

AVAILABLE FOR LEASE

1165 Crossroads Parkway, Romeoville

www.colliersbk.com

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|-----------------------------|---|
| AVAILABLE SPACE: | 235,730 SF divisible to 60,000 SF |
| TOTAL BUILDING SIZE: | 471,500 SF |
| OFFICE SIZE: | To Suit |
| SITE SIZE: | 23.0 Acres |
| BUILT: | 2004 |
| CEILING HEIGHT: | 30' |
| COLUMN SPACING: | 50' x 51' |
| SPRINKLER: | ESFR |
| HEAT: | Roof top units |
| TRUCK LOADING: | 24 Exterior docks |
| TRAILER PARKING: | 1 space per 10,000 SF away from the building |
| POWER: | 2000 amps |
| LIGHTING: | 25 FC |
| PARKING: | 186 car Trailer parking available |
| ZONING: | Industrial |
| ASKING PRICE: | STO |
| ASKING RENT: | \$3.85/SF net undivided \$4.95/SF net divided |
| TAXES & CAM: | Taxes: \$0.75/SF CAM: \$0.30/SF |
| COMMENTS: | <ul style="list-style-type: none"> • 0.5 miles to 4-way Weber Road/I-55 Interchange • Excellent corporate identity along I-55 |

For Additional Information:

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