

12,413 SF

Available For Sublease



10210 Werch Drive

Woodridge, IL

March 31, 2028

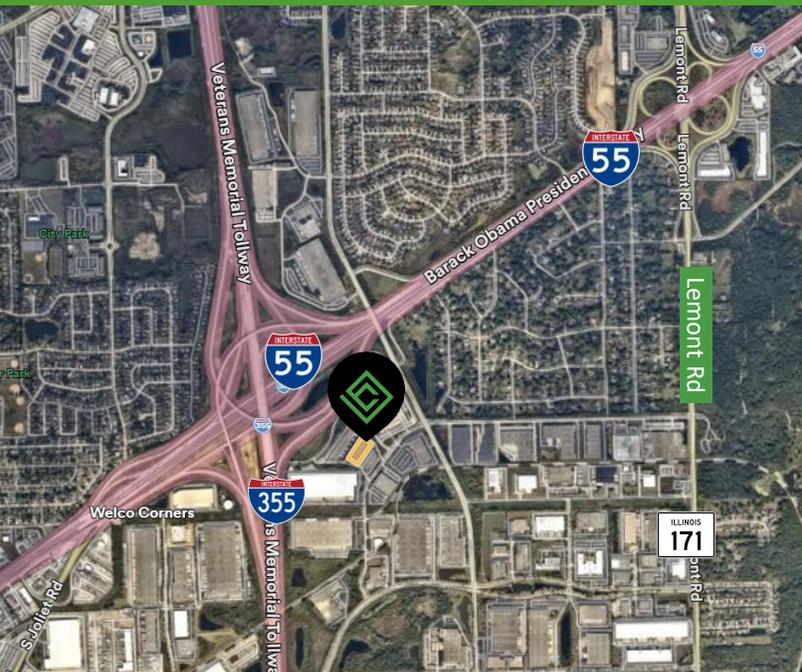
Sublease expiration

I-55 & I-355

Close Proximity

2,781-12,413 SF

For Sublease



Specifications:

- Building: 49,913 sf
- 2,781-12,413 SF available for sublease
- Sublease term available through March 31, 2028
- **Suite 205: 5,062 sf**
- **Suite 204: 4,570 sf**
- **Suite 201: 2,781 sf**
- Clear Height: 20'
- Loading: 1 exclusive dock / 2-shared docks
- Drive-in door: 1 exclusive
- Parking: ±20 stalls
- Power: 100-200 amps @ 480 volt
- CAM: \$2.55 psf (2025)
- Re Taxes: \$1.69 psf (2025)
- Sublease Rate: Subject to offer



WILLIAM JEFFERS
Broker
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630-672-7080

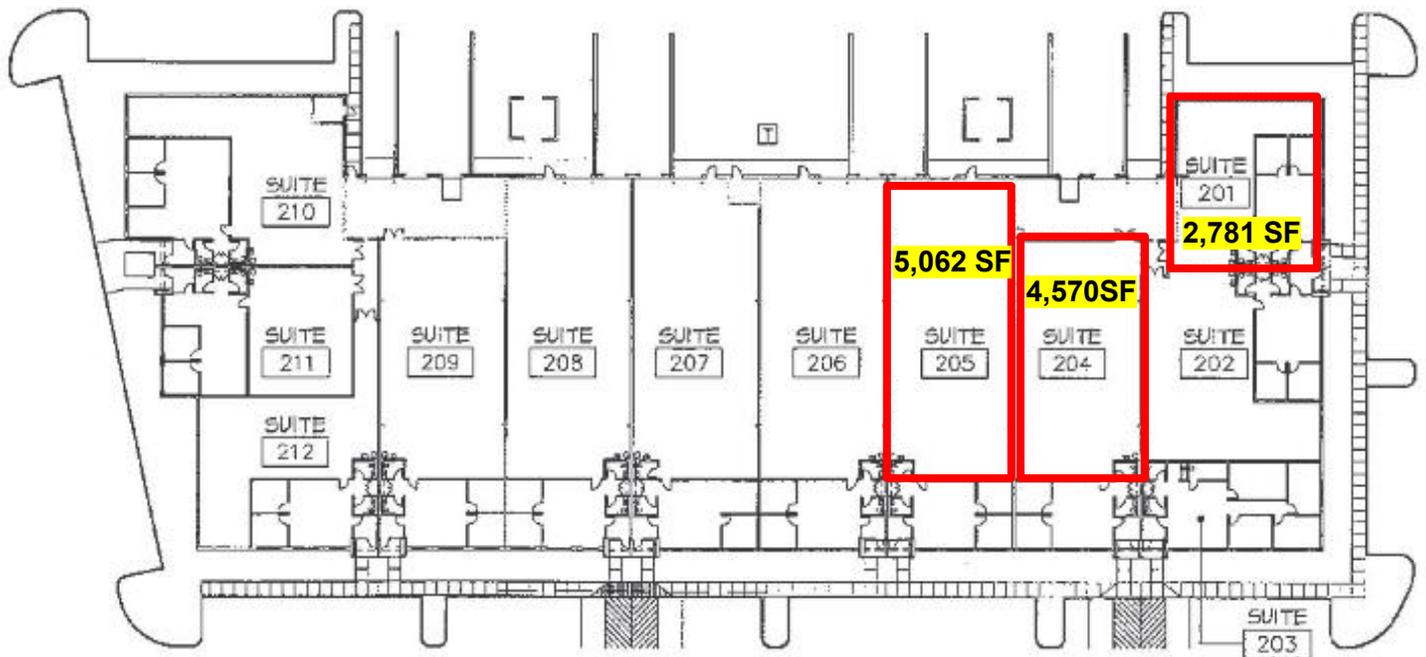
MATTHEW LEE
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Total space available 12,413 SF



CORE INDUSTRIAL REALTY

1211 W. 22nd Street, Suite 529
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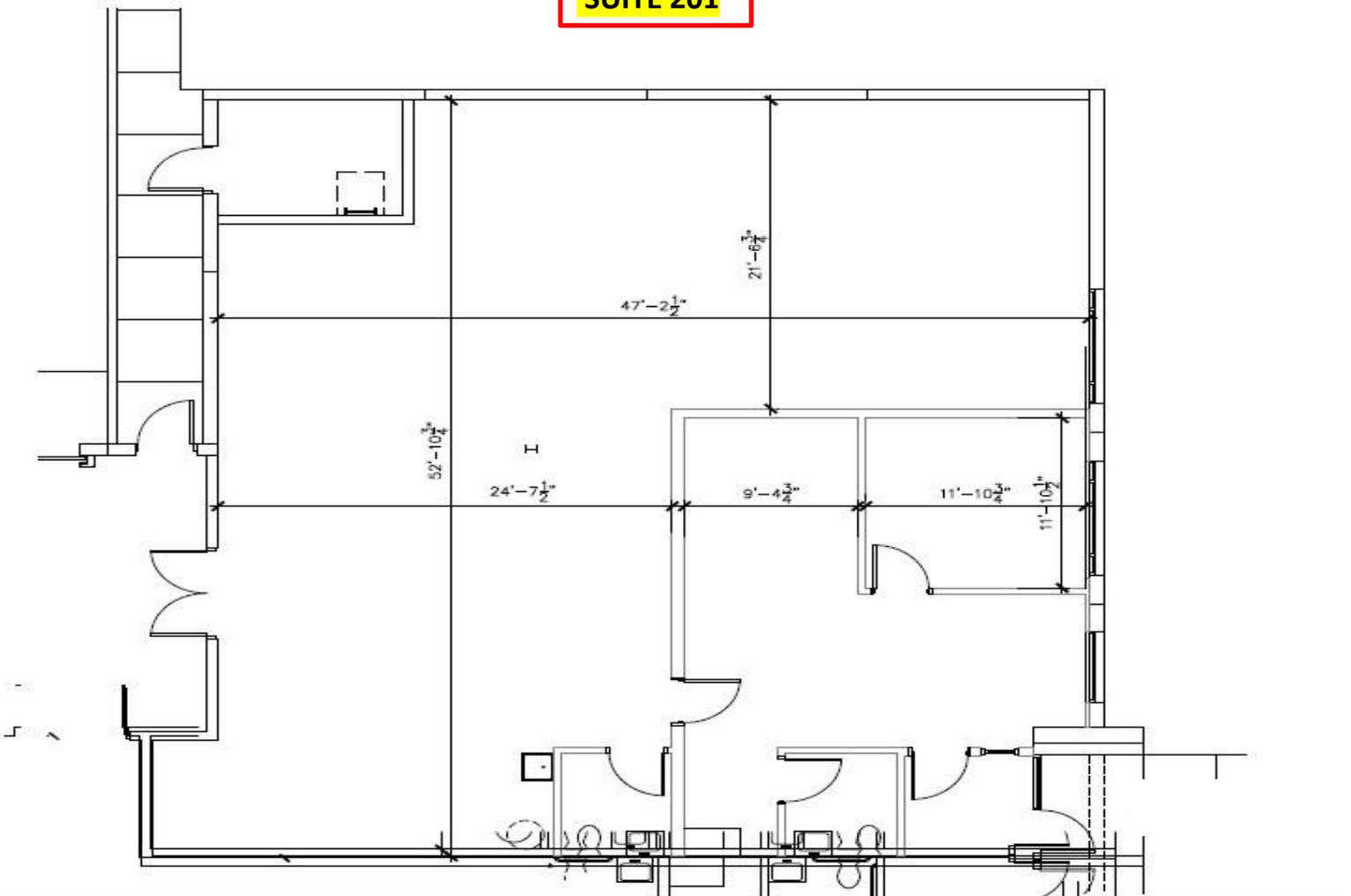
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SUITE 201



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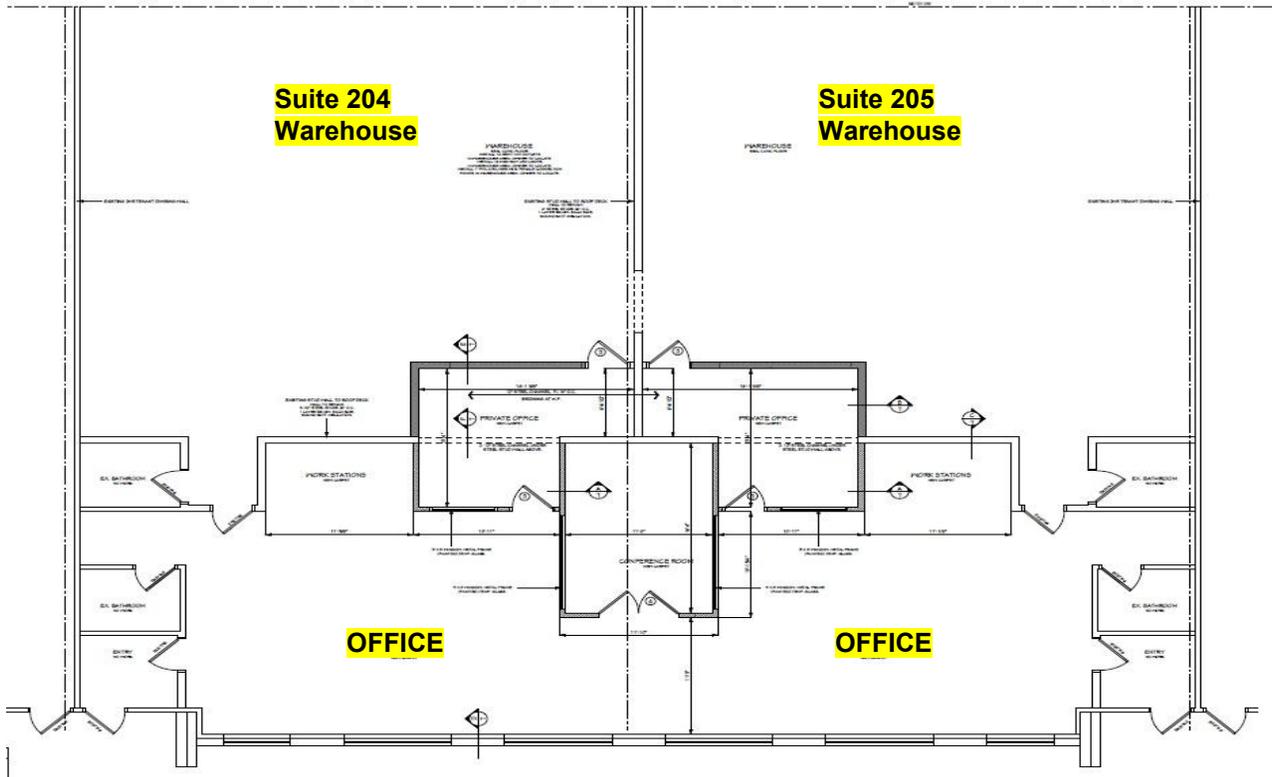
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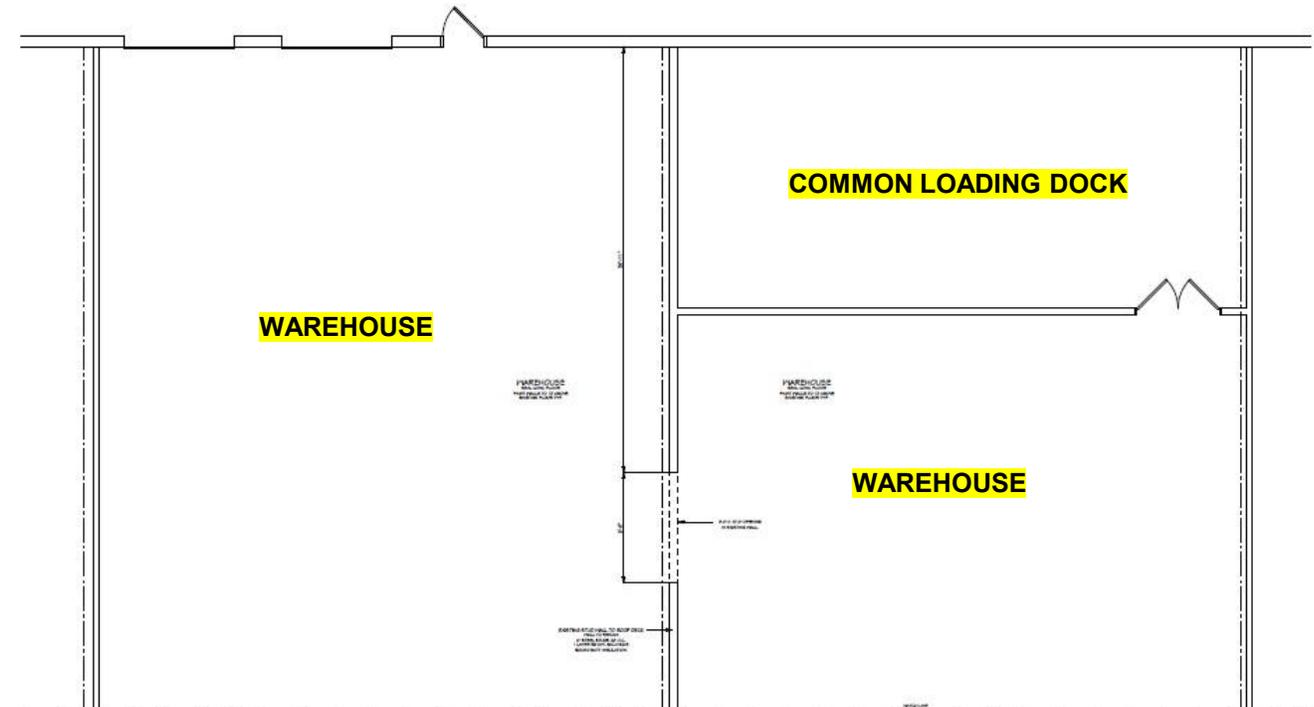
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Suite 204 & 205



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