



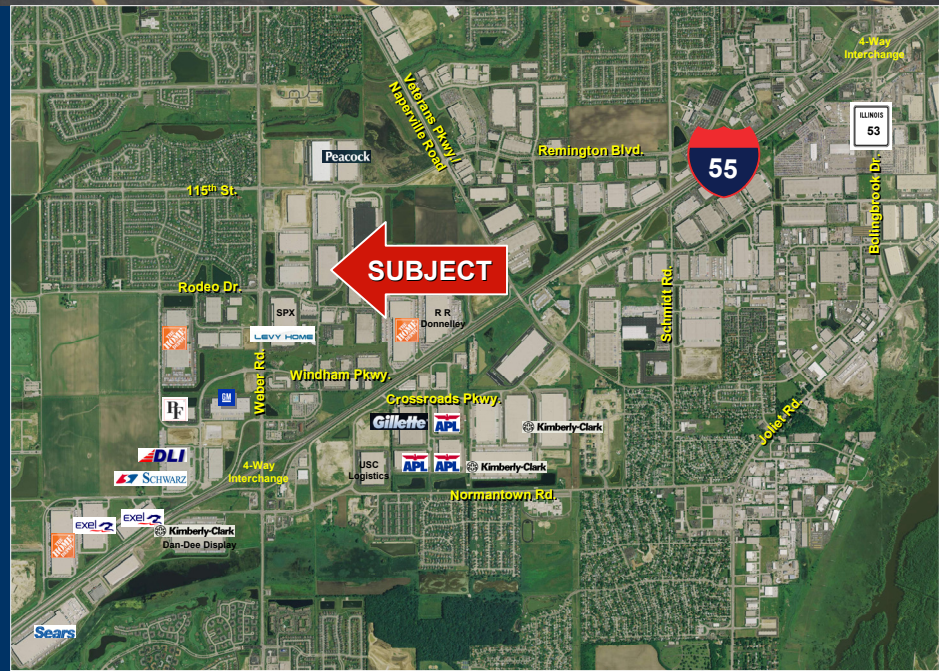
WINDHAM LAKES BUSINESS PARK

1160 – 1180 Remington Blvd., Romeoville, Illinois

255,561 SF Available for Lease • 58 Trailer Spaces



AVAILABLE SPACE:	255,561 SF
DIVISIBLE TO:	118,768 SF
OFFICE:	3,000 SF
TOTAL BUILDING SIZE:	450,900 SF
LOADING DOCKS:	41 ext./2 DIDs
PARKING:	58 trailers/114 cars
CEILING HEIGHT:	30' clear
HEAT:	Gas unit heaters
LIGHTING:	Metal halide
CONFIGURATION:	Crossload, 450' deep
SPRINKLERS:	ESFR system
BAY SIZE:	48' x 42'
YEAR BUILT:	2000
LEASE RATE:	\$2.75/SF Net
REAL ESTATE TAXES:	\$0.93/SF (est.)
CAM:	\$0.30/SF (est.)



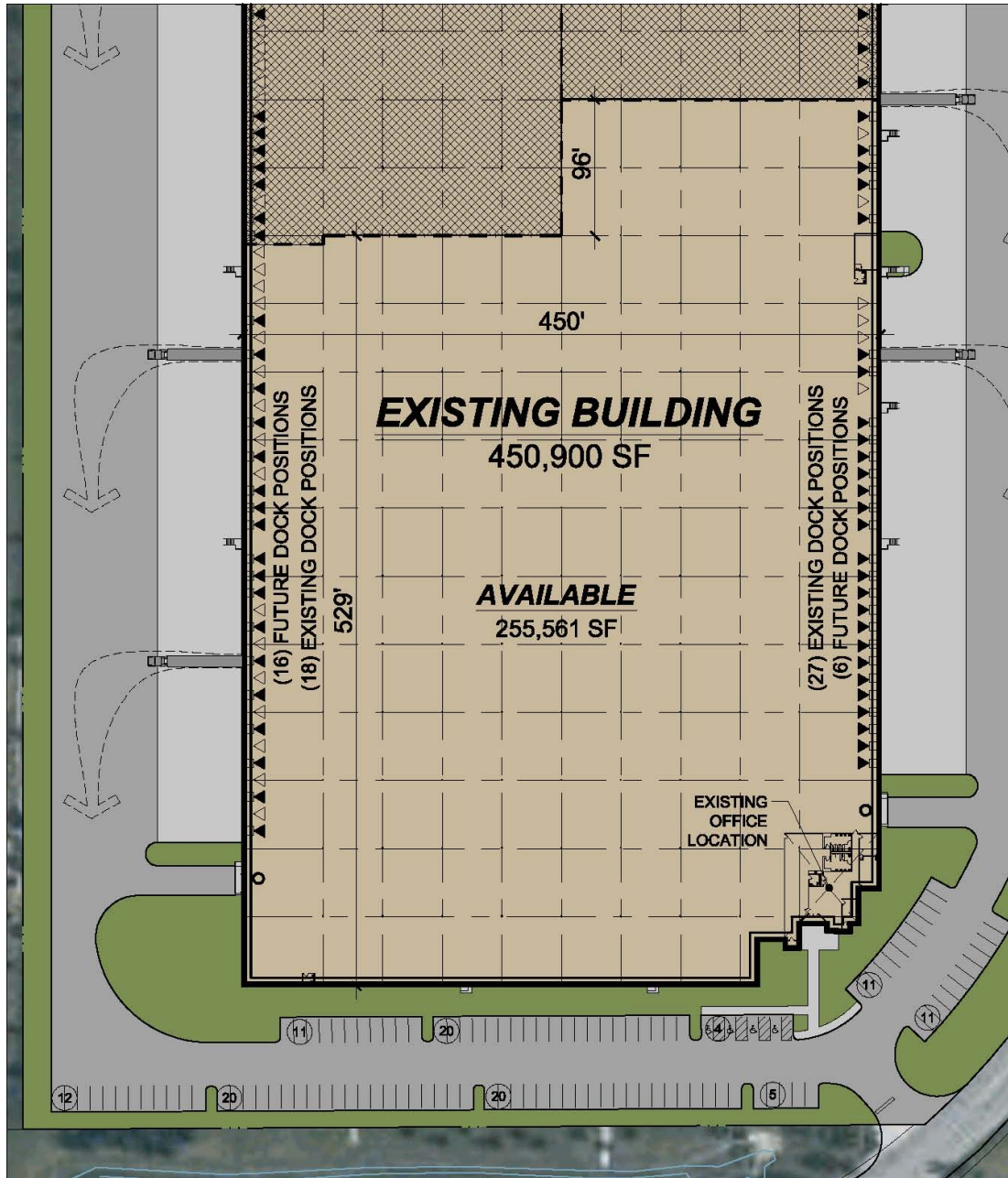
- * Located in the prestigious Windham Lakes Business Park
- * Easy access to I-55 via a 4-way interchange at Weber Road

For More Information Contact:
 Charles V. Canale (847) 698-8211 ccanale@colliersbk.com
 James R. Estus, SIOR (847) 698-8235 jestus@colliersbk.com

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PROJECT DATA:

BUILDING AREA:	450,900 SF
OCCUPIED:	195,339 SF
AVAILABLE:	255,561 SF
EXISTING PARKING:	217 STALLS
TRAILERS:	27 FUTURE STALLS

AVAILABLE TRUCK DOCKS:

EXISTING:	45 POSITIONS
FUTURE:	22 POSITIONS

TENANT PARKING BREAKDOWN:

TENANT "A":	58 STALLS
TENANT "B":	45 STALLS
AVAILABLE:	114 STALLS

SITE LEGEND:

- ◀ DOCK HIGH TRUCK DOOR
- ◁ FUTURE DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR

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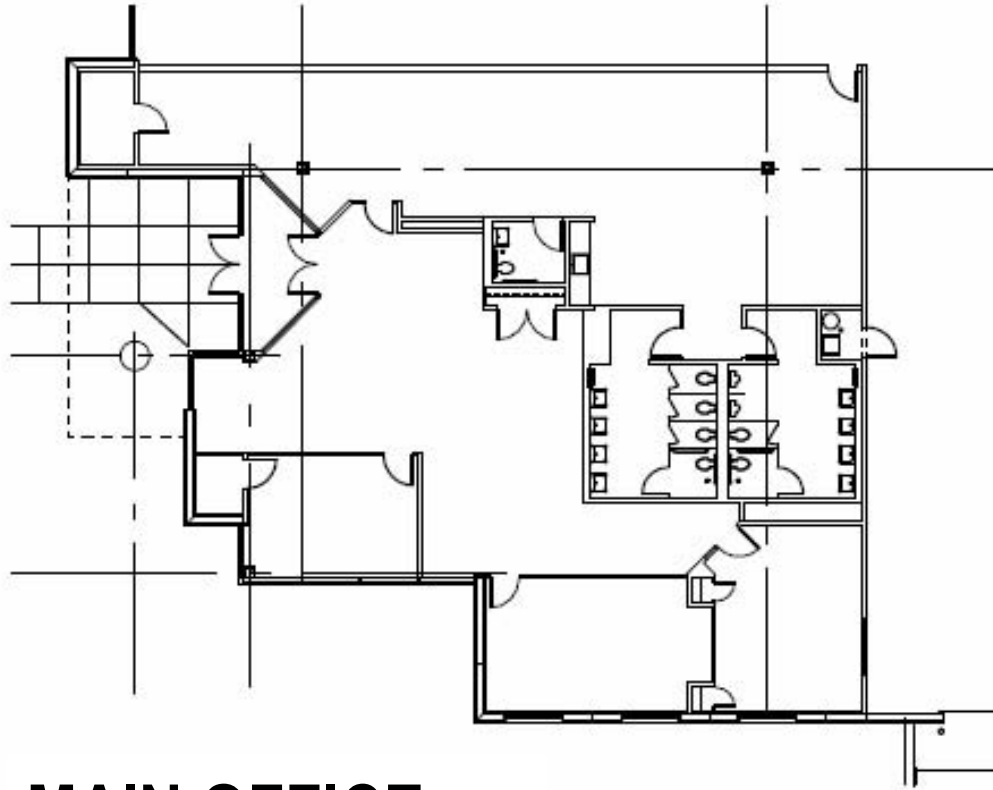
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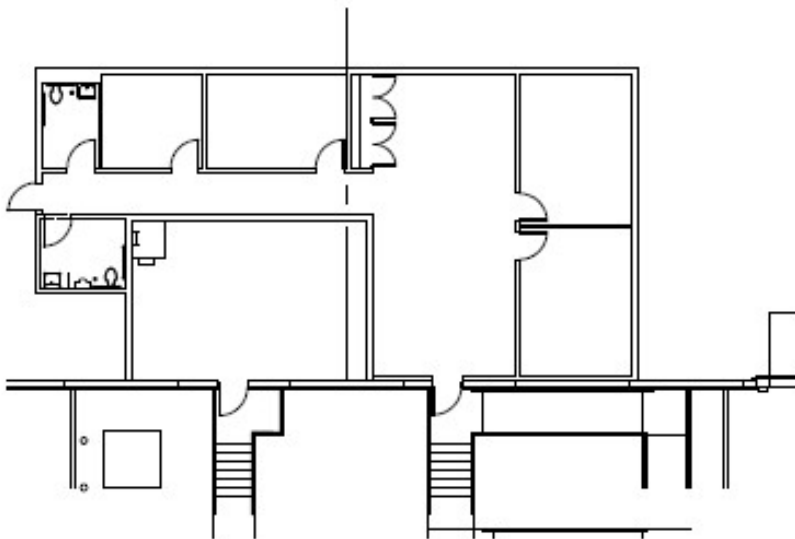
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MAIN OFFICE



WAREHOUSE OFFICE



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