

10321 BEAUDIN
BLVD

64,421 SQ FT (DIVISIBLE)
AVAILABLE FOR LEASE OR SALE

JANUARY 2026 DELIVERY











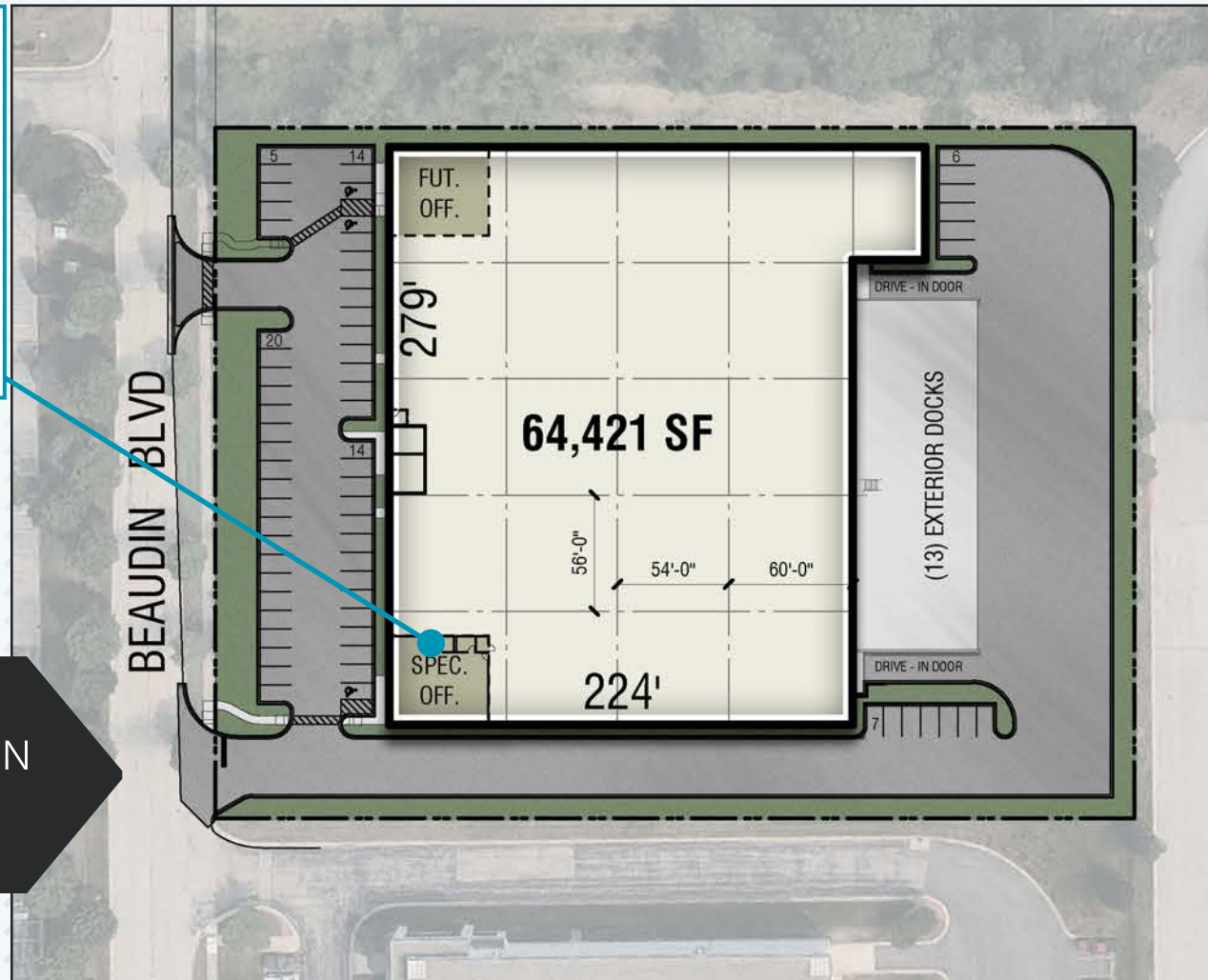
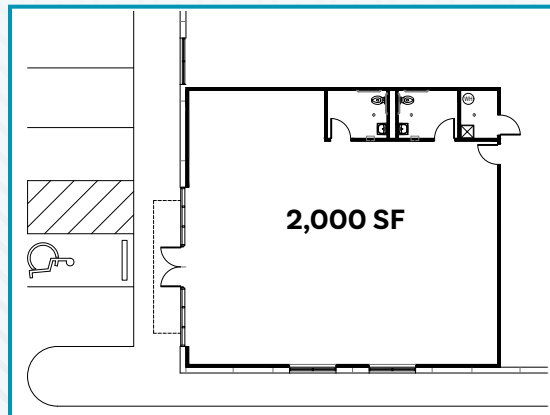
CBRE

SEEFRIED
INDUSTRIAL PROPERTIES

WOODRIDGE, ILLINOIS

BUILDING SPECS

	Building Area	64,421 SF (Divisible)		Clear Height	32'
	Exterior Docks	13 Docks		Drive-in Doors	2 Doors
	Car Parking	66 Stalls		Sprinklers	ESFR
	Spec Office	2,000 SF		Site Area	3.81 Acres



10321 BEAUDIN
BLVD

IMMEDIATE HIGHWAY ACCESS

 **2.6 MILES**

67

53




1.3 MILES

 **55**

 **55**

3.6 MILES

Bolingbrook

53

Welco
Corners

10321 BEAUDIN
BLVD

**INTERNATIONALE
PKWY**

JOILET RD

ROUTE
US
66

 **355**

53

Lemont

Main

NEARBY TENANTS

IN GOOD COMPANY



STRATEGICALLY LOCATED, INDUSTRIALLY DESIGNED



27.5 MILES

↑
TO O'HARE
INTERNATIONAL AIRPORT



21.4 MILES

↑
TO MIDWAY
INTERNATIONAL AIRPORT



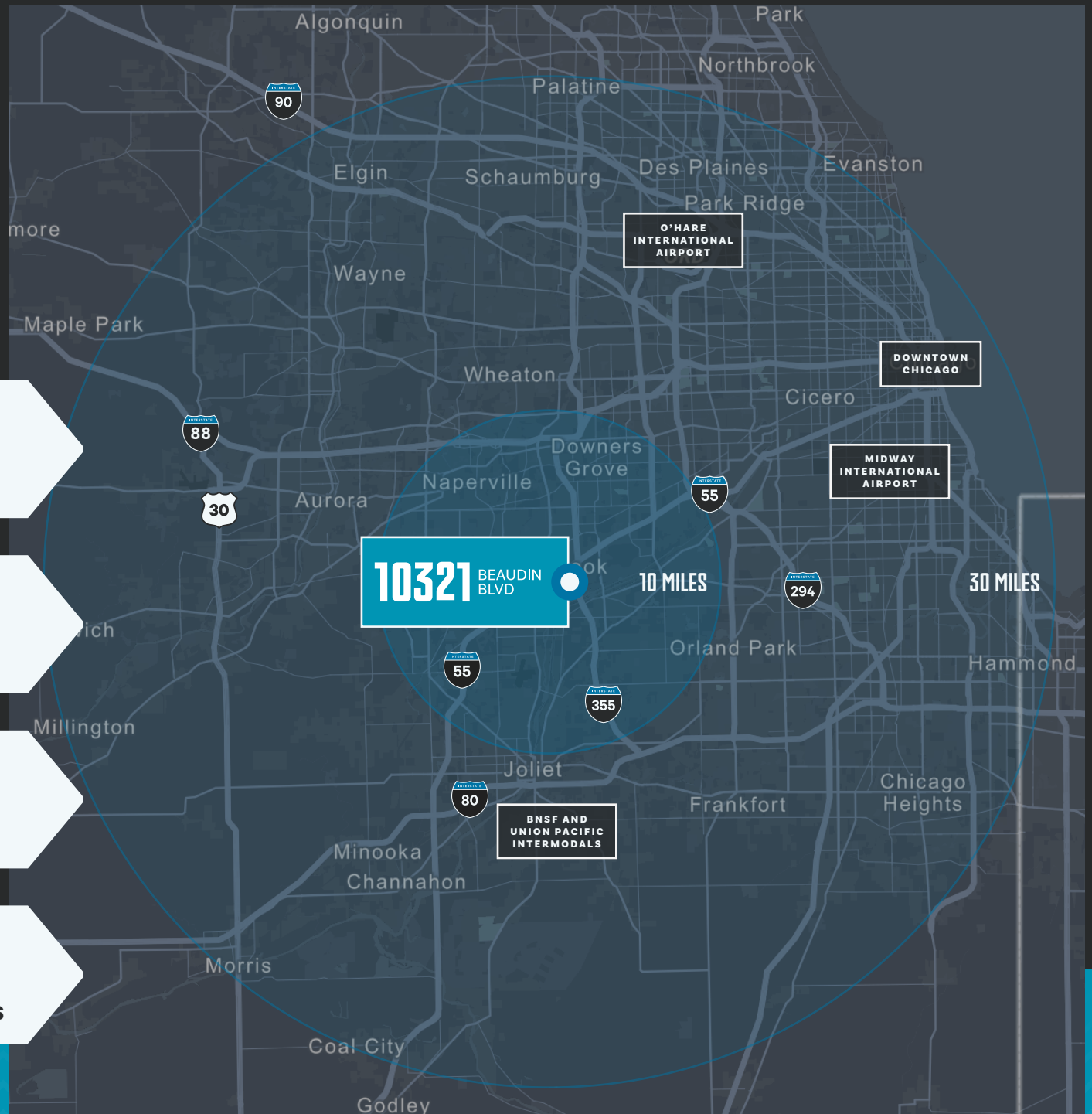
28 MILES

↑
TO DOWNTOWN
CHICAGO



22 MILES

↑
TO THE BNSF AND
UNION PACIFIC INTERMODALS



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LEASING CONTACTS

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