

ROMEIOVILLE Commerce Center

208-238 S. Pinnacle Drive, Romeoville, IL 60446
BUILDING 1 – 199,924 S.F. (Divisible)



*Romeoville Commerce Center is Located
in the I-55 Corridor with Interstate Access
via Weber Road*

Amenities:

- The I-55 Corridor Integrates a Large Highway Network, Just Minutes from I-55, I-80, I-355 and I-294, Providing Optimal Local, Regional and National Distribution Services
- Low Will County Taxes and Economic Incentives
- Interchange Reconstruction at Weber Road and I-55 in Progress
- FedEx Ground Hub Within the Business Park
- Skilled, Steadily Expanding Labor Pool
- Located in the 800-Acre Pinnacle Business Center, Romeoville, Illinois
- Corporate Residents Include: FedEx, Home Depot, Pactiv, Amerisource Bergen, Florstar, Ozburn-Hessey Logistics and Wilton Industries



FOR DEVELOPMENT INFORMATION:



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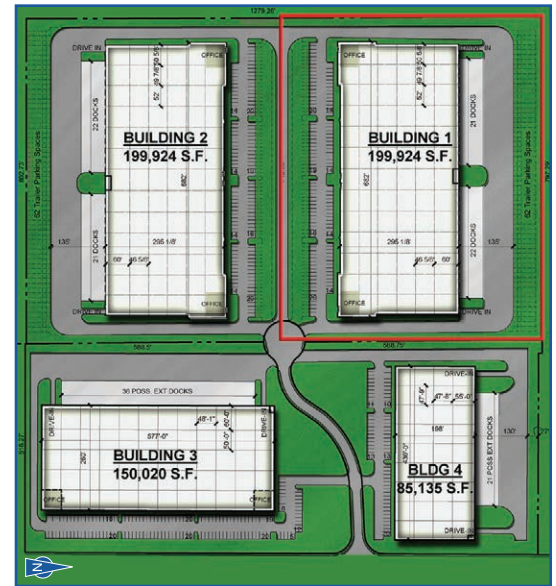
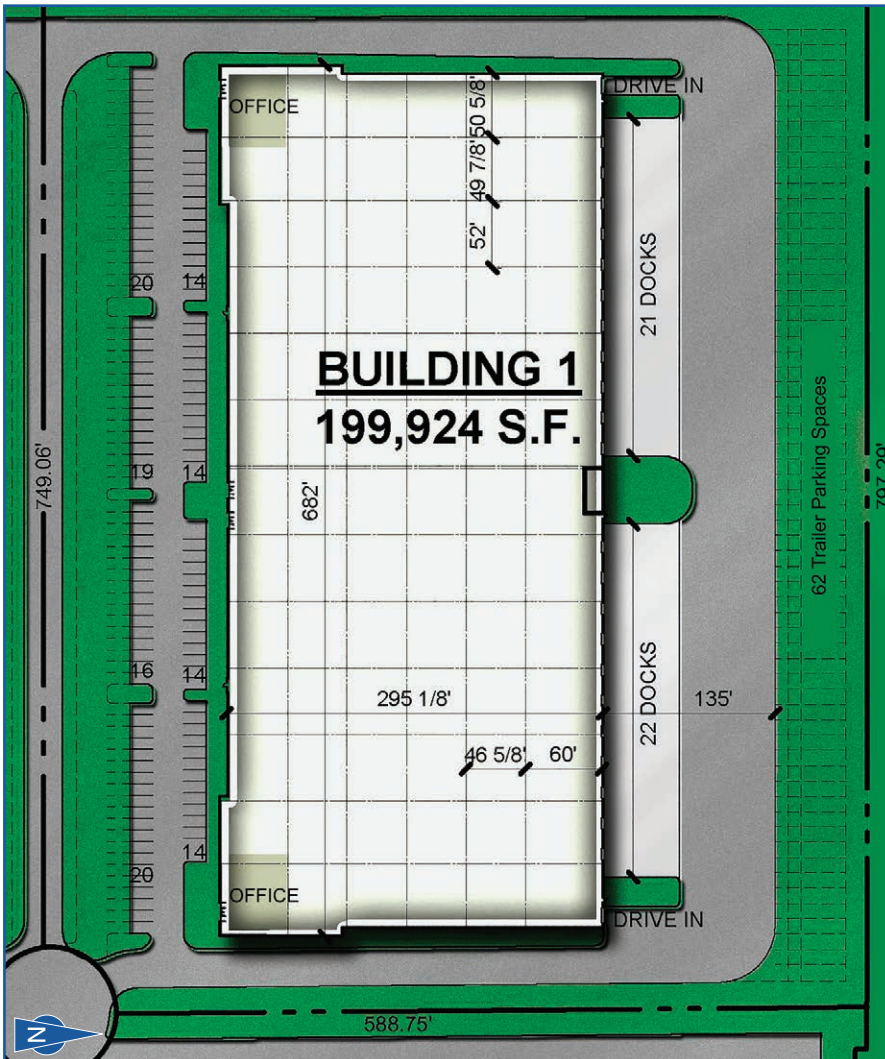
FOR LEASING INFORMATION:



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Building Features:

- 199,924 S.F. (Divisible) on 11.8 Acres
- Office Finish to Suit
- 32' Minimum Clear Height
- T-5 Lighting with Occupancy Sensors
- ESFR Fire Suppression System
- 45 Mil EPDM Ballasted Roof



- Factory Primed White Metal Roof Deck
- Rear Load Configuration
- 47' x 52' Typical Column Spacing; 60' in Staging Bays
- Up to 43 Exterior Dock Doors
- Up to 43 35,000 lb. Mechanical Dock Levelers
- 2 – 12' x 14' Motorized Drive-In Doors
- 122 – Car Parking Spaces
- Trailer Parking Available; Up to 62 Future Stalls Away from the Building
- 2,000 Amp, 480 Volt, 3-Phase Electrical