

Top Ten Reasons to Buy Your Next Warehouse at Crossroads Corporate Center



**1000 Crossroads Parkway
Bolingbrook, IL**

**Warehouse/Office
Condominium Development**

1. Design Your Own Space

Imagine designing your own office space within your own warehouse. Crossroads Corporate Center will get you started with architectural precast construction, one private drive-in-door per unit, two common interior truck docks, one private overhead door to a common corridor for dock access, and 21' clear ceilings.

2. Flexible Floor Plans

Crossroads Corporate Center offers complete flexibility. A company may purchase a suite as small as 3,500 sf or as large as 72,000 sf. Get the right fit for your space needs.

3. Amenities

Each unit has its own HVAC units, putting you in charge of your own climate control. In addition, Crossroads Corporate Center features ESFR state-of-the-art sprinkler systems, heating, electricity and plumbing in every unit. The surrounding grounds will be a park-like campus setting. You will have easy access to nearby hotels, retail and restaurants, as well as Clow International and Lewis Airports.

4. Visibility and Location

Crossroads Corporate Center is located in the heart of the industrial "hub" of Chicago at 1000 Crossroads Parkway in Bolingbrook. Ideally located on I-55 at Weber Road, you will have close proximity to I-80, I-294, and I-355. And, for a limited time, I-55 signage is available.

5. State of the Art Brand New Construction

Crossroads Corporate Parkway will be made of architectural precast construction and will be Class A quality.

6. Financial Stability

As a Tenant, you are used to paying top dollar for warehouse/office space, especially for hard to find, smaller units. Renters incur annual increases every year, typically a 2% to 3% escalation in your rental rate. As an owner, you can stabilize your rent expense by paying the same mortgage payments each year while reducing your principal balance. Your annual mortgage rate with a 20% down payment will mean lower annual occupancy costs.

7. Tax Write-Offs

If you purchase a warehouse/office condominium and lease the unit back to your company, you will enjoy real estate tax deductions, operating expense deductions, a deduction for interest paid on the mortgage, and another deduction for the annualized depreciation.

8. Low Tax & Expense Base

Common area expenses and real estate taxes at Crossroads Corporate Center will be nominal when compared to other Chicago area locations. Crossroads Corporate Center is located in Bolingbrook in Will County, one of the lowest tax bases in the entire Chicagoland area.

9. Equity Towards Retirement

See your investment appreciate over the next several years. Owning your own real estate is always a good investment.

10. Be Your Own Landlord

Lease out all or a portion of your space. As the owner, you will have the flexibility to downsize your company's space needs while leasing un-used space to your own Tenant.

For further information, please contact:

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1000 Crossroads Parkway
Bolingbrook, IL

Warehouse/Office
Condominium Development

Why Lease When You Can Own Your Warehouse/Office?

Financial Stability

Tenants are used to paying top dollar for warehouse/office space, especially for hard to find, smaller units. Renters incur annual increases every year, normally 2% to 3%. Own your own warehouse/office and stabilize your rent expense by paying the same mortgage payments each year while reducing your principal balance. Your annual mortgage rate with a 20% down payment will allow for lower annual occupancy costs.

Tax Write-Offs

If you purchase a warehouse/office condominium and lease the unit back to your company, you will enjoy real estate tax deductions, operating expense deductions, a deduction for interest paid on the mortgage, and another deduction for the annualized depreciation.

New Construction

Imagine designing your own office space within your own warehouse. You will be able to reduce your operating costs by at least 15%. Crossroads Corporate Center will get you started with architectural precast construction, one private drive-in-door per unit, two common interior truck docks, one private overhead door to a common corridor for dock access, and 21' clear ceilings.

Low Tax & Expense Base

Association Common Area Expenses and Real Estate Taxes will be very nominal when compared to other Chicago areas. Crossroads Corporate Center is located in Bolingbrook in Will County, one of the lowest tax bases in the entire Chicagoland area.

Flexible Floor Plans

Crossroads Corporate Center offers complete flexibility. A company may purchase a suite as small as 3,500 sf or as large as 72,000 sf. Each unit has its own HVAC units, making climate control for your offices totally at the owner's desire. In addition, Crossroads Corporate Center features, ESFR state-of-the-art sprinkler systems, heating, electricity and plumbing in every unit.

Visibility and Location

Crossroads Corporate Center is located in the heart of the industrial "hub" of Chicago at 1000 Crossroads Parkway in Bolingbrook. Ideally located on I-55 at Weber Road, you are within close proximity to I-80, I-294, and I-355.

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Developer



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SUMMIT DESIGN + BUILD, LLC

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