

479 Quadrangle Drive - Suites C & D

Bolingbrook, IL 60440



john
greene
COMMERCIAL

479 Quadrangle Drive - Suites C & D | Bolingbrook, IL 60440

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

INDUSTRIAL UNITS FOR SALE OR LEASE



BUILDING SPECIFICATIONS

Available Space:	9,600± SF
Building Size:	34,620± SF
Office:	3,960± SF
Clear Height:	21'
Loading:	2 Drive in Doors - 12'x14'
Power:	400a/3p
Year Built:	2005
Taxes:	\$19,861 (2019)
Zoning:	I-1
Lease Rate:	\$11.00 SF/yr (Gross)
Sale Price:	\$999,000

LOCATION OVERVIEW

Located in the Quadrangle Business Center in Bolingbrook, IL. Minutes to full expressway interchange @ I-55 & Route 53.

PROPERTY HIGHLIGHTS

- 2 industrial units combined (1/2 warehouse space is air conditioned)
- 5,640± SF of shop space and 3,960± SF of office space in an upstairs loft area
- Common Dock
- 4 restrooms
- Two 12' x 14' drive in doors
- 400amp/3p power
- Ample parking

Chris Condon

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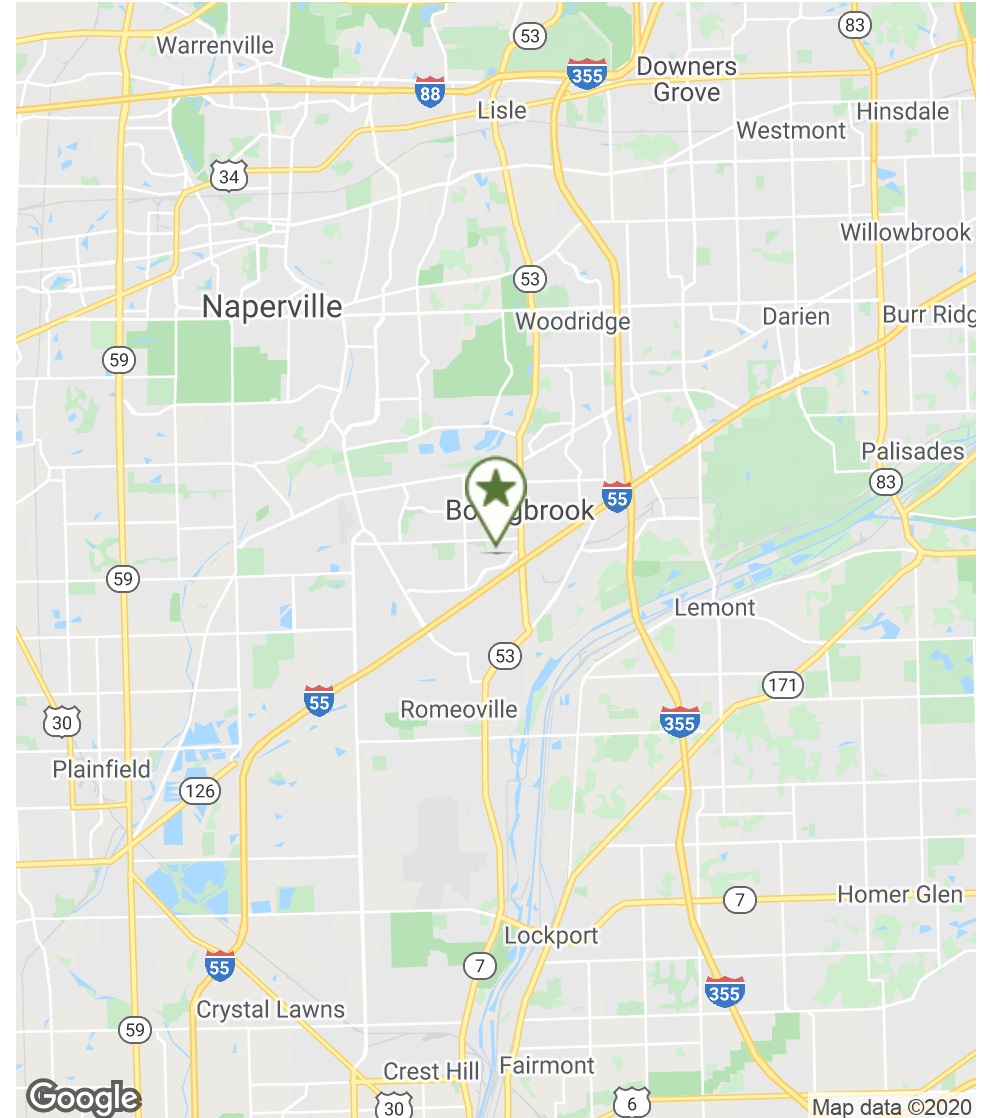
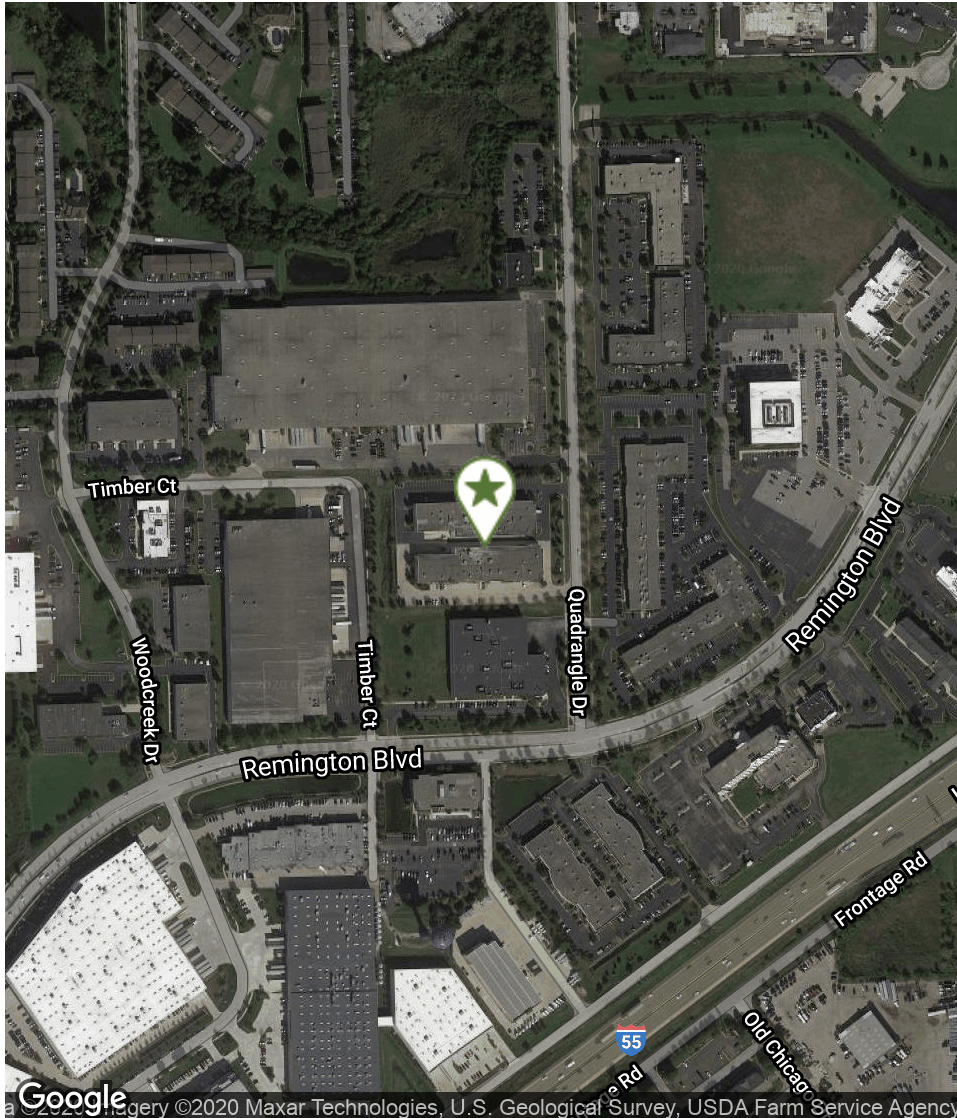
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