

## Additional Information

**Leasing Opportunity** Join Woodridge city's newest development located in the heart of Will County's labor market on the southwest quadrant of I-355 and Internationale Parkway. The park is adjacent to Internationale Centre Business Park.

- Excellent visibility from Interstate I-355
- 9.68 acre land site (part of 37 acre total park area)
- Learn more at [www.park355.com](http://www.park355.com)

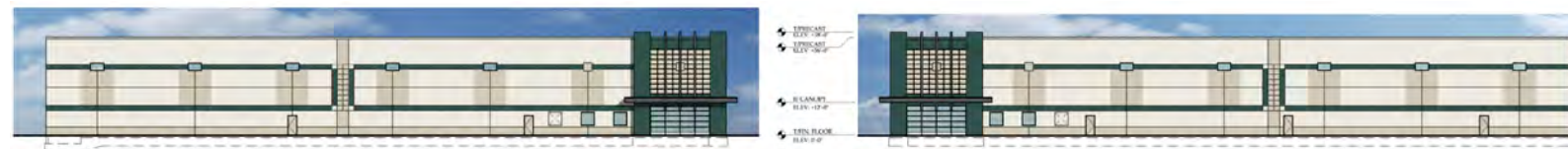
## Building Elevations



East Elevation



West Elevation



South Elevation

North Elevation

COLOR KEY: HUNT CLUB (SW 6488) ACCESSIBLE BIEGE (SW 7016) ALABASTER (SW 7008)



For Leasing Information:  
**Tim Thompson, SIOR**  
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**Park 355 | Phase III**  
 +/-152,000 SF Available for Lease

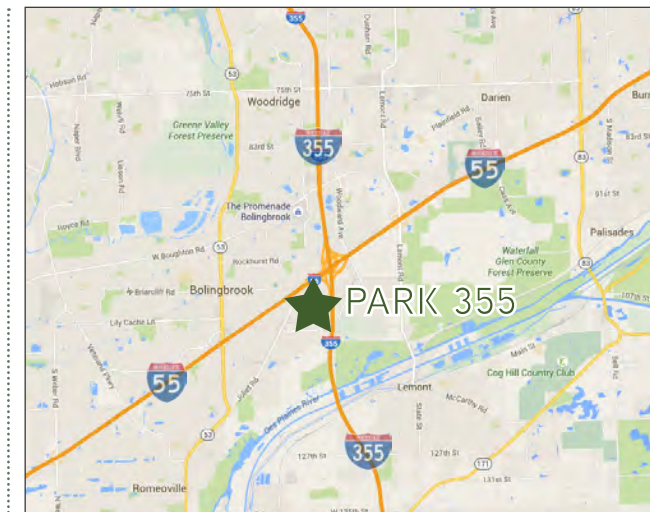


SWQ I-355 & INTERNATIONALE PKWY | WOODRIDGE, ILLINOIS

## Project Overview

**Now Available:** Phase III, as part of the prestigious 3-phase Park 355 development in Woodridge, Ill, is located adjacent to I-355 in Will County. This building, 2141 Internationale Pkwy, will sit on a 37 acre development comprised of 3 total buildings. Phase I & II have been completed. Phase III land site is ready for development. A proposed ±152,000 sf building is available and divisible to 36,000-square-foot suites. Building specs will include:

- 30' clear height
- 15 truck docks (expandable)
- 3 drive-in doors (expandable)
- Bay size: 48' x 50'
- 150 auto parking spaces (expandable)
- ESFR - Class IV commodity sprinkler system



Exclusive Agent

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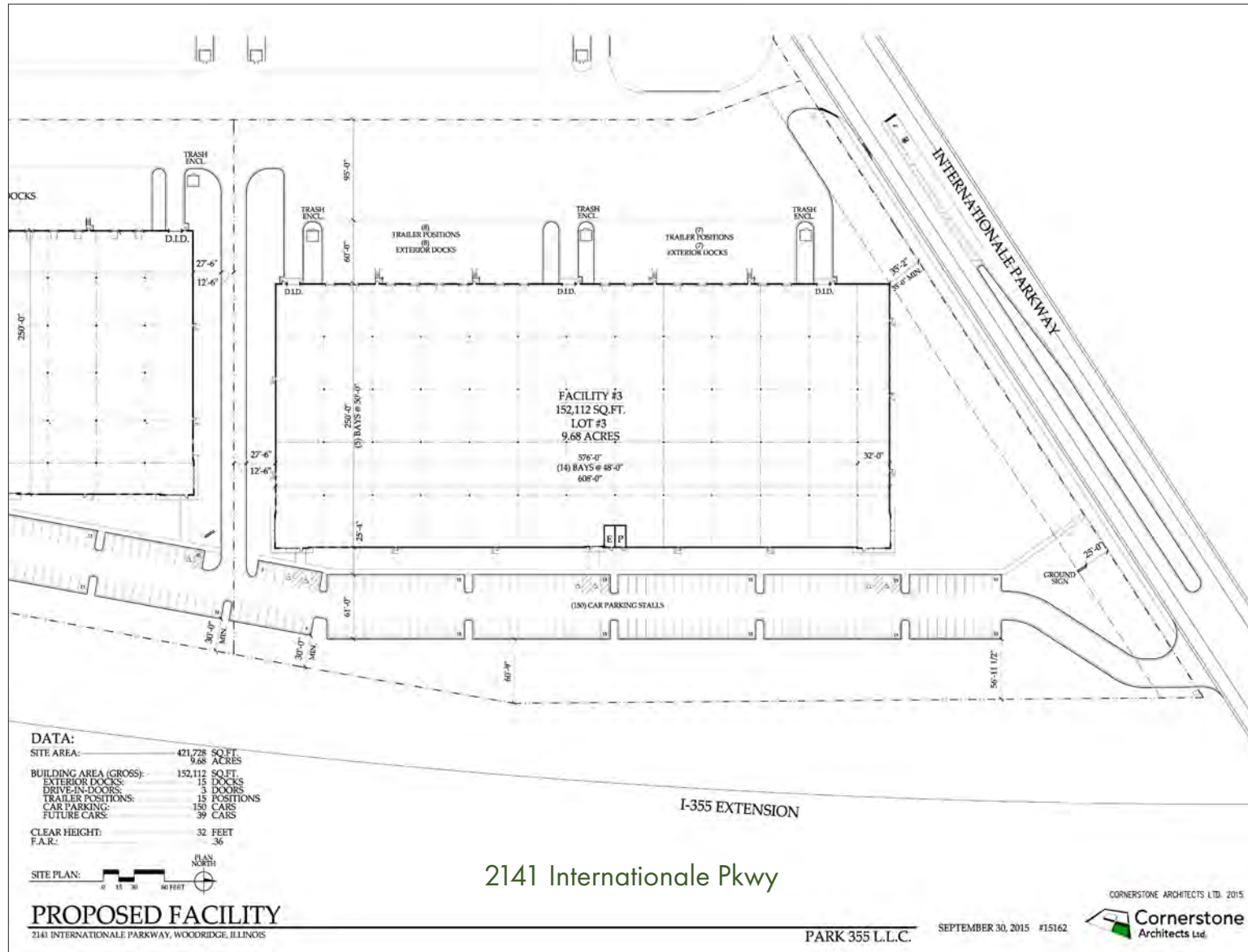


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## Leasing Opportunities

**Park 355** offers tenants access to first-class industrial space in flexible sizes ranging from 36,000 square feet up to 152,112 square feet. In addition to the specifications listed below, this premier development also has immediate access to Interstate 355 by use of Internationale Parkway. By locating in Will County, tenants of Park 355 also enjoy one of the strongest and most robust labor forces in metro Chicago while benefiting from low property taxes.



Phase III  
**SWQ I-355 & Internationale Parkway Woodridge, Illinois**

<b>Building Size</b>	152,112 sf (divisible to 36,000 sf)
<b>Clear Height</b>	30'
<b>Loading</b>	Expandable
<b>Office Area</b>	To-suit
<b>Parking</b>	150 automobile spaces
<b>Power</b>	1,200 amps / 480 volts / 3-phase (expandable)
<b>Sprinkler</b>	ESFR

## Location Benefits

**Immediate Interstate Access** Park 355 features easy access to all of the critical paths of travel in the Will County logistics corridor including: I-355 (immediate), I-55 (immediate), I-88 (±8.2 miles), I-294 (±8.6 miles), I-80 (±11.5 miles). Park 355 is also ±15 miles to Midway Airport and ±24 miles to O'Hare Airport.

