

302,354 SF for Lease | New Construction Featuring 36' Clear Height



# Carlow Corporate Center

*at Weber Road • Bolingbrook, Illinois*

999 Dalton Lane | Bolingbrook, Illinois  
July 2017 Occupancy



Presented by:

DAVID BERCU, SIOR  
+1 847 698 8207  
david.bercu@colliers.com

JIM ESTUS, SIOR  
+1 847 698 8235  
jim.estus@colliers.com

Developed by:

***northern***  
Northern Builders, Inc.





The site plan illustrates the layout of the proposed industrial facility. Key features include:

- Retention Pond:** A large rectangular pond on the left side, measuring 253' in width and 127' in depth.
- Off/Warehouse Building:** A large rectangular building measuring 616' in width and 490' in depth, totaling 302,354 S.F. It features 25 exterior loading docks and 2 interior docks.
- Parking Areas:**
  - 38 Trailer Stalls located north of the building.
  - 37 Trailer Stalls located south of the building.
  - General parking spaces surrounding the building and retention pond.
- Access and Egress:**
  - Drive-in and Drive-off points for the building.
  - Emergency Vehicle Gate located south of the building.
  - 5' and 6' wide paths for loading docks.
- Orientation:** Dalton Lane is at the top, and a north arrow points towards the top right.

- 36' Ceiling clear height
- 50 Exterior docks (expandable to 67)
- 75 Trailer parking (expandable to 80)
- 94 Car parking spaces (expandable to 200)
- 2 Drive-in doors
- 2,000 amp 277/480-volt, 3-phase
- 51' x 53' Typical bay size, 60' speed bays
- 17.807 Acre site size

- 616' x 490' building dimensions
- Immediate access to 3 full interchanges (Weber Rd., Rte. 53 & I-355 via I-55)
- Divisible to 151,177 SF
- ESFR sprinklers
- Office to suit

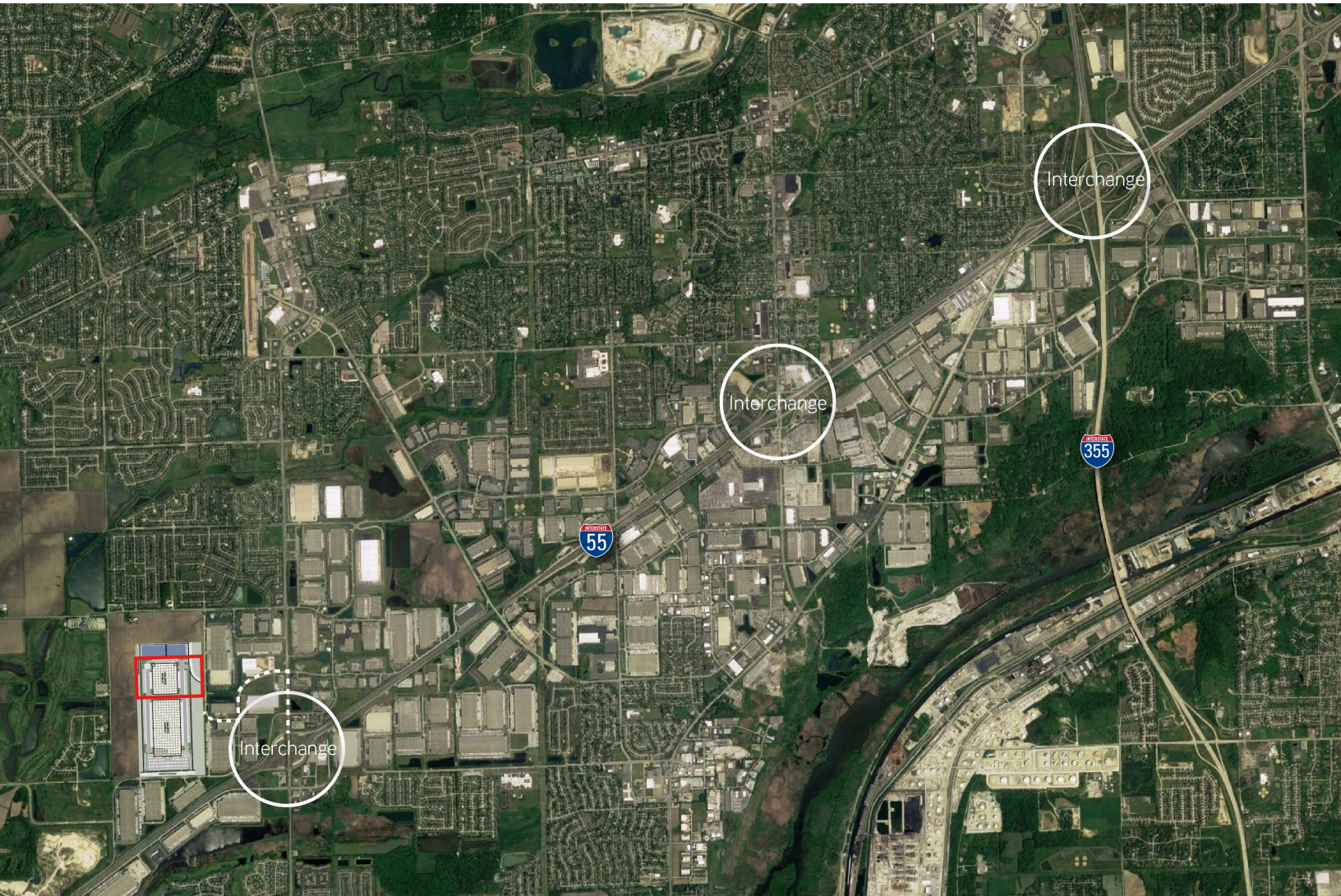


## CORPORATE NEIGHBORS





## ACCESS AERIAL



Developed by Northern Builders, Inc. will be a newly constructed Class A facility in Bolingbrook with proximity to I-55 expressway. Surrounded by many area amenities including restaurants and shopping centers, this new facility is also conveniently positioned close to three full interchanges, offering immediate accessibility to I-55 and I-355. This brand new 302,354 SF facility features 36' ceiling clear height and expansive trailer/car parking.





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## TRANSPORTATION & AREA MAP



## AREA AMENITIES



### Financial Institutions

Bank of America  
BMO Harris Bank  
Chase Bank  
Citibank  
First American Bank  
First State Bank  
FirstMerit Bank  
Marquette Bank  
PNC Bank  
Romeoville Community Credit Union

### Health Care Facilities

Adventist Bolingbrook Hospital  
Advocate Good Samaritan Outpatient  
ATI Physical Therapy  
Bolingbrook Family Medicine  
Bolingbrook Immediate Care  
Dreyer Medical Clinic-Fox Valley  
Silver Cross Hospital

### Retail

7-Eleven  
ALDI  
Ashley Furniture  
AT&T  
Bed Bath & Beyond  
Best Buy  
Big Lots  
Costco  
CVS Pharmacy  
Discount Tire  
Hobby Lobby  
IKEA  
Jewel-Osco  
Kohl's  
Lowe's Home Improvement  
Macy's  
Meijer  
Men's Warehouse  
Oberweis Ice Cream & Dairy  
PetSmart  
Red Wing Shoes  
Sports Authority  
Target  
T-Mobile  
Walgreens  
Walmart Supercenter

### Shopping Centers

Briar Square  
Bolingbrook Commons  
Shopping  
Maple Park Place  
Market Square Shopping Center  
The Promenade Bolingbrook  
Two Rivers Plaza

### Recreation & Entertainment

Cinemark at Seven Bridges  
AMC Lowes Woodridge 18  
Hollywood Boulevard  
Cypress Cove Family Aquatic Park  
Kids Art & Fun Express  
Waterfall Glen Forest Preserve

### Restaurants

Bar Louie Bolingbrook  
BD's Mongolian Grill  
Carrabba's  
Culver's  
Dunkin' Donuts  
Famous Dave's  
Five Guys Burgers & Fries  
Francesca's At The Promenade  
Go Roma Italian Kitchen  
Gordon Biersch  
Islamorada Fish Company  
Longhorn Steakhouse  
Nonnies Pizza  
Panera Bread  
Pepe's Mexican Restaurant  
Red Lobster  
Salad Creations  
Starbucks  
Subway  
Ted's Montana Grill  
White Castle

### Hotels

Aloft Bolingbrook  
Confort Inn  
Country Inn & Suites by Careson  
Days Inn & Suites Romeoville  
Extended Stay America  
Hampton Inn & Suites  
Holiday Inn  
La Quinta Inn  
Ramada Bolingbrook  
SpringHill Suites Bolingbrook  
Super 8

### Country Clubs & Golf Courses

Bolingbrook Golf Club  
Boughton Ridge Golf Course  
Carriage Green Country Club  
Cog Hill Country Club  
Cress Creek Country Club  
Gleneagles Country Club  
Naperville Country Club  
Village Greens of Woodridge  
Zigfield Troy Golf