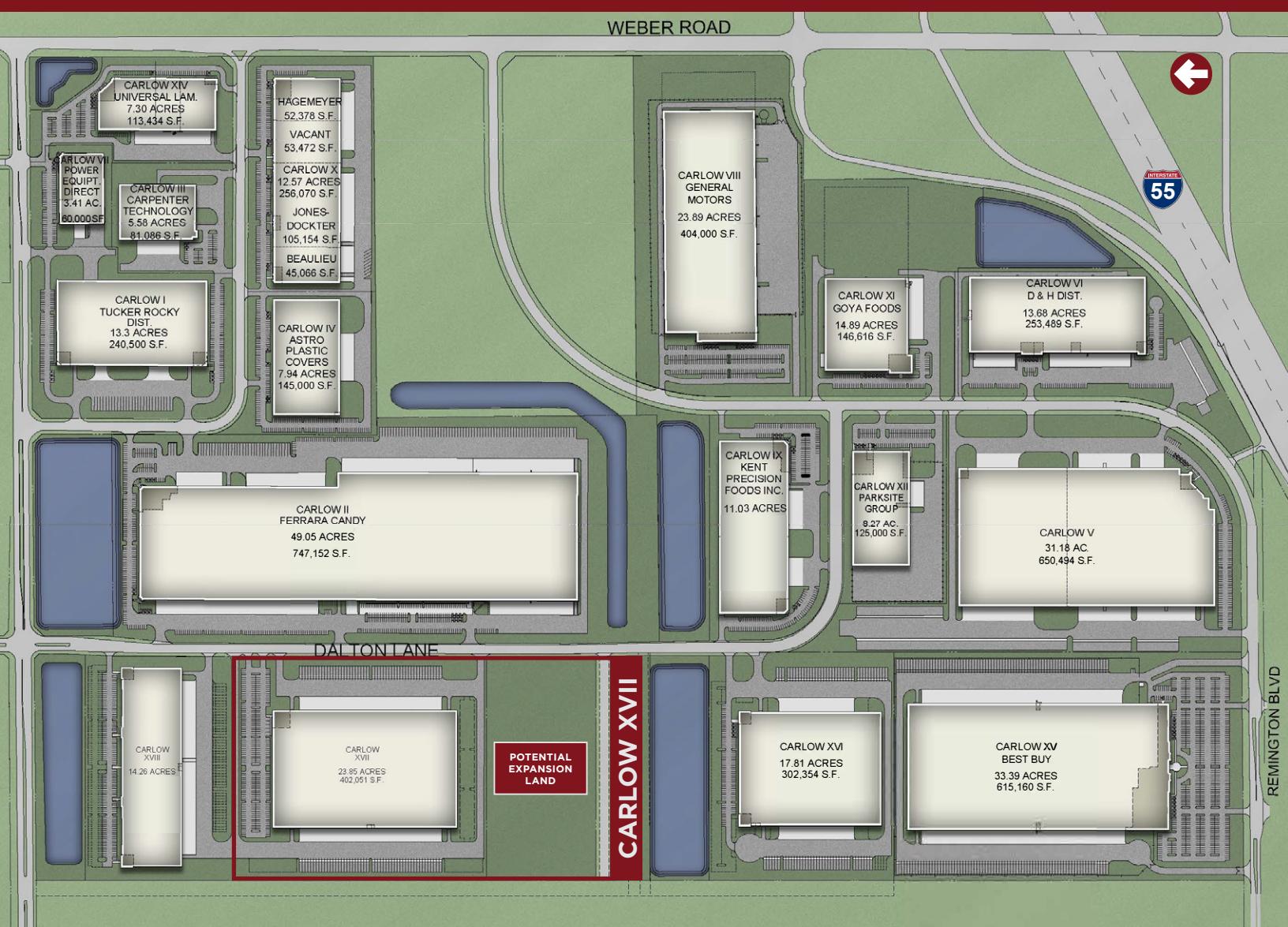
100
Trailer Stalls
(Expandable)

±23.85
Acre Site

CARLOW XVII - AERIAL VIEW



CARLOW XVII - THE IDEAL INDUSTRIAL PARK SETTING



SITE HIGHLIGHTS



High Image Park & Building Features



Strategically Located Between Intermodals & UPS Hub



Access to Labor from Chicago & Joliet



Immediate Access to Interstate 55



Flexible Opportunities for Large & Mid-size Users



Catering to a Variety of Tenant Needs & Uses



Surrounded by Amenities including Hotels, Restaurants, Health Club & Gas Stations



Proven Owner/Developer with 90+ Year History



PRIME LOCATION

Developed by Northern Builders, Inc., Carlow Corporate Center offers immediate accessibility to I-55 & I-355. Countless amenities including restaurants and shopping centers surround the immediate area.

CHILD CARE

- 1 Creme de la Creme

HOTELS

- 1 Extended Stay
- 2 Comfort Inn
- 3 Country Inn Suites
- 4 Days Inn

RECREATION

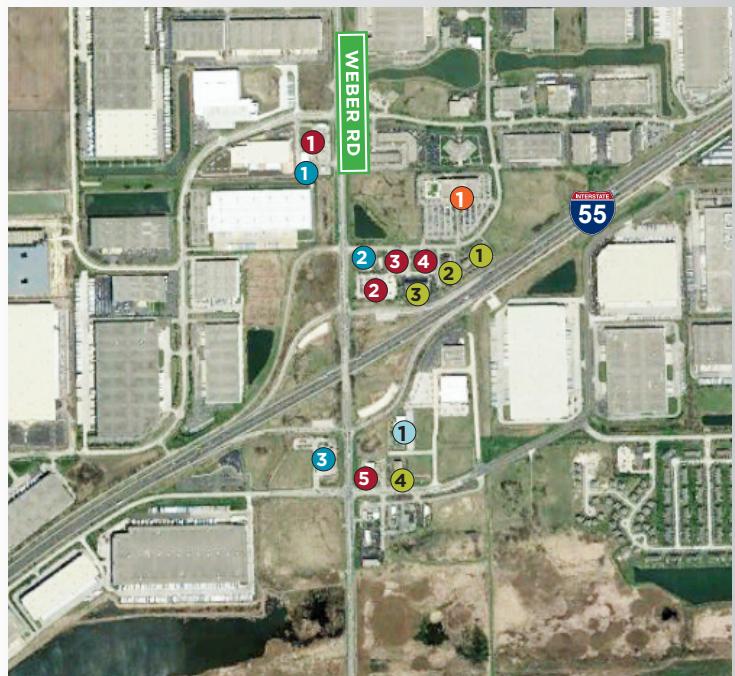
- 1 Lifetime Fitness

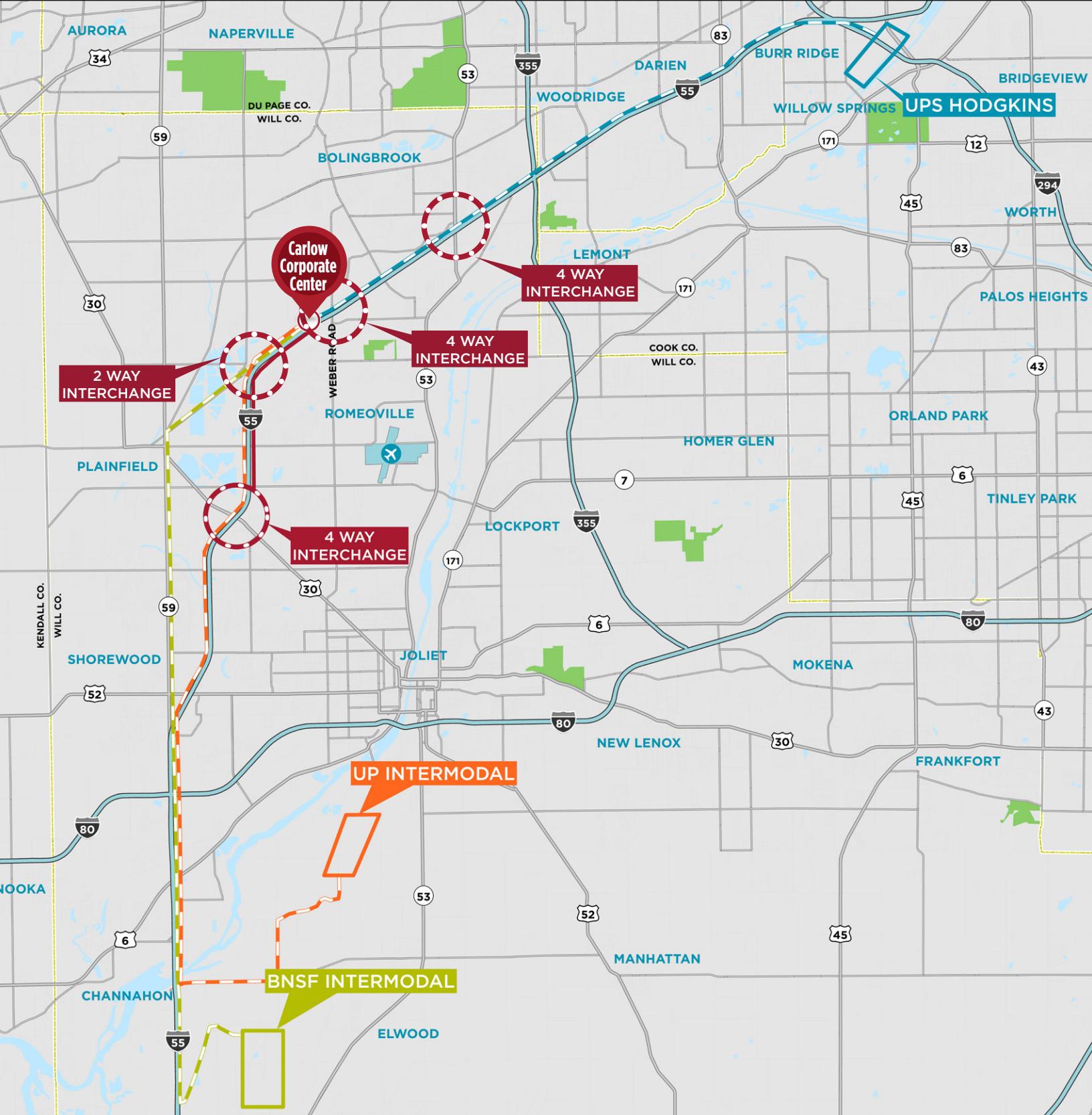
RESTAURANTS

- 1 Titled Kilt
- 2 Cracker Barrel
- 3 Wendy's
- 4 Arby's
- 5 Burger King

RETAIL

- 1 7-Eleven
- 2 Shell Station
- 3 Speedway Station





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