



FOR SALE OR LEASE

Stotan Crossings Woodridge

221,400 SF
Total building size

11231 Katherines Crossing
Woodridge, Illinois

Q1 2027 Delivery
15.13 acres



**PURSuing
LEED CERTIFICATION**



Sean Henrick, SIOR
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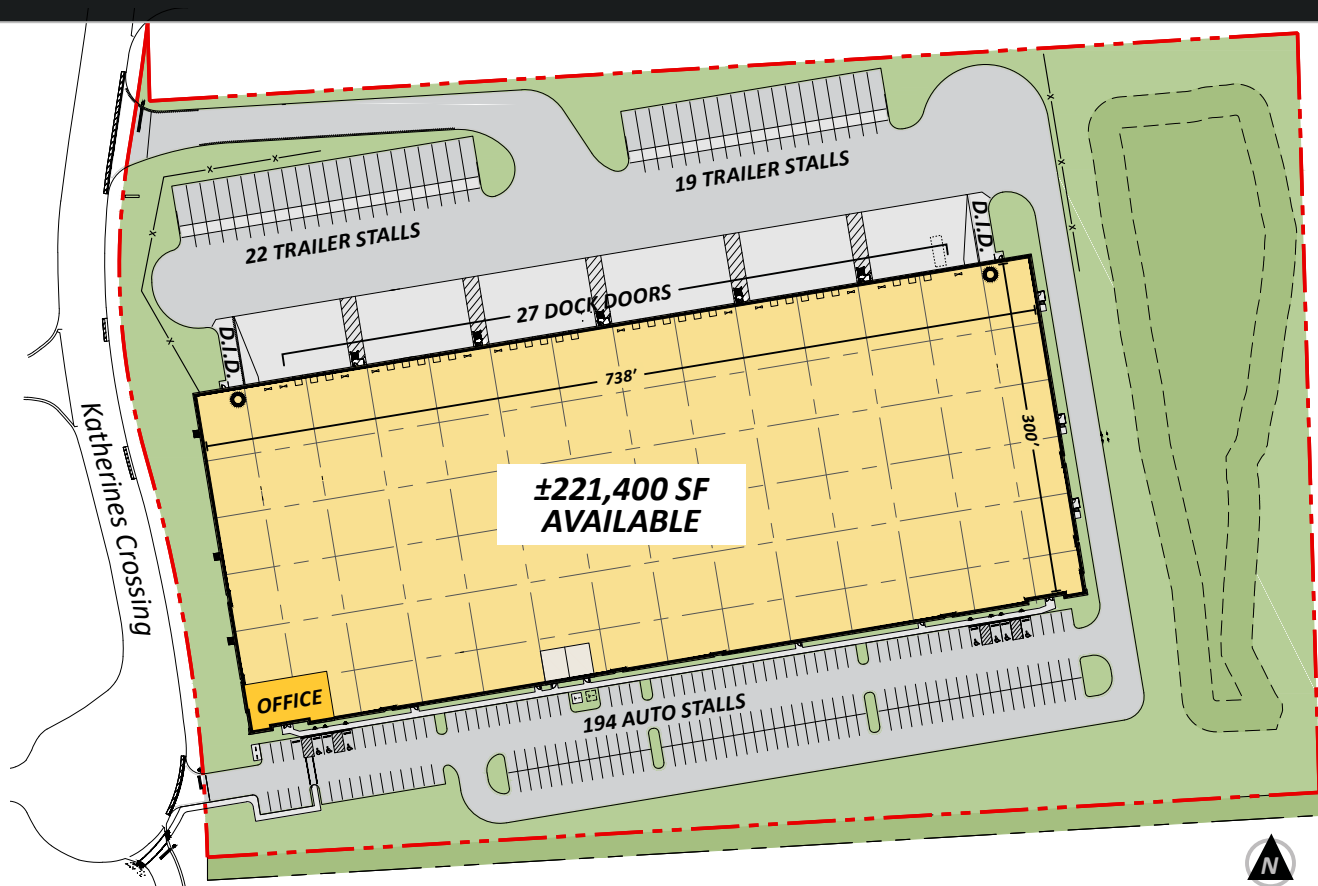
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SITE SPECIFICATIONS

Site Size (Acres)	15.13	Column Spacing	54' W x 50' D
Building Size (Sq Ft)	221,400	Auto Parking	194 spaces
Available Size (Sq Ft)	221,400 (Divisible)	Trailer Parking	41 spaces
Office Size (Sq Ft)	±3,000 SF	Power	3,000 Amps
Clear Height	36'	Zoning	M-1 Manufacturing District
Loading Docks	27 Exterior, Expandable to 40	Date Available	Q1 2027 Delivery
Drive in Doors:	2	Asking Rate/Price	Subject to Offer



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1.7 miles / 4 minutes to I-55

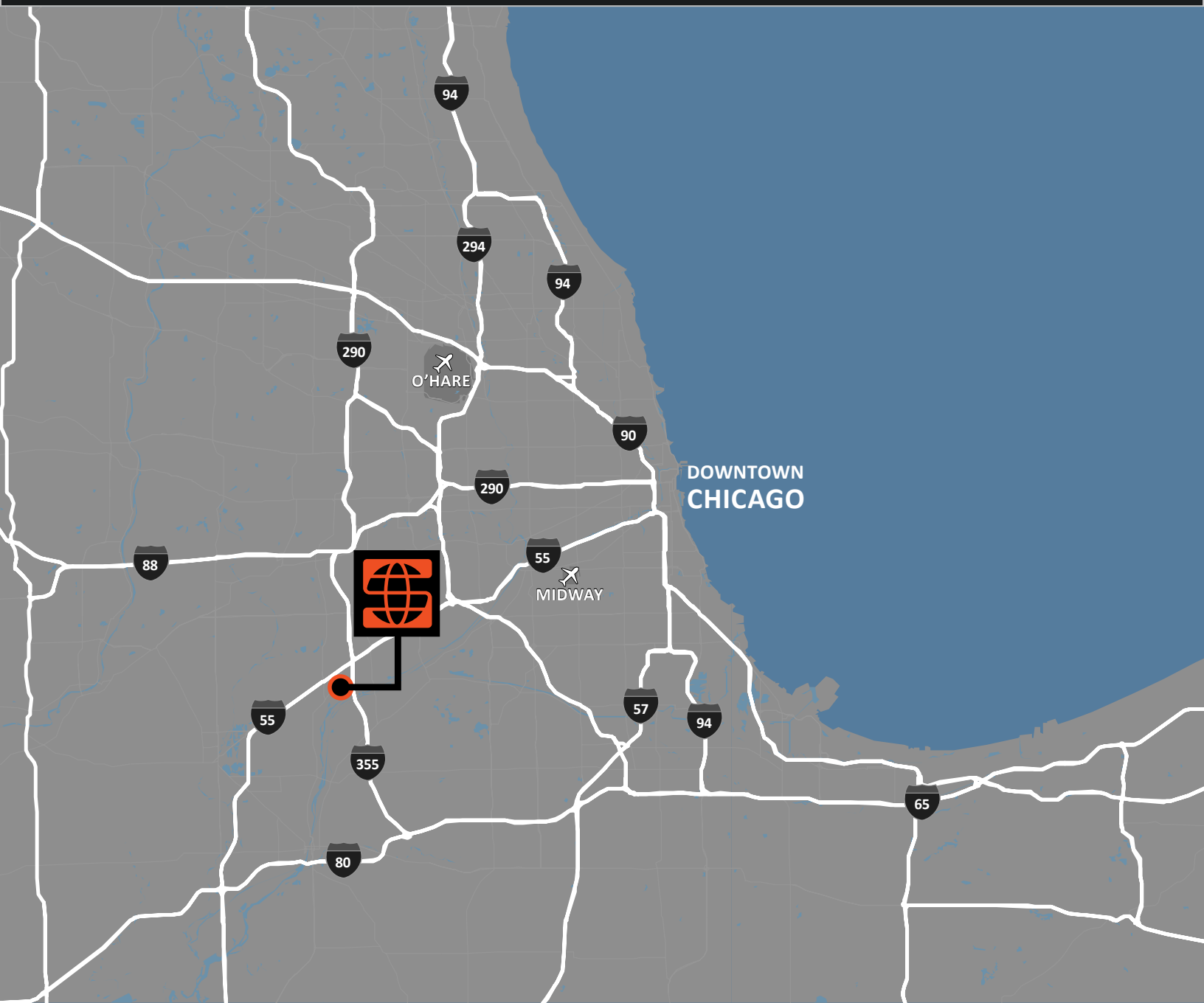


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20 miles to Midway Airport 28 miles to downtown Chicago 30 miles to O'Hare Airport



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