



# CROSSROADS CORPORATE CENTER WAREHOUSE/OFFICE CONDOS FOR SALE/LEASE 1000 W. Crossroads Parkway, Bolingbrook, Illinois

<b>LOCATION:</b>	1000 W. Crossroads Parkway, Bolingbrook, Illinois
<b>TOTAL BUILDING:</b>	72,673 SF - \$5,400,000 (\$74.31/SF)
<b>UNIT SIZES:</b>	8,842 SF – \$663,150 (\$75/SF) J -K 8,003 SF - \$600,225 (75/SF) L - M 19,550 SF – \$1,466,250 (\$75/SF) N - R
<b>UNITS LEASE RATE:</b>	\$5.95/SF Net with buildout
<b>YEAR BUILT:</b>	2008
<b>LOADING:</b>	1 private drive-in door per unit 2 common interior docks 1 private overhead door per unit
<b>PARKING:</b>	135 spaces
<b>POWER:</b>	200 amps, 120/208 volts, 3-Phase
<b>CEILING HEIGHT:</b>	21' clear
<b>SPRINKLERS:</b>	ESFR
<b>FEATURES:</b>	<ul style="list-style-type: none"><li>▪ Ideally located at Weber Road and I-55 with close proximity to I-80, I-294, and I-355.</li><li>▪ Located in Will County, one of the lowest tax bases in the entire Chicagoland area</li></ul>

### For More Information:

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