



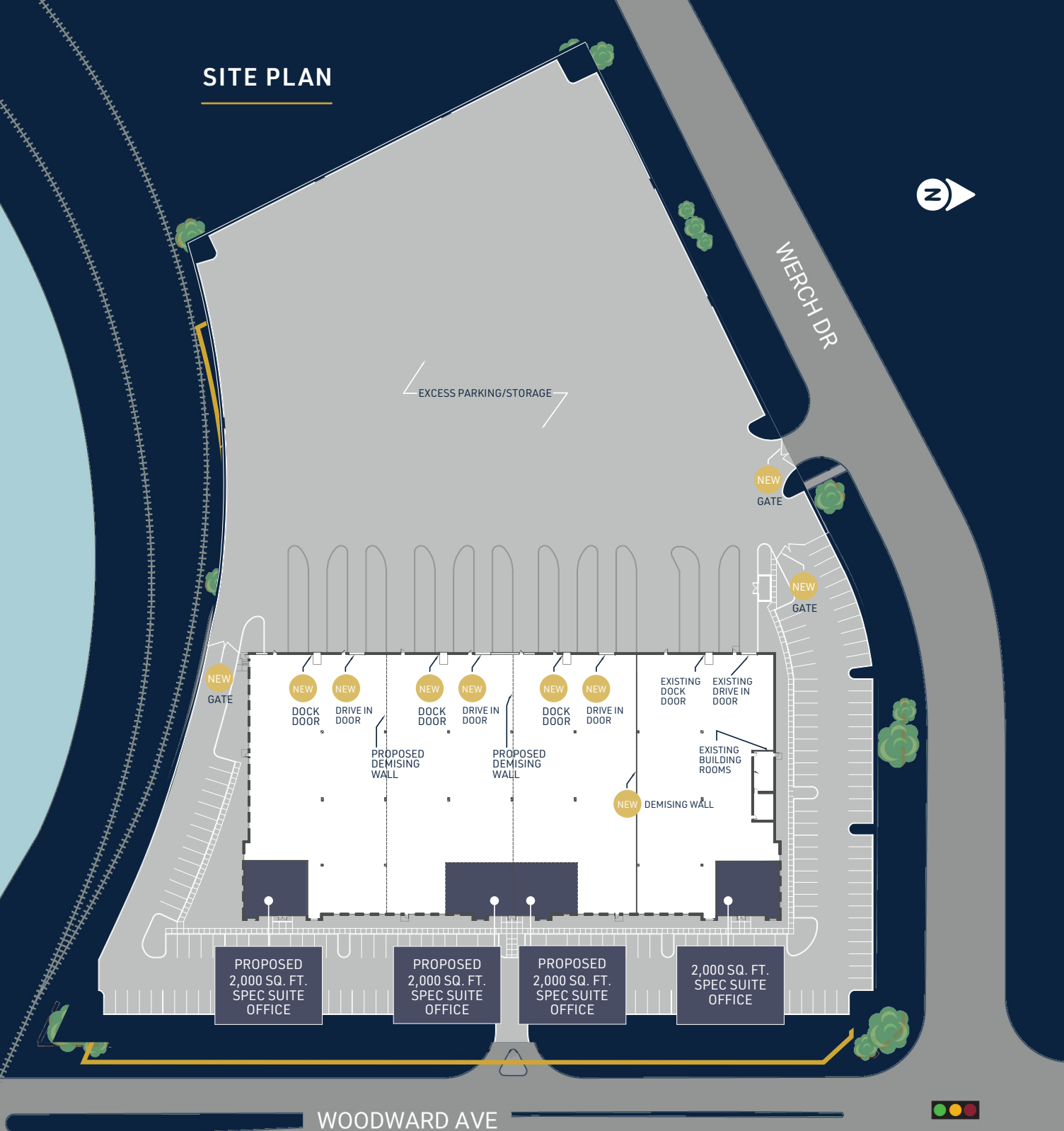
CONSTRUCTION UNDERWAY!

FOR SALE/LEASE
10100 WOODWARD AVENUE

WOODRIDGE, ILLINOIS
80,269 SF (DIVISIBLE TO 20,000 SF)



SITE PLAN



SPECIFICATIONS

8.83 AC
SITE SIZE

80,269 SF
BUILDING SIZE
(DIVISIBLE TO 20,000 SF)

2,000 SF
SPEC OFFICE SIZE

17'
CEILING HEIGHT

4 Exterior Docks
4 Drive-In Doors
LOADING

536 Spaces
CAR PARKING
(ENTIRE BUILDING)

\$2.13 PSF
TAXES

2000 Amps
480/277v
POWER

Summer 2026
DATE AVAILABLE

Subject To Offer
ASKING SALE PRICE / LEASE RATE

PLANNED IMPROVEMENTS UNDERWAY!



DEMOLITION AND WHITE-BOXING
OF WAREHOUSE SPACE



LED LIGHTING THROUGH
WAREHOUSE & OFFICE AREAS



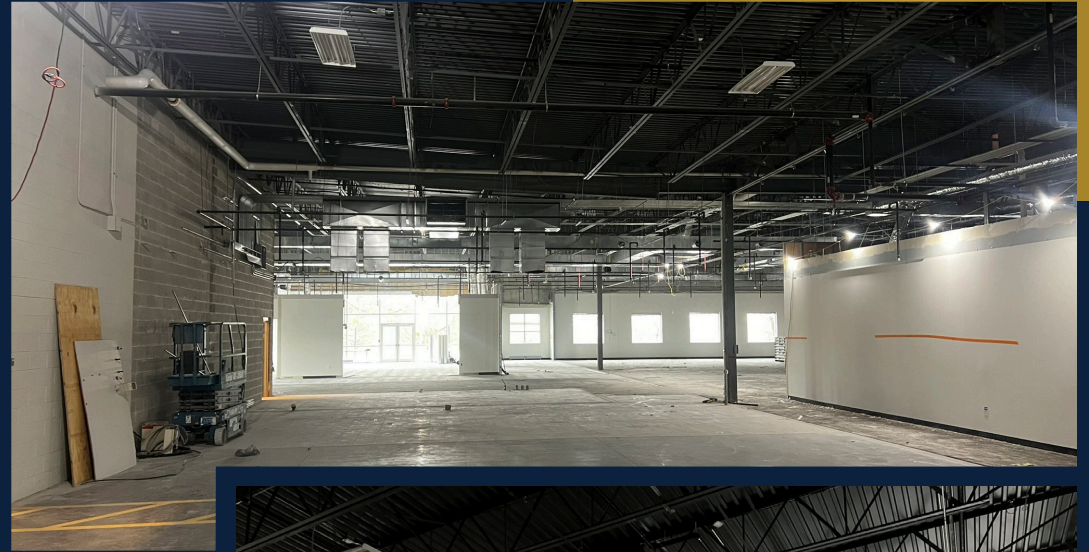
NEW ±2,000 SF SPEC
OFFICE BUILD-OUT



3 NEW GATES TO FULLY FENCE &
SECURE TRUCK COURT



3 NEW EXTERIOR DOCK &
DRIVE-IN DOOR PACKAGES



KEY DISTANCES

55

0.6 MILES

355

2.4 MILES

88

8.5 MILES

294

9.6 MILES

80

14.2 MILES

MIDWAY INTL AIRPORT

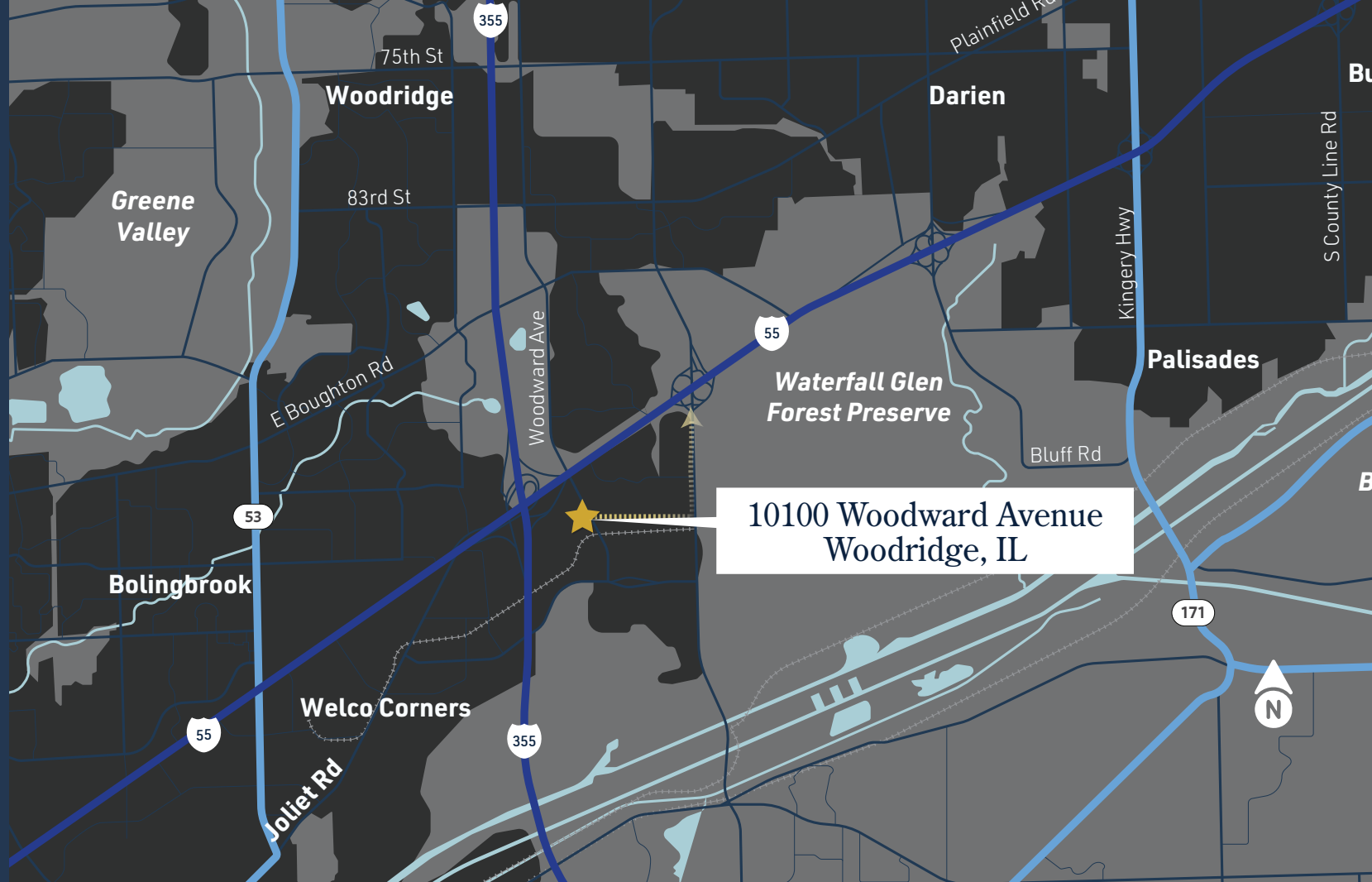
19.3 MILES

DOWNTOWN CHICAGO

26.5 MILES

O'HARE INTL AIRPORT

27.0 MILES



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