



Location: **SW/I-55 Corridor Ind Cluster**  
**South I-55 Corridor Ind Submarket**  
**Will County**  
**Romeoville, IL 60446**

Building Type: **Class B Warehouse**  
 Status: **Built 2007**  
 Tenancy: **Multiple Tenant**

Land Area: **3.75 AC**  
 Stories: **1**  
 RBA: **38,325 SF**

Landlord Rep: **Lee & Associates**  
 Management: **-**  
 Recorded Owner: **Chicago Nlm LI Llc**

Total Avail: **9,651 SF**  
 % Leased: **74.8%**

Ceiling Height: **18'6"**  
 Column Spacing: **37'w x 41'd**  
 Drive Ins: **9 - 12'0" w x 14'0" h**  
 Loading Docks: **2 ext**  
 Power: **2000a/277-440v 3p/4w**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Heating - Gas, Sewer - City, Water - City**

For Sale: **Not For Sale**  
 Expenses: **2020 Tax @ \$1.71/sf**  
 Parcel Number: **02-34-310-018**  
 Parking: **57 Surface Spaces are available; Ratio of 1.50/1,000 SF**  
 Amenities: **Bus Line**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1000/1200	9,651/2,273 ofc	9,651	\$11.00/n	Vacant	2-10 yrs	Direct

Lee & Associates / Caroline Dell (773) 355-3035 / Ryan Earley (773) 355-3020

? Great access to I-55 via Route 53 ? Newer building with high image construction ? Will County Taxes ? Institutionally owned & professionally managed

**Building Notes**



- Eight (8) - 8' 4-lamp fluorescent lights, centered.
- ADA compliant restroom.
- Janitorial sink outside restroom.
- Additional restroom sewer and water stubbed and capped.
- 7-gallon electric hot water heater.
- Sound batted 5/8 drywall, steel stud demising walls primed and one finish coat paint.
- Operating natural gas unit heater.
- 200 amp 277/480 volt, 3 phase 4 wire service distributed to a 100 amp 120/208 volt breaker panel).
- \_Two phone/data punch down boards, one at each end of each unit.
- Two fire alarm pull stations, one at each entry door. Exit lighting at each entry.
- 12' X 14' insulated steel drive-in door with electric door opener.
- One triple basin floor drain.
- Unfinished concrete floor.



Location: **SW/I-55 Corridor Ind Cluster**  
**South I-55 Corridor Ind Submarket**  
**Will County**  
**Romeoville, IL 60446**

Building Type: **Class B Warehouse**

Status: **Built 2002**  
 Tenancy: **Single Tenant**

Land Area: **1.04 AC**  
 Stories: **1**  
 RBA: **18,117 SF**

Landlord Rep: **Property Solutions Group LLC**  
 Management: **-**  
 Recorded Owner: **Richard & Rita Austin**

Total Avail: **18,117 SF**  
 % Leased: **100%**

Ceiling Height: **23'0"**  
 Column Spacing: **50'w x 25'd**  
 Drive Ins: **1 - 10'0"w x 12'0"h**  
 Loading Docks: **2 ext**  
 Power: **400a**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Heating - Gas**

For Sale: **Not For Sale**  
 Expenses: **2020 Tax @ \$1.68/sf, 2001 Est Tax @ \$0.95/sf**  
 Parcel Number: **02-27-132-009**  
 Parking: **25 Surface Spaces are available; Ratio of 1.21/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	18,117	18,117	\$8.50/n	Vacant	Thru Mar 2029	Sublet

*Cawley Chicago Commercial Real Estate / Joshua Hearne (630) 729-7933 / Reinier Pranger (630) 735-8737*  
 All New Exterior Windows, New Carpeting & Tiles in Office/Kitchen/Restroom Areas, Property Contains a Fire Rated Storage Unit.

**Building Notes**

Immediate I-55 access @ Rt 53 or Joliet Road



Location: **SWC Beverly Dr & Beverly Ct**  
**West Suburban Ind Cluster**  
**I-88 West Ind Submarket**  
**Kane County**  
**Aurora, IL 60502**

Building Type: **Class B Warehouse**  
 Status: **Built 2004**  
 Tenancy: **Multiple Tenant**

Land Area: **2.73 AC**  
 Stories: **2**  
 RBA: **52,000 SF**

Landlord Rep: **Commercial Affiliated**  
 Management: **-**  
 Recorded Owner: **Co Etrade 247 Llc**

Total Avail: **8,555 SF**  
 % Leased: **92.1%**

Ceiling Height: **21'0"**  
 Column Spacing: **-**  
 Drive Ins: **1 - 12'0" w x 14'0" h**  
 Loading Docks: **1 ext**  
 Power: **400a 3p**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **-**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City**

For Sale: **Not For Sale**  
 Expenses: **2020 Tax @ \$0.18/sf; 2018 Ops @ \$4.66/sf**  
 Parcel Number: **15-01-127-011**  
 Parking: **5 Surface Spaces are available; Ratio of 0.11/1,000 SF**  
 Amenities: **24 Hour Access, Demised WC facilities, Floor Drains, Fluorescent Lighting, Recessed Lighting**

Floor	SF Avail	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 103	4,455	4,455	No	\$16.00/nnn	30 Days	3-5 yrs	Direct

Commercial Affiliated / Jason Pesola (630) 486-7321

Immediately Available! Office Warehouse, 4455 Sq Ft, Heavy Power, 14' x 12' Drive-In Door, Exterior Dock for use by all tenants, Two Floors of Office space, easy access to I-88 Contact Jason Pesola Today for your private tour! 630-486-7321

