



3,500-7,000 SF  
FOR LEASE

## 805 Forestwood Drive

Romeoville, Illinois 60446

### PROPERTY HIGHLIGHTS

On behalf of Ownership, NAI Hiffman is pleased to offer this rare opportunity to lease a 3,500 SF shallow-bay industrial unit that is expandable to up to 7,000 SF when combined with the neighboring 3,500 SF unit. Units may be leased separately or combined. Units come equipped with an office area and a grade level drive-in-door.

### Contact

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[hiffman.com](http://hiffman.com)



UNIT B - 3,500 SF  
UNIT C - 3,500 SF  
COMBINED 7,000 SF



2 DRIVE-IN  
DOORS



18'6"  
CEILING HEIGHT



25 CAR PARKING  
SPACES

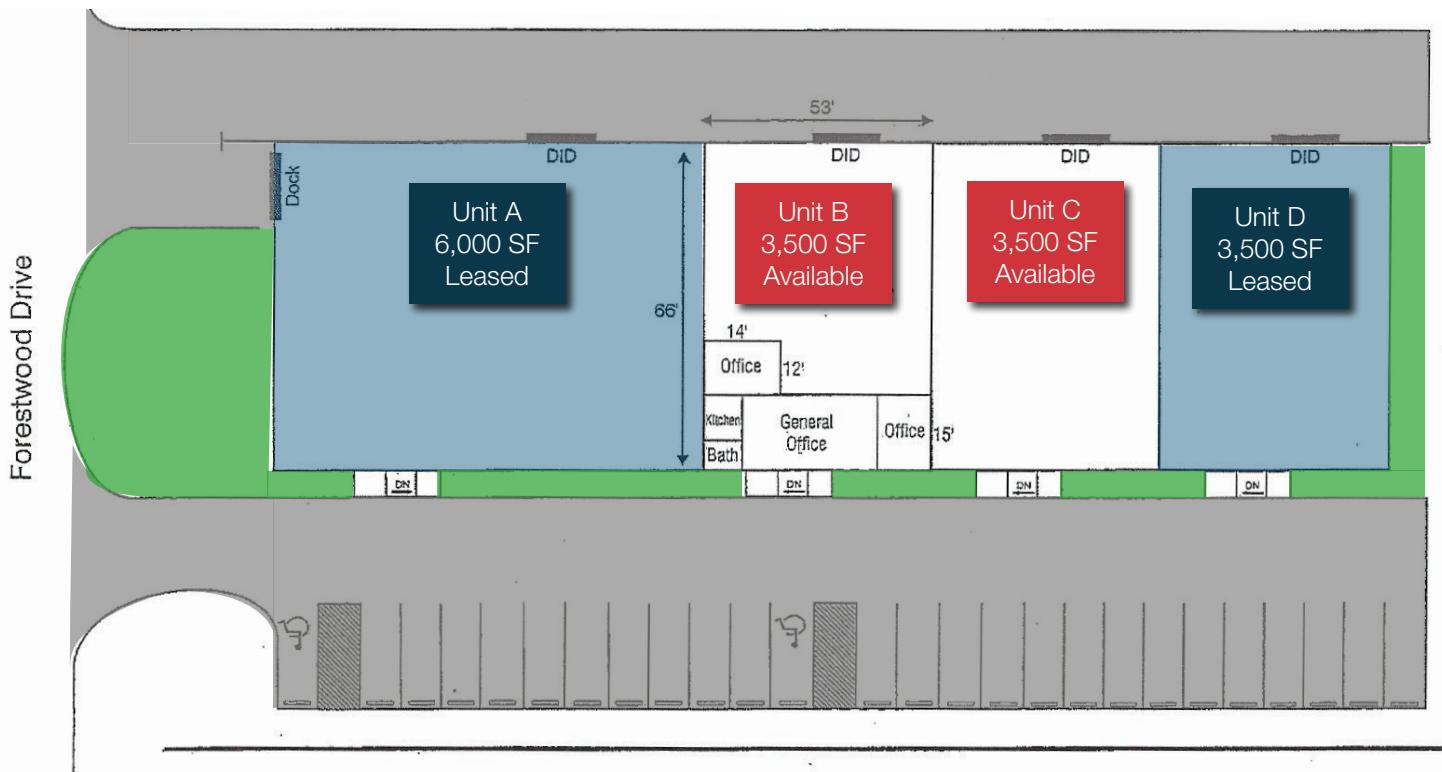


FULL WET  
SPRINKLERS



100-200 AMPS/  
208 VOLT/3-PHASE

- Significantly below replacement cost
- Favorable demographics: population base with great labor
- Close proximity to I-55 and I-355
- Fully sprinklered
- Heavy industrial zoning



## Property Specifications

Available Size	3,500 - 7,000 SF
Building Size	+/-16,500 SF
Clear	18'6"
Year Built	1998
Drive-in Doors	2 (12' x 14')
Column Spacing	40' x 40'
Floor Thickness	6" reinforced concrete
Sprinklers	Fully wet
Construction	Masonry
Lighting	LED fixtures
Heat	GFA
Zoning	M-2
Power	100-200 Amps 208 Volt 3-Phase   3-wire
Sewer/Water	City
RE Taxes	\$2.15/SF (Pay 2025)
Lease Rate	Subject to Offer



# MATTERHORN VENTURE PARTNERS





**Key Distances / Fastest Drive-Times (One-Way)**

Major Arteries / Interstates	Drive Miles	Drive Time
I-55 Expressway (via Rt. 53)	2.8 Miles	8 Minutes
I-355 Expressway (via I-55)	5.0 Miles	11 Minutes
I-80 Expressway (via I-55)	10.8 Miles	23 Minutes
I-294 Expressway (via I-55)	13.5 Miles	19 Minutes
I-88 Expressway (via I-355)	12.4 Miles	17 Minutes
I-90 Expressway (via I-55)	31.8 Miles	45 Minutes
I-290 Expressway (via I-355)	21.7 Miles	25 Minutes
Destinations	Drive Miles	Drive Time
Midway International Airport	24.0 Miles	39 Minutes
O'Hare International Airport	31.3 Miles	40 Minutes
Downtown Chicago (Loop)	31.1 Miles	46 Minutes
Union Pacific Joliet Intermodal Terminal	13.5 Miles	28 Minutes
BNSF Logistics Park Chicago (LPC)	19.6 Miles	35 Minutes

