

# FOUNTAIN SQUARE COMMERCE CENTER

REMINGTON BLVD & SCHMIDT RD  
BOLINGBROOK, ILLINOIS

# Elevate Your Brand

## Move to the Epicenter of Commerce in the I-55 Corridor

www.fountainsquarecc.com

### 4 Buildings Under Construction Plus Build-to-Suit Site



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Exclusive Marketing Agents:



**Brian Carroll**  
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A Development of:



8750 W. Bryn Mawr, Suite 700  
Chicago, IL 60631 | 773.957.1400

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## Move to the Epicenter of Commerce in the I-55 Corridor

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### Spec Industrial Buildings



#### Building 1

Site Area.....	7.21 AC
Building 1 Area.....	109,354 SF
Ceiling Height.....	32' Clear
Auto Parking.....	136 Stalls
Trailer Parking.....	31 Stalls
Dock Doors.....	10 (Expandable to 25)
Drive in Doors.....	2

#### Building 2

Site Area.....	15.35 AC
Building 2 Area.....	320,914 SF
Ceiling Height.....	32' Clear
Auto Parking.....	217 Stalls
Trailer Parking.....	32 Stalls
Dock Doors.....	32 (Expandable to 74)
Drive in Doors.....	2

#### Building 3

Site Area.....	7.91 AC
Building 3 Area.....	162,394 SF
Ceiling Height.....	32' Clear
Auto Parking.....	111 Stalls
Trailer Parking.....	16 Stalls
Dock Doors.....	16 (Expandable to 30)
Drive in Doors.....	2

#### Building 4

Site Area.....	7.53 AC
Building 4 Area.....	148,924 SF
Ceiling Height.....	32' Clear
Auto Parking.....	90 Stalls
Trailer Parking.....	13 Stalls
Dock Doors.....	14 (Expandable to 26)
Drive in Doors.....	2

#### Build-to-Suit

Site Area.....	12.03 AC
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Take advantage of this opportunity to relocate or expand your business to the hottest submarket for industrial real estate in the Chicagoland area.

- ▶ Choose from four Class A state-of-the-art industrial facilities or design your own facility to meet your unique needs
- ▶ Business friendly environment
- ▶ Affordable labor force available

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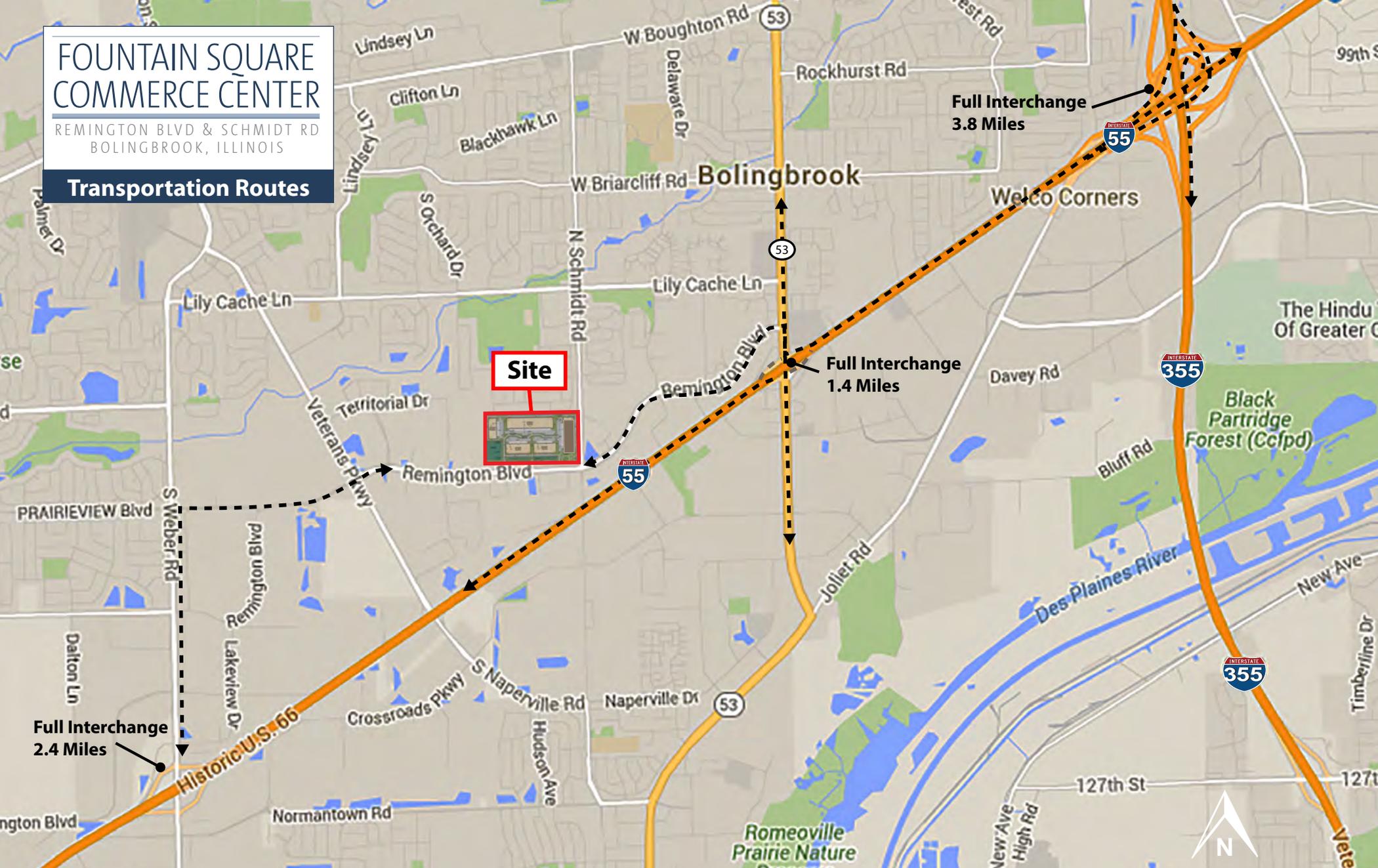
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## Transportation Routes



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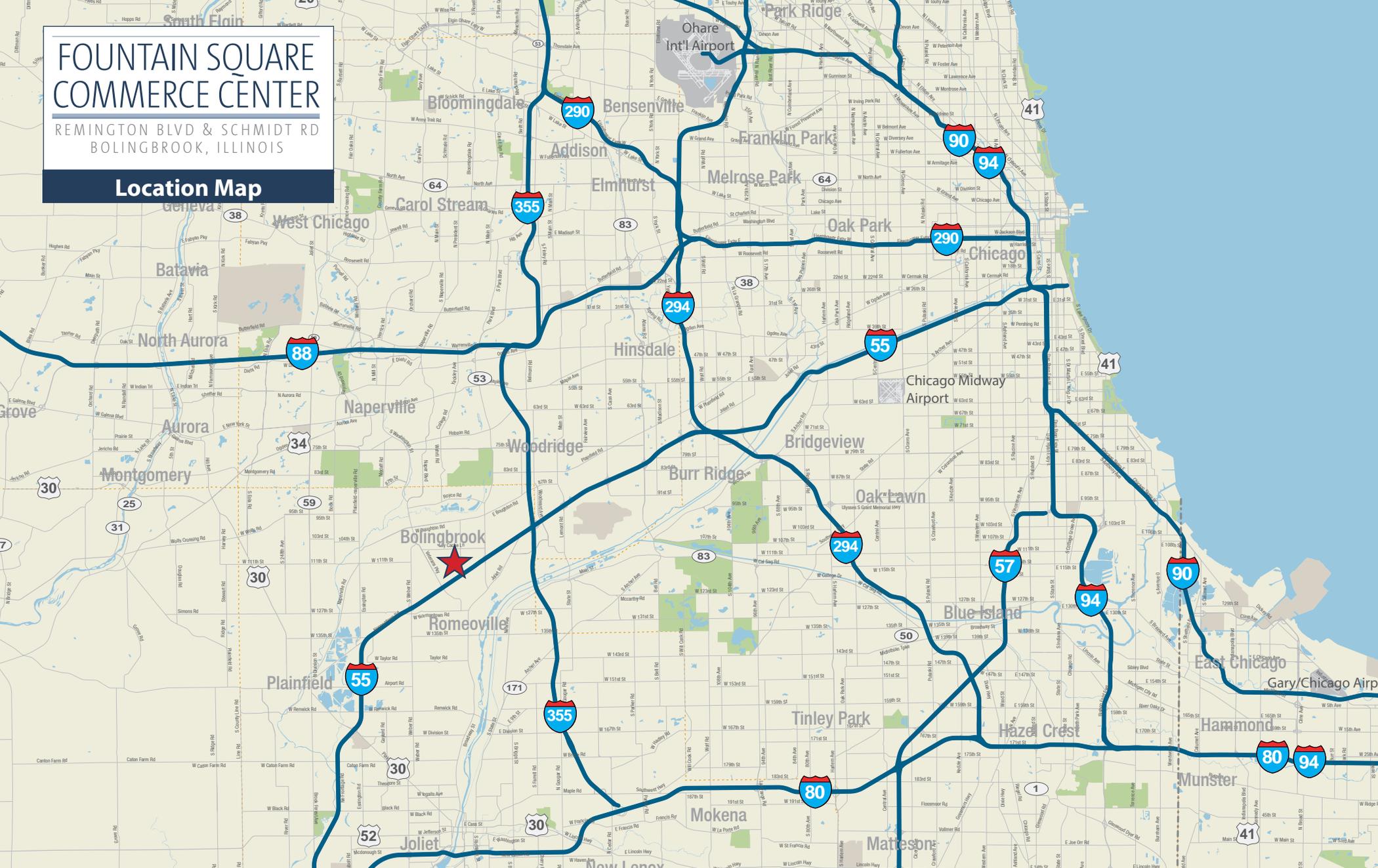
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## Location Map



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# Elevate Your Brand

## Move to the Epicenter of Commerce in the I-55 Corridor

**Spec Industrial Building**

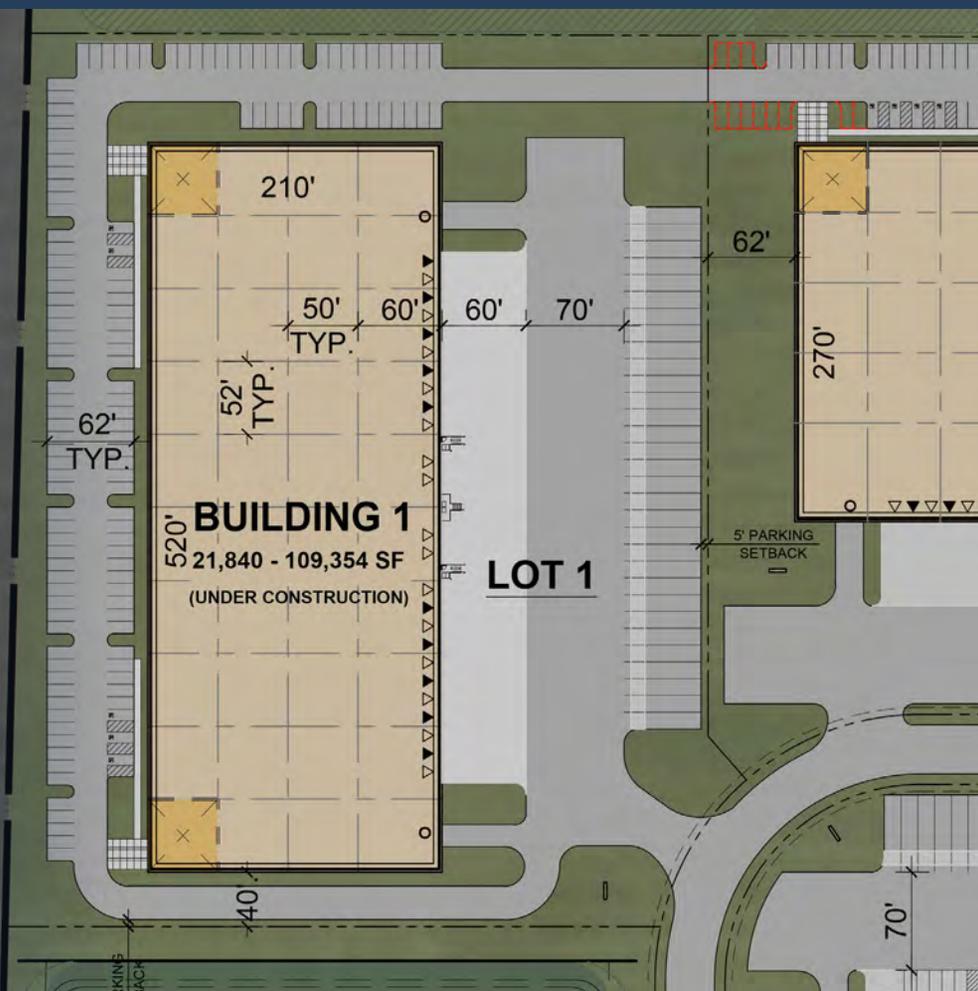
## Building 1

Site Area.....	7.21 AC
Building 1 area.....	109,354 SF
Ceiling Height.....	32' Clear
Auto Parking.....	136 Stalls
Trailer Parking.....	31 Stalls
Dock Doors .....	10 (Expandable to 25)
Drive in Doors.....	2
Bay Size .....	52' x 50'
Speed Bay.....	52' x 60'

### Legend

- ◀ Existing Dock
- ◁ Expandable Dock
- Drive-In Door

### Key Plan



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Spec Industrial Building

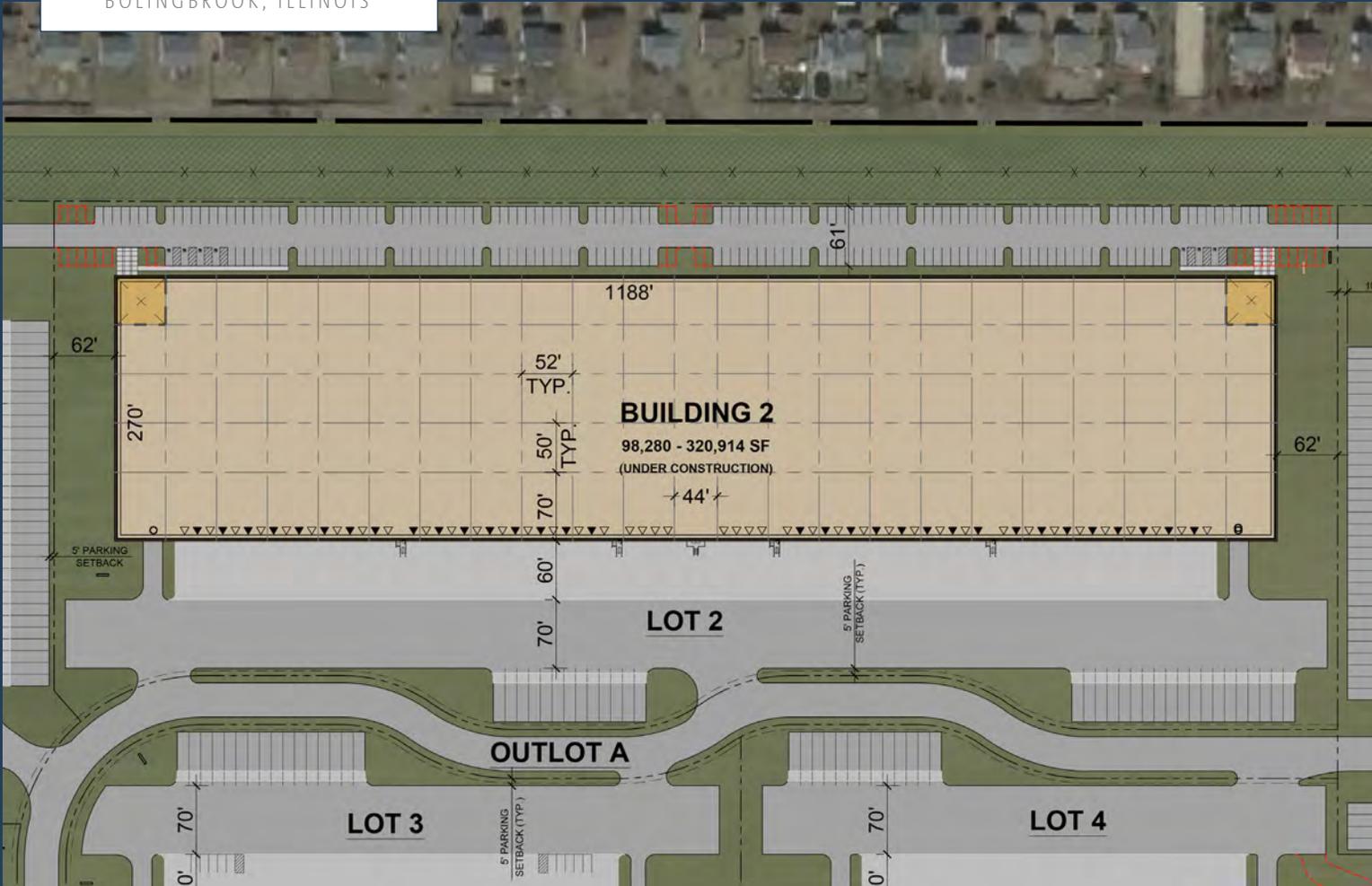
## Building 2

Site Area.....	15.35 AC
Building 2 Area.....	320,914 SF
Ceiling Height.....	32' Clear
Auto Parking.....	217 Stalls
Trailer Parking.....	32 Stalls
Dock Doors.....	32 (Expandable to 74)
Drive in Doors.....	2
Bay Size.....	52' x 50'
Speed Bay.....	52' x 70'

### Legend

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- ◁ Expandable Dock
- Drive-In Door

### Key Plan



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Spec Industrial Building

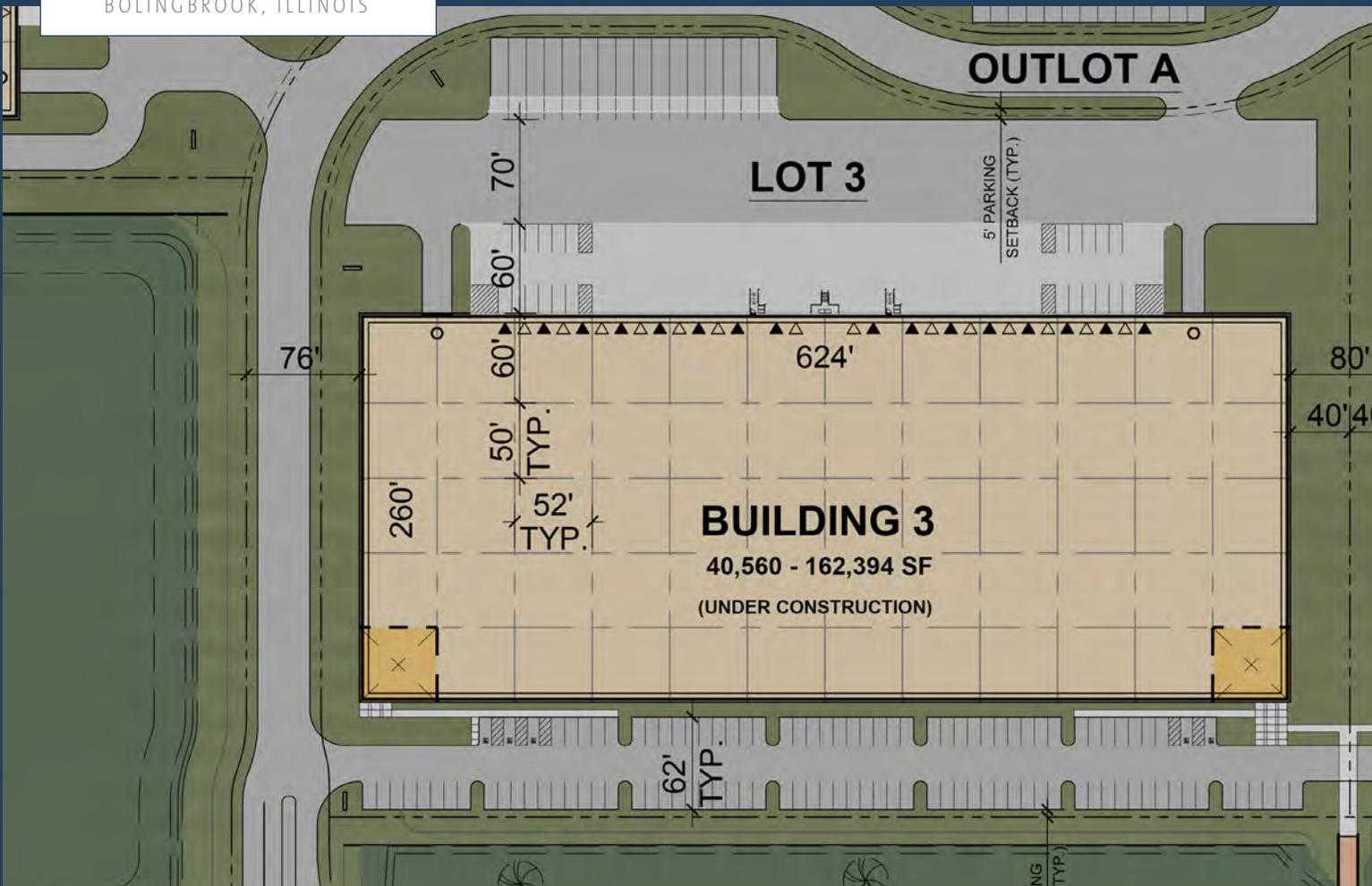
### Building 3

Site Area.....	7.91 AC
Building 3 Area.....	162,394 SF
Ceiling Height.....	32' Clear
Auto Parking.....	111 Stalls
Trailer Parking.....	16 Stalls
Dock Doors.....	16 (Expandable to 30)
Drive in Doors.....	2
Bay Size.....	52' x 50'
Speed Bay.....	52' x 60'

#### Legend

- ◀ Existing Dock
- ◁ Expandable Dock
- Drive-In Door

#### Key Plan



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## Move to the Epicenter of Commerce in the I-55 Corridor

**Spec Industrial Building**

### Building 4

Site Area.....	7.53 AC
Building 4 Area.....	148,924 SF
Ceiling Height.....	32' Clear
Auto Parking.....	90 Stalls
Trailer Parking.....	13 Stalls
Dock Doors.....	14 (Expandable to 26)
Drive in Doors.....	2
Bay Size.....	52' x 50'
Speed Bay.....	52' x 60'

#### Legend

- ◀ Existing Dock
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#### Key Plan



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Spec Industrial Building

## Build-to-Suit

Site Area.....12.03 AC

**Build-to-Suit  
up to 216,000 SF  
Facility**

SOUTH SCHMIDT ROAD

LOT 6

LOT 5

LOT 4

PROPOSED  
BUILDING 4  
3,578 SF

Key Plan



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