

RELIABLE RUBBER INC.

805

**3,500 SF
FOR LEASE**

805 Forestwood Drive, Unit C
Romeoville, Illinois 60446

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com



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 equipped with a grade level drive-in-door and 18'6" ceiling height with close proximity to I-55 and I-355 expressways.



AVAILABLE
UNIT C | 3,500 SF



1 DRIVE-IN
DOOR



18'6"
CEILING HEIGHT

Contact

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25 CAR PARKING
SPACES



FULL WET
SPRINKERS



100-200 AMPS/
208 VOLT/3-PHASE

- 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 SF
Building Size	+/-16,500 SF
Clear	18'6"
Year Built	1998
Drive-in Doors	1 (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
Real Estate Taxes	\$2.15/SF (Pay 2025)
Lease Rate	Subject to Offer



MATTERHORN
VENTURE PARTNERS

NAI Hiffman
Commercial Real Estate Services, Worldwide



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

