

FOR LEASE

# PINNACLE BUSINESS CENTER

416,504 SQUARE FEET

50 SOUTHCREEK PARKWAY

Romeoville, IL 60446

**CONSTRUCTION UNDER WAY!**



## CONTACT US

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**PIZZUTI**  
DEVELOPMENT

**CBRE**

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## AREA OVERVIEW

- + Pinnacle Business Center is centrally located in the I-55 Corridor with direct Interstate access via Weber Road.
- + The I-55 Corridor integrates a large highway network and is just minutes from I-55, I-80, I-355, and I-294. This location provides optimal local, regional, and national distribution service.
- + Low Will County taxes
- + Easy access to I-55 via Weber Road interchange and via the Route 53 interchange.
- + FedEx ground hub located within the Business Center.
- + Located in the 900-acre Pinnacle Business Center in Romeoville, Illinois
- + Corporate residents include: FedEx, Samsung Electronics, Home Depot, Pactiv, Amerisource Bergen, Florstar, Ozburn-Hessey Logistics, and Wilton Industries.

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## PROPERTY DETAILS

- + Building Size | 416,504 SF
- + Site Area | 22.44 Acres
- + Office Area | To Suit
- + Clear Height | 36'
- + Bay Size | 54' x 54'
- + Speed Bay | 65'
- + Heat | Gas fired, roof mount positive pressure rotation units
- + Exterior Docks | 42 Docks (expandable to 102)
- + Drive In Doors | 2 Doors
- + Trailer Parking | 105 Trailers
- + Car Parking | 140 Cars (expandable to 162)
- + Power | 3,000 Amps
- + Sprinklers | NFPA. Class IV ESFR system equipped with K-25 sprinkler heads

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### Green Building Features

Qualifies for LEED Certification

240+ double prismatic, high diffusion skylights provide substantial interior light

R-30 roof insulation

Green initiatives can provide upwards of a 40% reduction in the buildings utility costs

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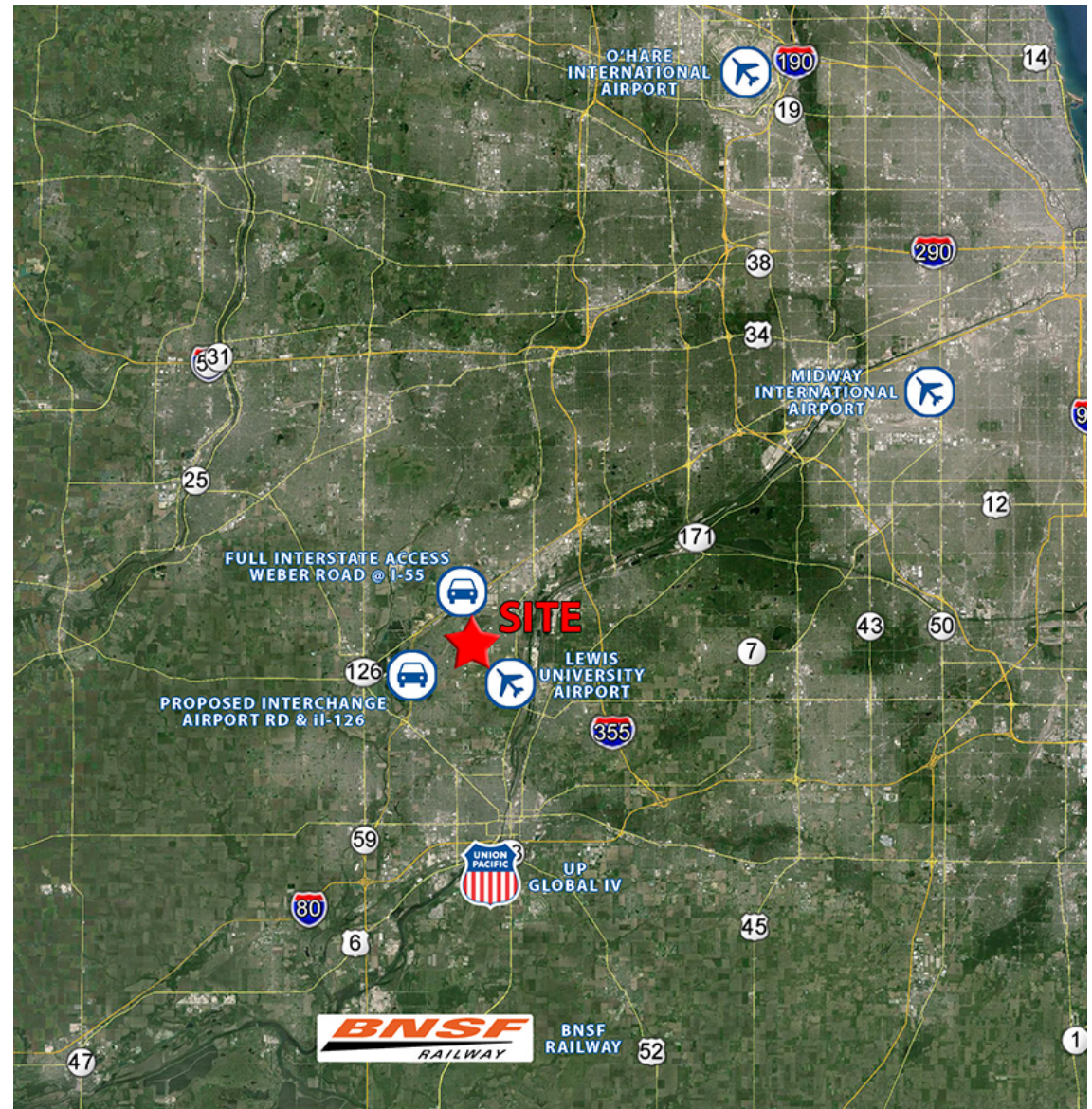
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