



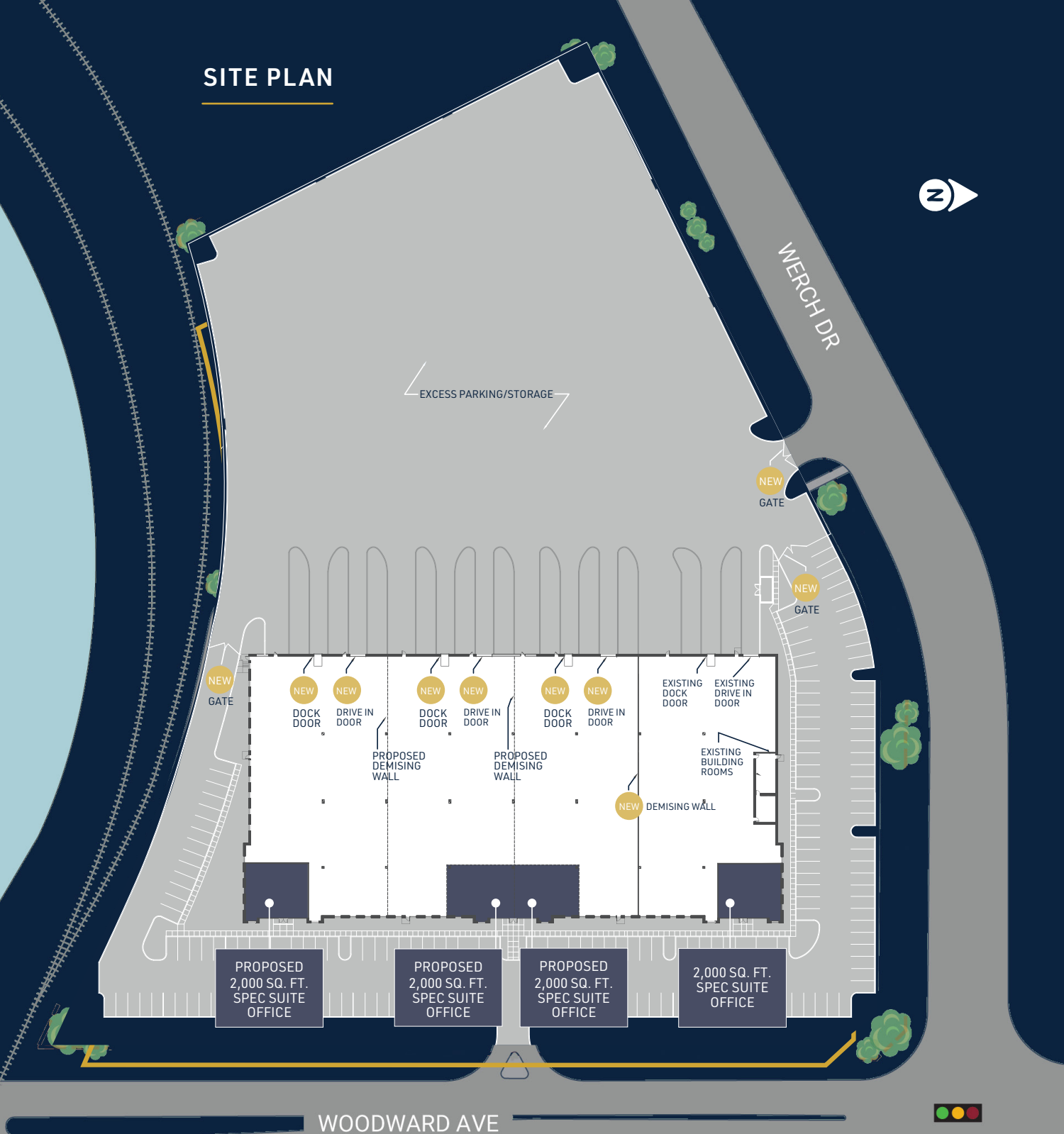
CONSTRUCTION UNDERWAY!

FOR SALE/LEASE
10100 WOODWARD AVENUE

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



SITE PLAN



SPECIFICATIONS

SITE SIZE	8.83 AC
BUILDING / AVAILABLE SIZE	80,269 SF (DIVISIBLE TO 20,000 SF)
OFFICE SIZE	2,000 SF SPEC
CEILING HEIGHT	17' CLEAR
LOADING DOCKS	4 EXTERIOR DOCKS
DRIVE-IN DOORS	4 DRIVE-IN DOORS
CAR PARKING	536 SPACES (ENTIRE BUILDING)
POWER	2000A @ 480/277V
SPRINKLERS	ESFR
TAXES	\$2.13 PSF
DATE AVAILABLE	SUMMER 2026
ASKING SALE PRICE / LEASE RATE	SUBJECT TO OFFER

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

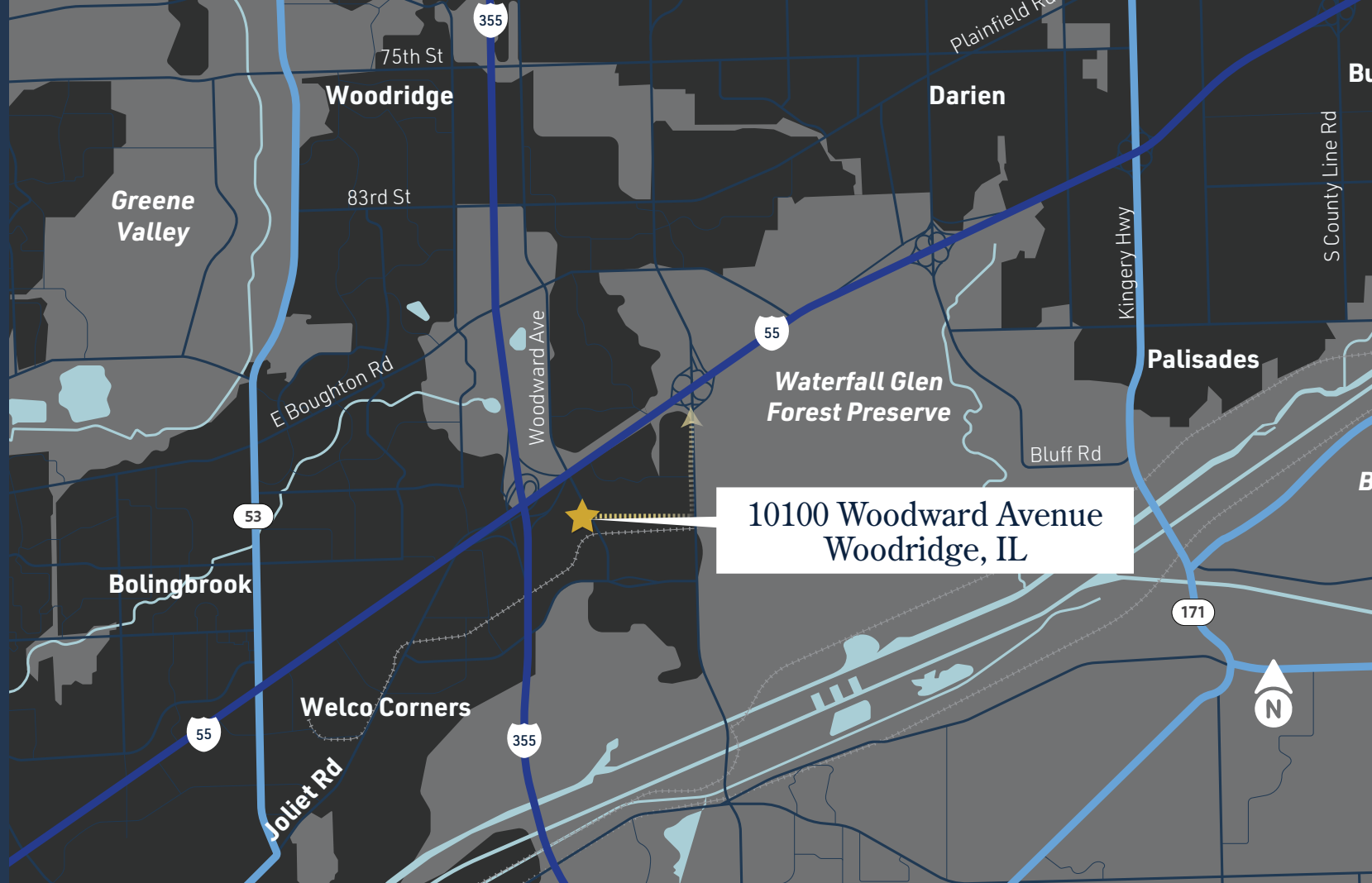
19.3 MILES

DOWNTOWN CHICAGO

26.5 MILES

O'HARE INTL AIRPORT

27.0 MILES



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