

# FOR LEASE

## Windham Lakes Business Park 1140-1152 Arbor Drive | Romeoville, IL 51,076 SF

Available:	51,076 SF
Existing Office:	1,808 SF
Ceiling Height:	30' clear
Loading:	6 exterior docks
Drive-in Doors:	1
Sprinklers:	ESFR system
Lighting:	Metal halide
HVAC:	Gas unit heaters
Dimensions:	177' x 278' deep
Columns:	44' x 48'
Car Parking:	90 spaces (expandable)
Real Estate Taxes:	\$0.94/SF (estimated)
CAM:	\$0.40/SF (estimated)
Lease Rate:	\$3.65/SF Net
Year Built:	2000
Possession:	Immediate
Comments:	<ul style="list-style-type: none"> <li>■ Located in the prestigious Windham Lakes Business Park</li> <li>■ Easy access to I-55 via a 4-way interchange at Weber Road</li> </ul>

For more information,  
please contact:

**James R. Estus, SIOR**  
Executive Vice President  
847-698-8235  
jestus@colliersbk.com

**Charles V. Canale**  
Senior Vice President  
847-698-8211  
ccanale@colliersbk.com



www.colliersbk.com