

# WINDGATE DISTRIBUTION CENTER

1385 NORTH WEBER ROAD  
ROMEIOVILLE, ILLINOIS



AVAILABLE: 230,081 SF  
OFFICE: To Suit  
TOTAL BUILDING: 658,060 SF  
SITE SIZE: 33 Acres  
LOADING: 32 Exterior Docks (exp.), 2 DIDs  
POWER: 1,200 Amps (exp. to 3,000 Amps)  
480 Volts, 3-Phase, 4-Wire  
CEILING HEIGHT: 30' Clear  
SPRINKLERS: ESFR  
PARKING: 109 car spaces (exp. To 182)  
TRAILER PARKING: 29 spaces (exp.)  
COLUMN SPACING: 40' X 48'  
LEASE RATE: \$2.95/SF Net  
REAL ESTATE TAX: \$0.88/SF  
CAM & INSURANCE: \$0.33/SF

- Immediate access to I-55 via four-way interchange at Weber Road
- High profile corporate neighbors
- Low Will County Real Estate Taxes



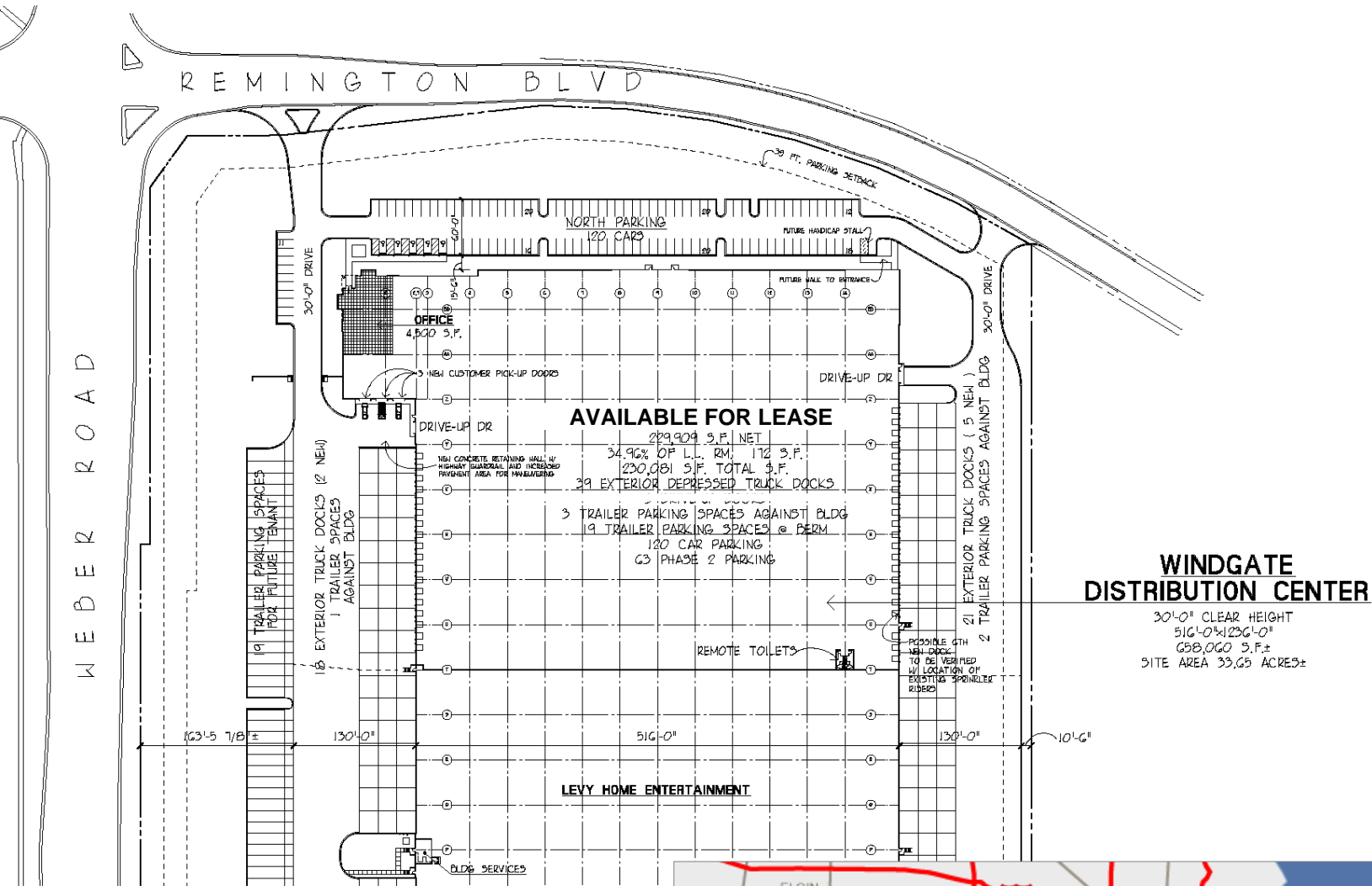
For More Information Contact:  
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