

AVAILABLE FOR SALE OR 45,620 SF BUILD-TO-SUIT

7145 JANE AVENUE, WOODRIDGE, IL 60517



DAN PRENDERGAST | VICE PRESIDENT | 630.993.3878 | dprendergast@darwinpw.com
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LOCATION DESCRIPTION

Southeast corner of 71st Street and Janes Avenue in Woodridge, IL

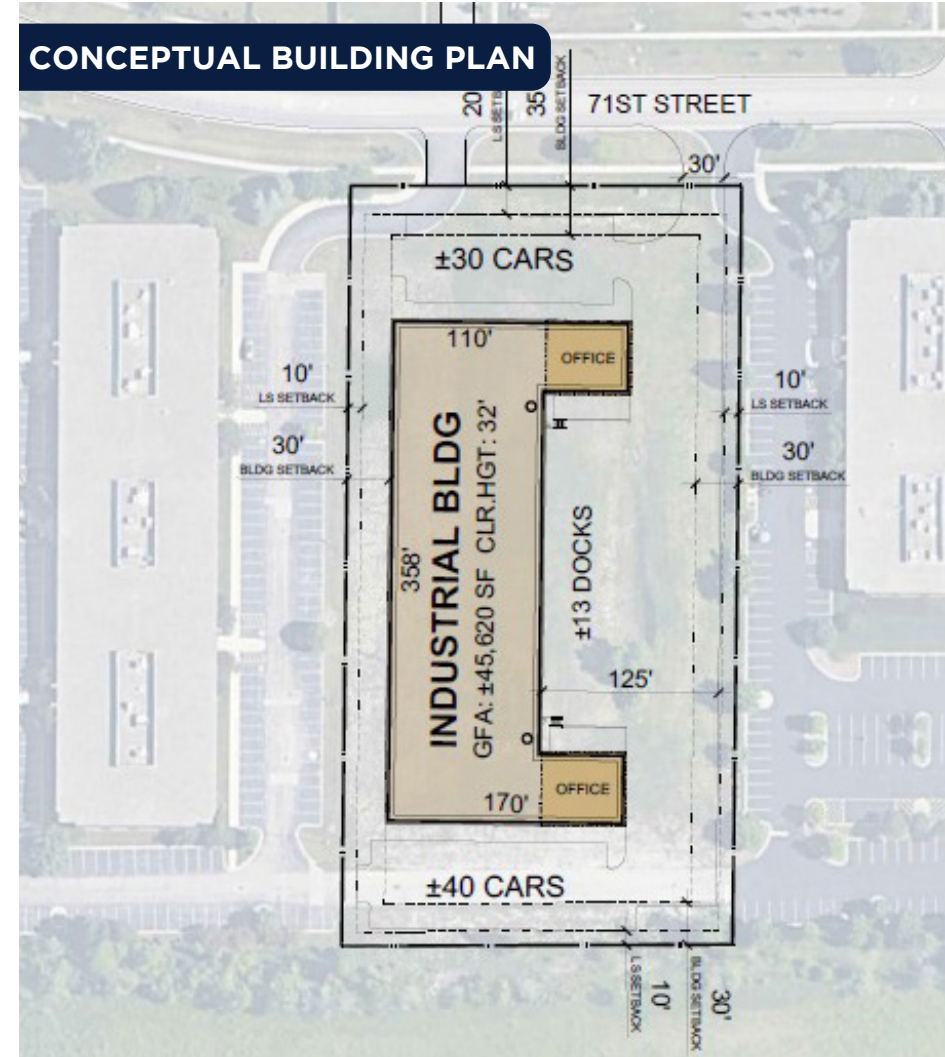
SITE SPECIFICATIONS

| | |
|-----------------------|---|
| LAND SITE | ± 3.43 Acres |
| BUILDING | 45,620 SF BTS Office/Warehouse |
| OFFICE AREA | To-suit |
| PARKING | ± 3.4./1,000 SF |
| ZONING | ORI - Office Research and Light Industrial VIEW ZONING |
| ASKING PRICE FOR LAND | \$8.00 PSF |

HIGHLIGHTS

- Net buildable Acreage with off-site detention
- Located in Woodridge, IL on the southern edge of Chicago's East-West corridor between I-88 and I-55
- Near 75th Street interchange and I-355
- 4 miles to I-88 and 3 miles to I-55

CONCEPTUAL BUILDING PLAN



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