

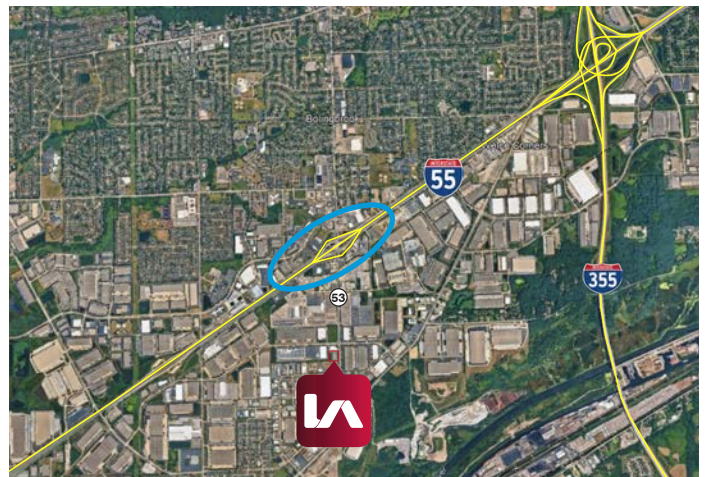
AVAILABLE FOR LEASE  
181 W CROSSROADS PARKWAY  
BOLINGBROOK, ILLINOIS

FULLY AIR CONDITIONED UNIT



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	32,400 SF
<b>AVAILABLE:</b>	4,926 SF (Suite A)
<b>LOADING:</b>	One (1) Drive-in Doors (10' x 12') One (1) Common Exterior Dock
<b>CLEAR HEIGHT:</b>	20'
<b>PARKING:</b>	97 Auto (building total)
<b>POWER:</b>	100 amp, 480/277 volt, 3-phase
<b>ASKING RATE:</b>	Subject to Offer
<b>TAXES:</b>	\$2.25 PSF (2026 estimate)
<b>CAM:</b>	\$2.00 PSF (2026 estimate) (includes Mgmt & Insurance)



**HIGHLIGHTS:**

- › End Cap Suite
- › Visibility on Route 53
- › Fully Air Conditioned
- › Less than a Mile to I-55

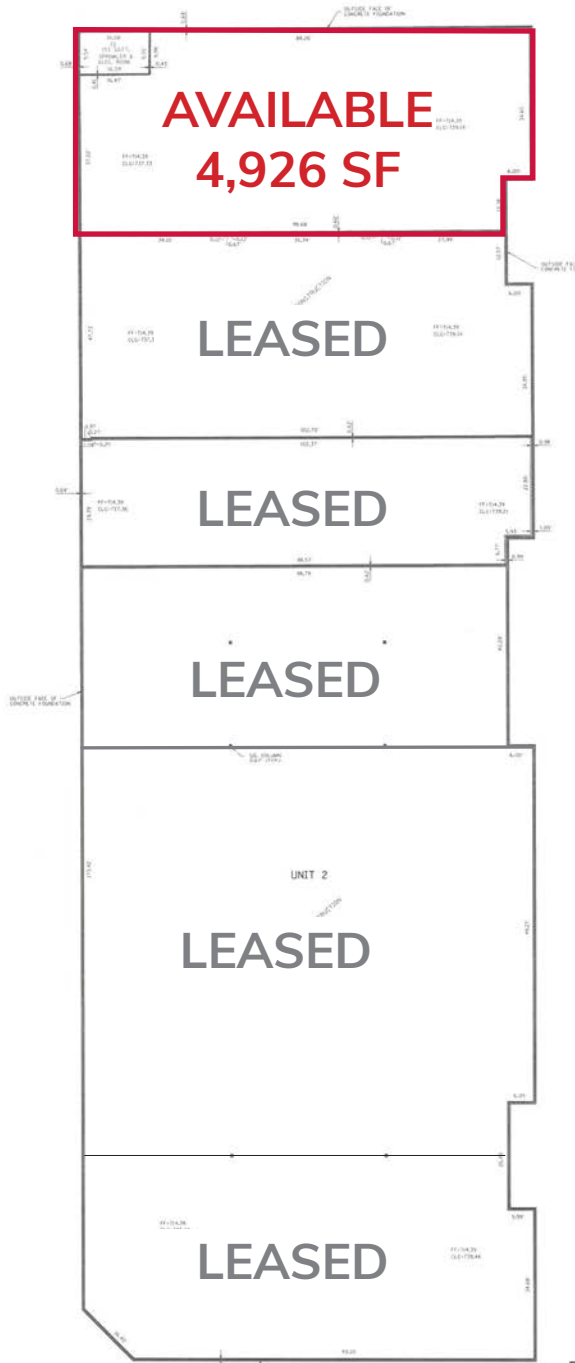
Caroline Dell  
Vice President  
cdell@lee-associates.com  
D 773.355.3035



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.

AVAILABLE FOR LEASE  
181 W CROSSROADS PARKWAY  
BOLINGBROOK, ILLINOIS

SITE PLAN



Caroline Dell  
Vice President  
cdell@lee-associates.com  
D 773.355.3035



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.