

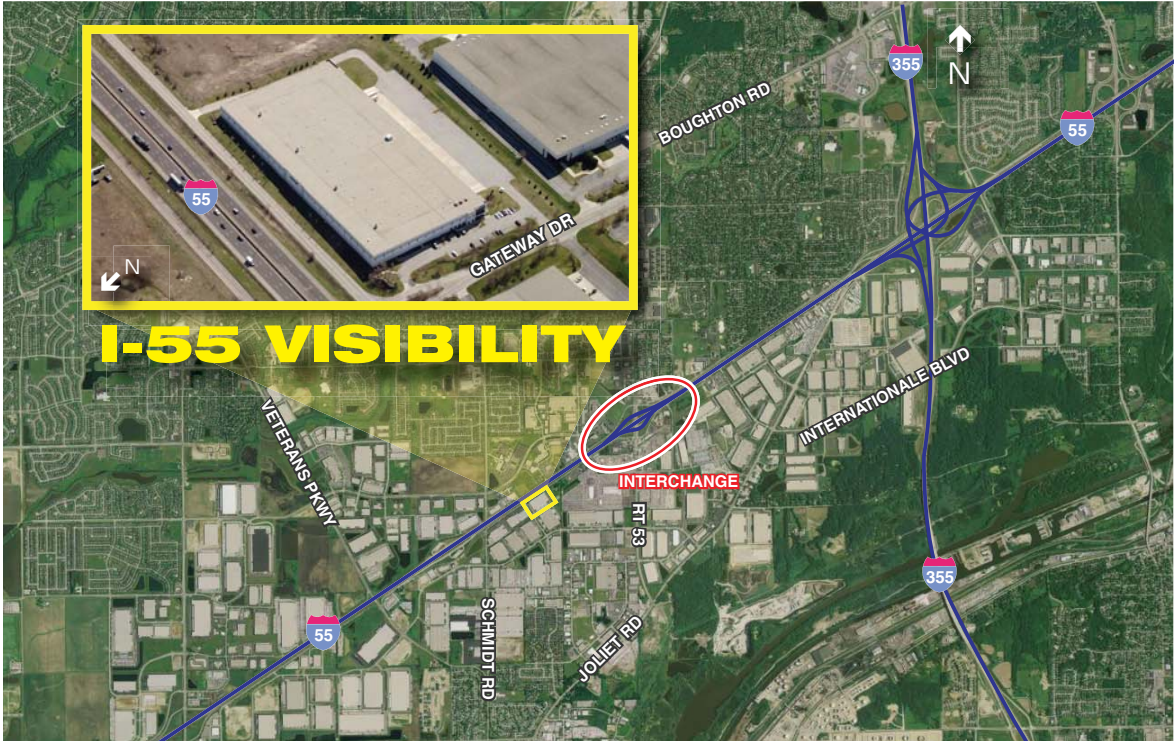
**700 GATEWAY DRIVE
BOLINGBROOK, ILLINOIS**

**206,711 SF AVAILABLE FOR LEASE
WITH I-55 VISIBILITY**

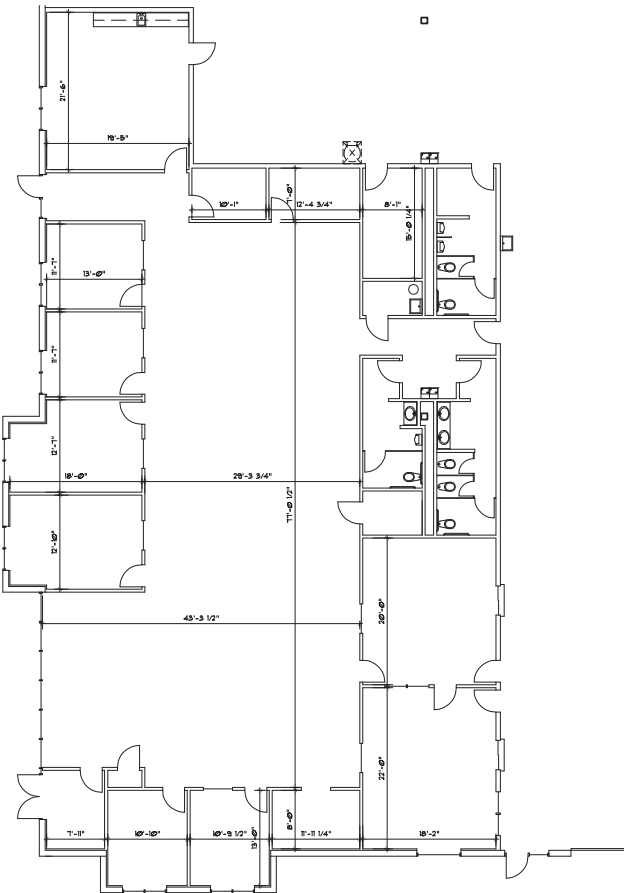


BUILDING SPECIFICATIONS:

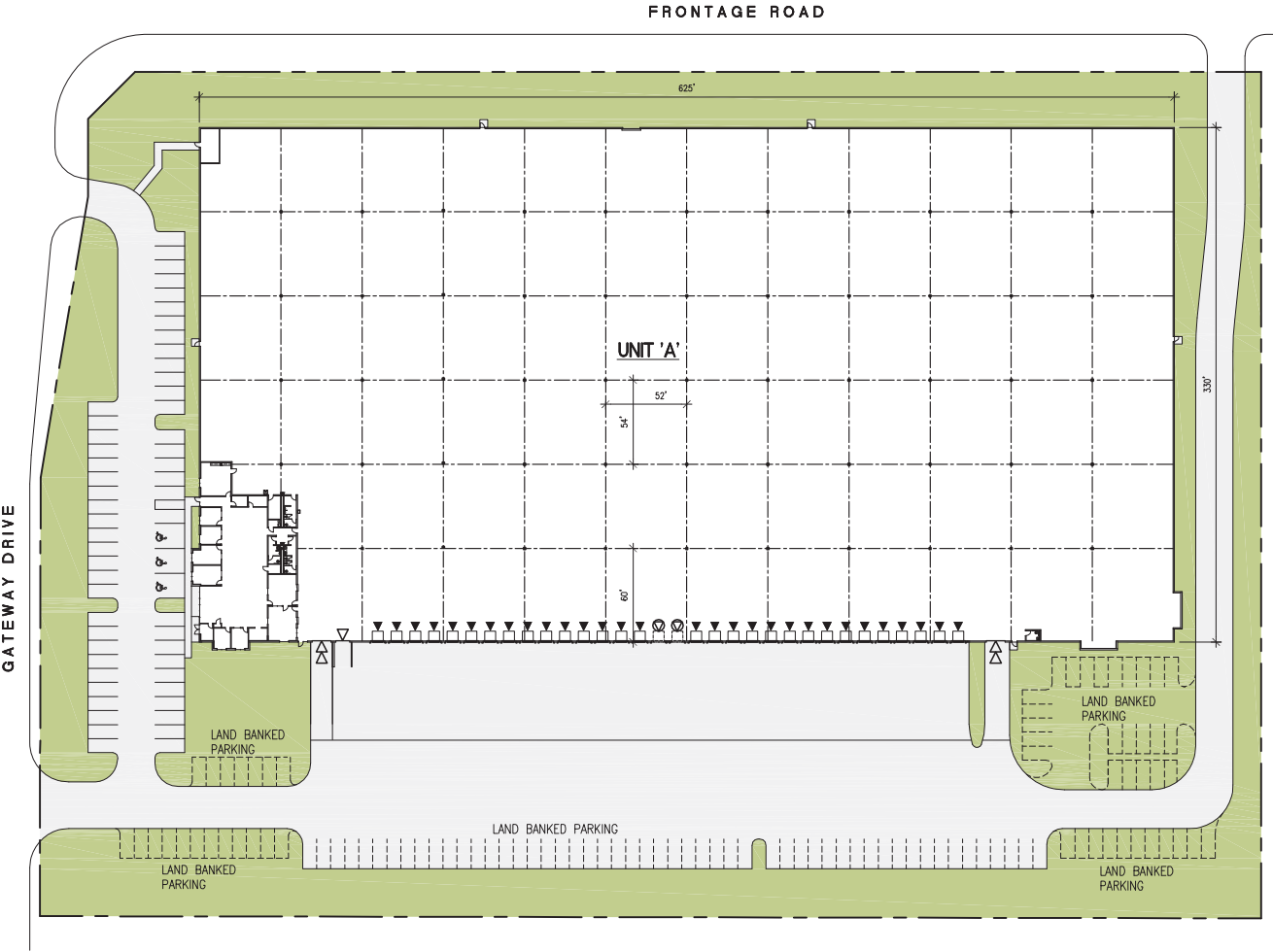
Building Size:	206,711 SF
Site Size:	9.6 acres
Office Space:	+/-6,623 SF
Ceiling Clear Height:	30' clear
Docks:	32
Drive-in Doors:	2
Parking:	+/-56 cars (expandable)
Bay Sizes:	54' x 52' (loading bay 60' x 52')
Power:	1600A, 480V/3-phase
Sprinkler:	ESFR
Taxes:	\$1.18 PSF
CAM/Insurance:	\$0.30 PSF (est.) / \$0.10 PSF (est)
Lease Rate:	\$4.50 PSF Net
Comments:	<ul style="list-style-type: none"> ▪ Built in 2005 ▪ Secured truck court ▪ I-55 visibility ▪ Immediate expressway access via 4-way interchange at I-55 and Rt. 53



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



OFFICE PLAN



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