

106,003 SF AVAILABLE FOR SUBLEASE

CARLOW XVIII

905 DALTON LANE, BOLINGBROOK, ILLINOIS



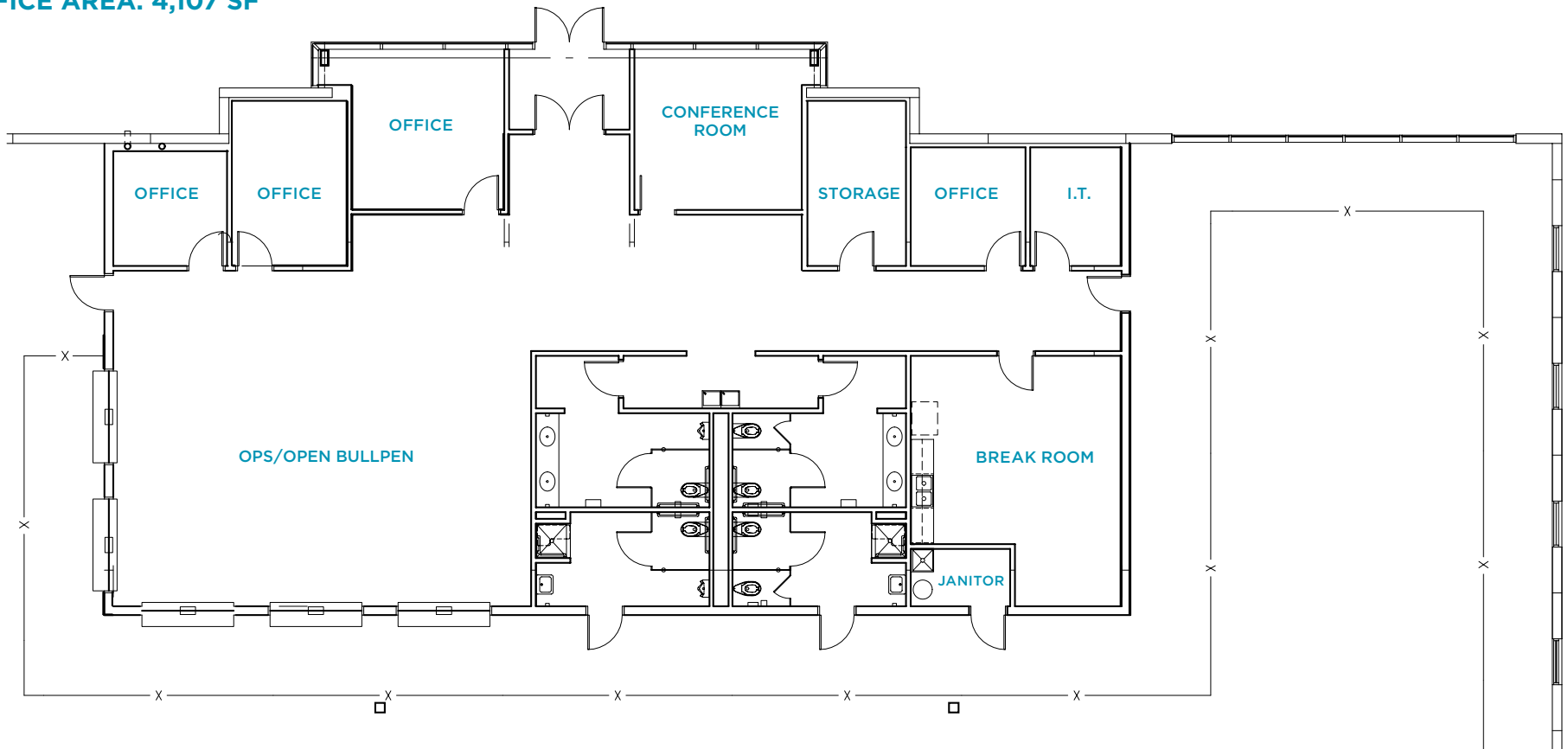
**CUSHMAN &
WAKEFIELD**

106,003 SF FOR SUBLEASE

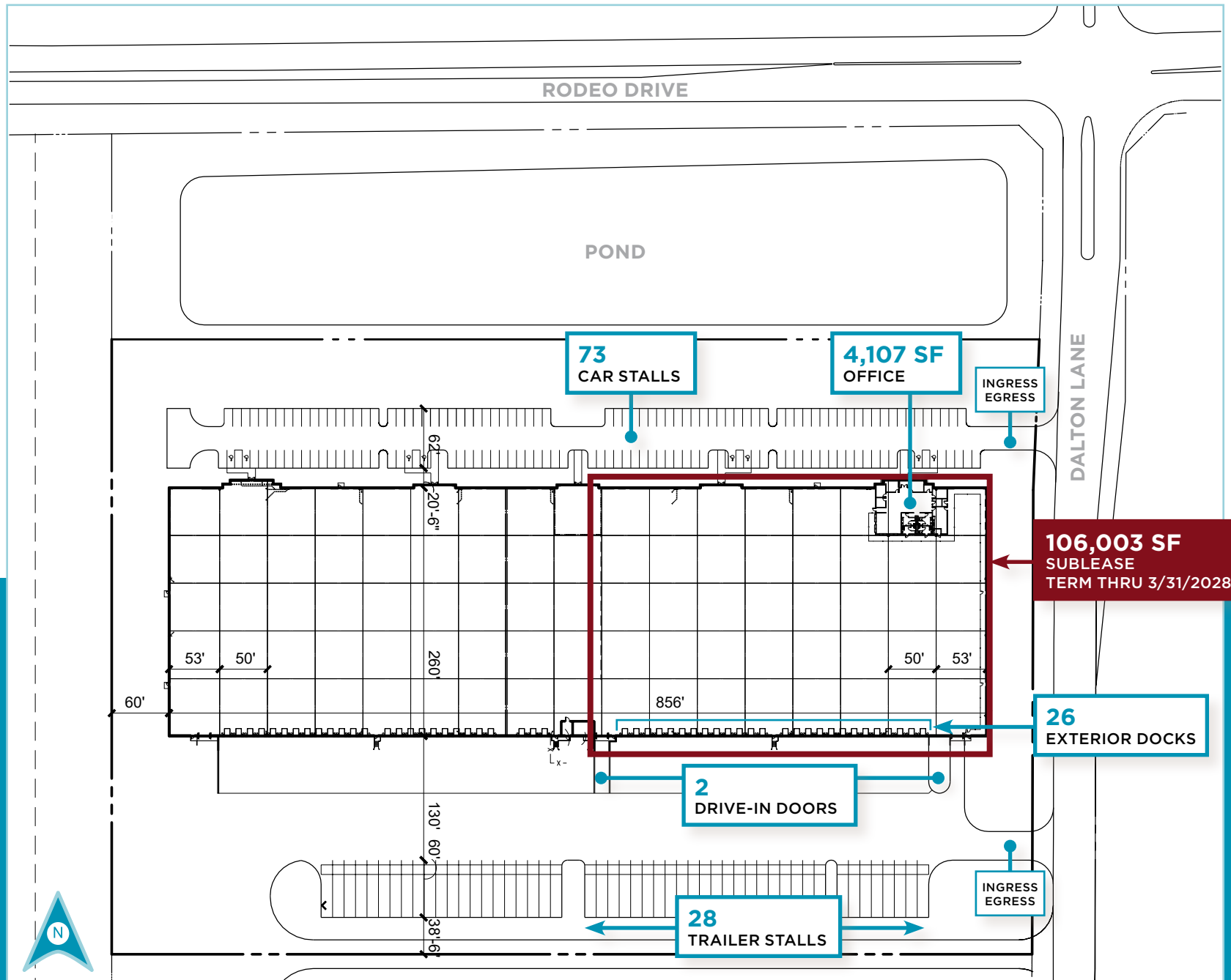
PROPERTY FEATURES

Building Size:	223,804 SF	Year Built:	2021	Car Parking Spaces:	73
Sublease Space:	106,003 SF	Clear Height:	32'	Trailer Stalls:	28
Office Area:	4,107 SF	Exterior Docks:	26	Sublease Term:	Through 3/31/2028
Site Area:	±14.26 AC	Drive-In Doors:	2	Rental Rate:	Subject to Offer

OFFICE AREA: 4,107 SF



SITE PLAN



PRIME LOCATION



SITE HIGHLIGHTS



HIGH IMAGE PARK
& Building Features



STRATEGIC LOCATION
Between Intermodals & UPS Hub



ACCESS TO LABOR
From Chicago & Joliet



I-55
Immediate Access



FLEXIBLE OPPORTUNITIES
For Large & Mid-Sized Users



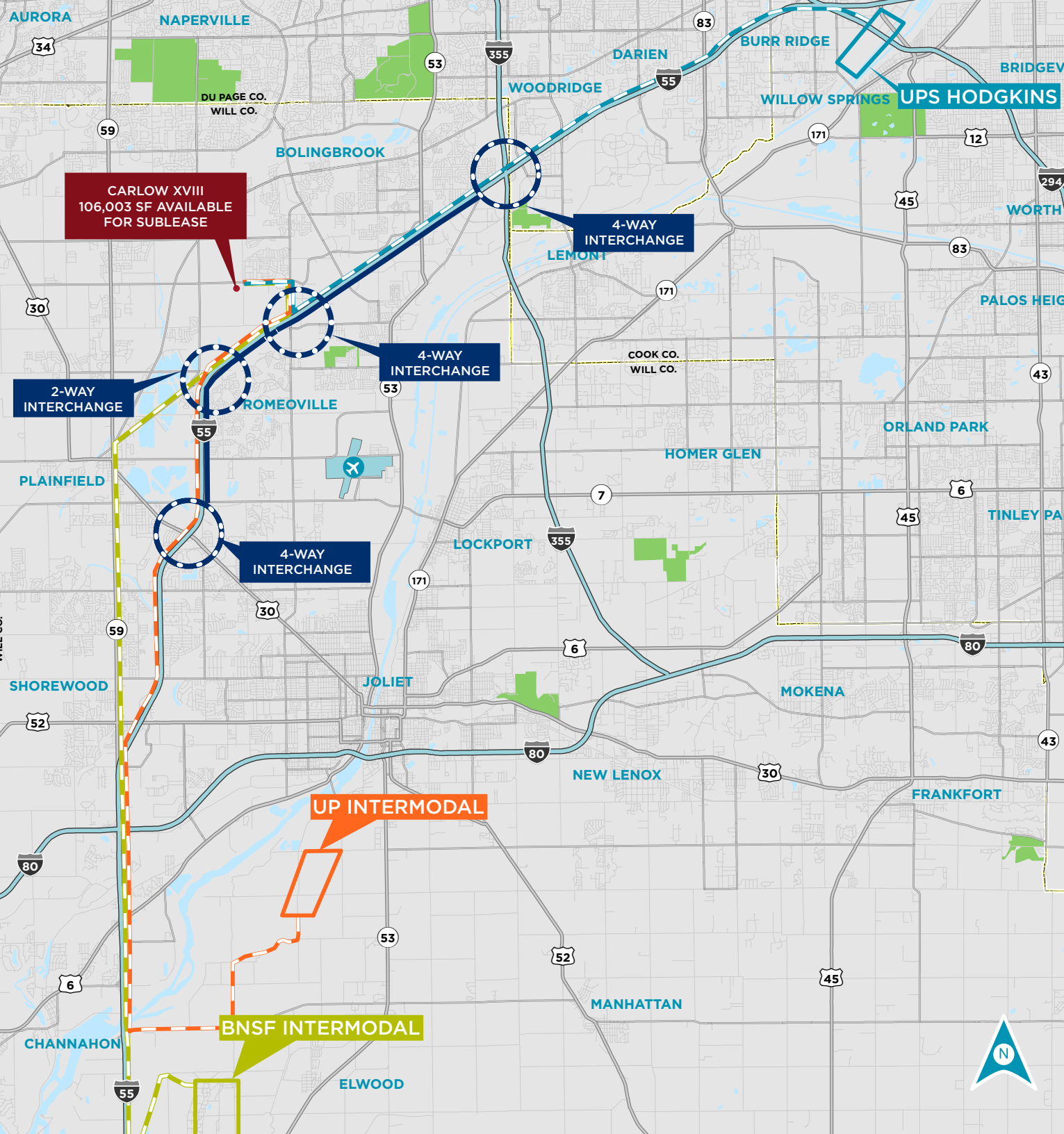
CATERS TO VARIETY
Of Tenant Needs & Uses



AMENITY RICH AREA
Variety of Hotels, Dining,
Health Clubs & Gas Stations



**INSTITUTIONALLY OWNED
AND MANAGED**



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