

455 GIBRALTAR DRIVE

CHICAGO
I-55 SOUTH CORRIDOR

455 Gibraltar Drive
Bolingbrook, IL 60440



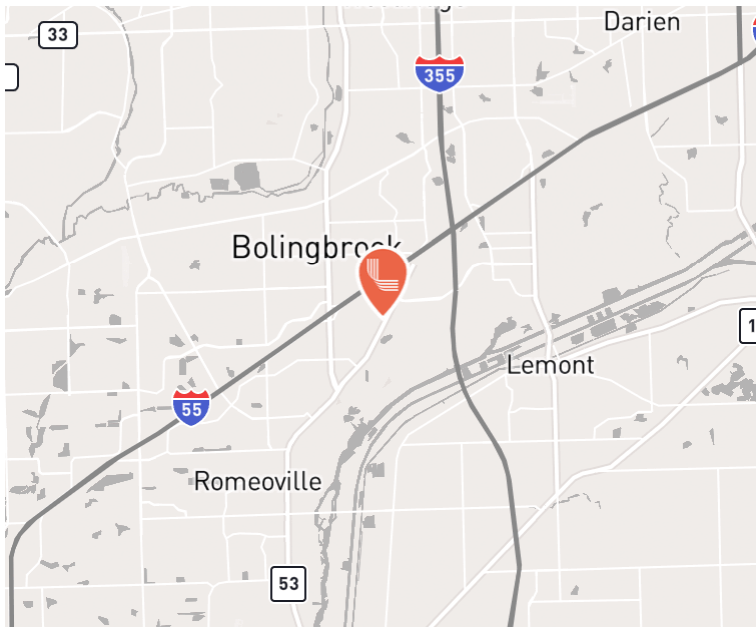
FOR LEASE

±110,000 SF



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NAI Hiffman
Commercial Real Estate Services, Worldwide.



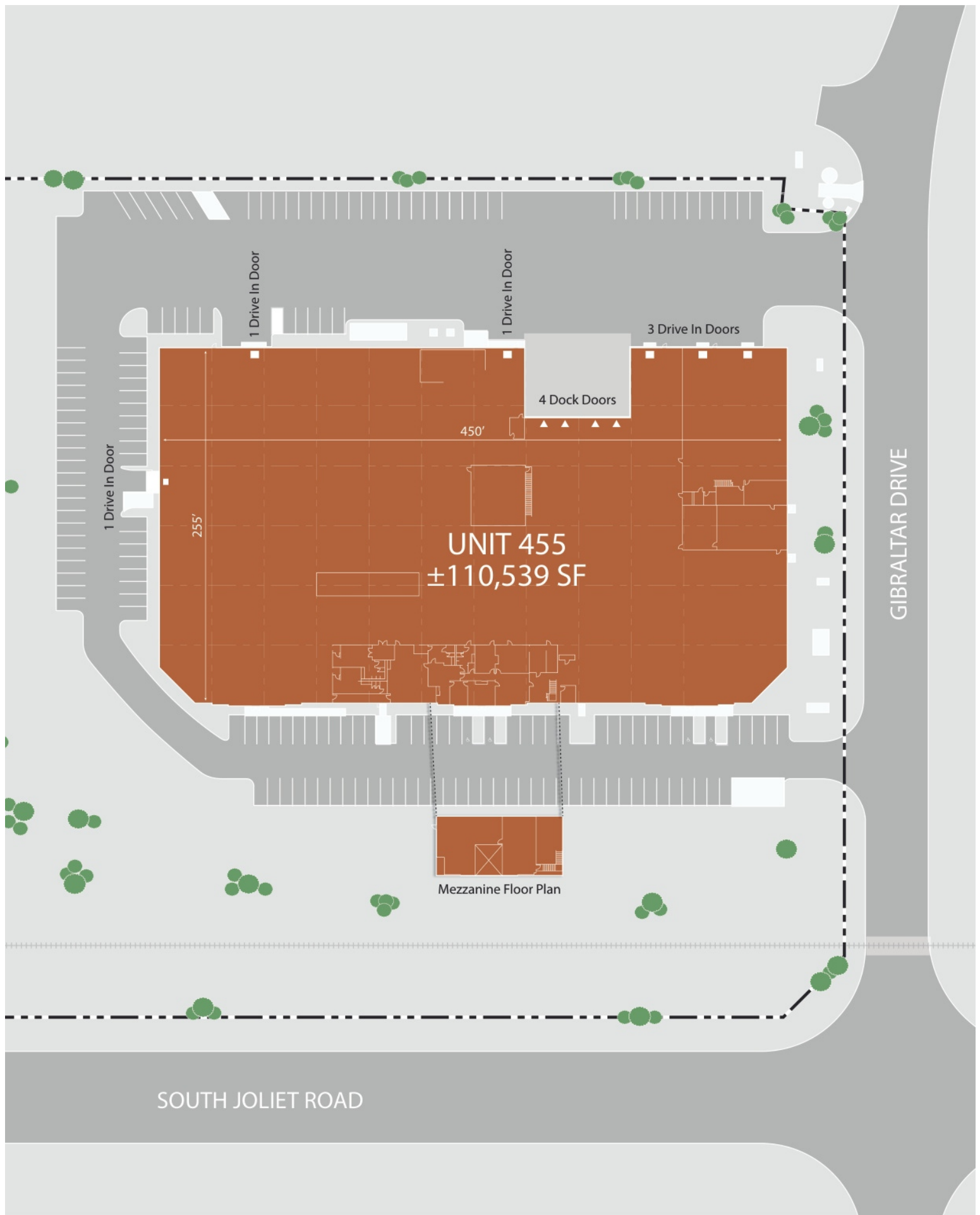
BUILDING SPECIFICATIONS

Building Size	±110,000 SF
Office Size	±12,475 SF
Warehouse Office	±3,409 SF
Clear Height	25'
Loading Docks	4 Dock Doors
Drive-in Doors	6 DIDs
Car Parking	±150 Spaces
Truck Court Depth	160'
Fire Protection	Wet System
Real Estate Taxes	\$1.51 PSF
Power (2 Separate Services)	3,000A @ 480V & 1,200A @ 480V

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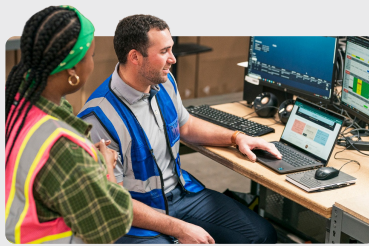
455 N. Gibraltar Drive presents an opportunity to secure a functional ±110,000 SF industrial facility in the I-55 South Corridor. The property features a substantial main-level office component, complemented by additional mezzanine and warehouse office buildouts, providing flexibility to accommodate a variety of operational needs. The property is strategically positioned with quick access to I-55 and I-355 via the Joliet Road or Route 53 full interchanges, allowing for seamless connectivity to the region's extensive transportation infrastructure.



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

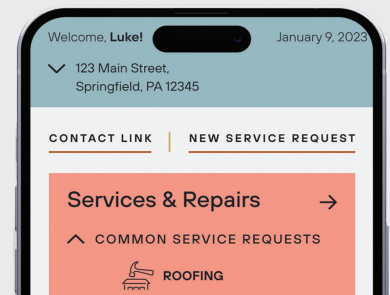


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

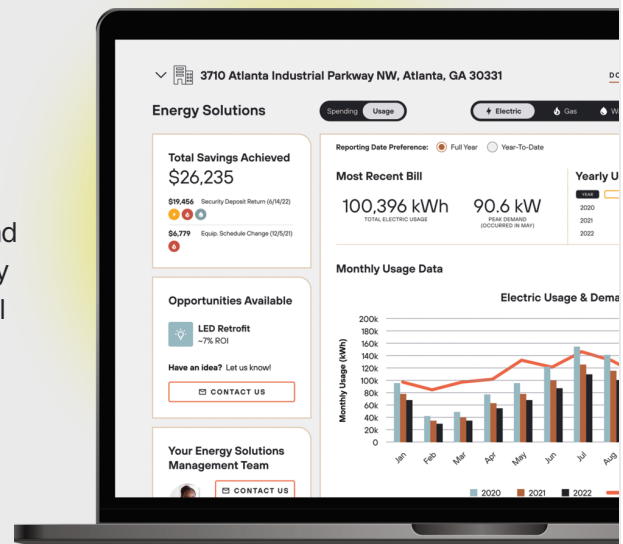
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



CONTACT INFORMATION

455 Gibraltar Drive
Bolingbrook, IL 60440

Packy Doyle

pdoyle@hiffman.com
(630) 691-0601

Adam Roth, CCIM, SIOR

aroth@hiffman.com
(630) 691-0607

Wilson Starr

wstarr@hiffman.com
(630) 693-0681

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