



AVAILABLE FOR LEASE

Windgate Distribution Center

1385 N. Weber Road, Romeoville, Illinois

www.colliersbk.com

LOCATION:	1385 N. Weber Road, Romeoville, Illinois
SPACE AVAILABLE:	230,081 SF
SITE SIZE:	33 Acres
OFFICE:	To Suit
TOTAL BUILDING SIZE:	658,060 SF
CONSTRUCTION:	Precast Concrete and Steel
LOADING:	32 exterior docks (expandable), 2 drive-in doors
CAR PARKING:	109 spaces (expandable to 182)
TRAILER PARKING:	29 spaces (expandable)
POWER:	1,200 Amps (expandable to 3,000 Amps)/480 Volts 3-Phase 4-Wire
CEILING HEIGHT:	30' clear
COLUMN SPACING:	40' x 48'
HEAT:	Positive Pressure Roof Top Unit Heaters
SPRINKLERS:	ESFR System
LEASE RATE:	\$2.95/SF Net
REAL ESTATE TAX:	\$0.88/SF (estimated when fully assessed in 2007)
CAM AND INSURANCE:	\$0.33/SF
POSSESSION:	Immediate
FEATURES:	<ul style="list-style-type: none">• <i>Located less than 1/8 mile from I-55 and Weber Road full interchange</i>• <i>Situated at the entrance of the highly desirable Windham Lakes Business Park</i>• <i>Low Will County Real Estate Taxes</i>

For More Information:

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