

INDUSTRIAL
SPACE
FOR LEASE

±22,752 SF
AVAILABLE

SOUGHT AFTER
& ACCESSIBLE
LOCATION

PERFECT
FOR OVERFLOW
STORAGE


TRANSWESTERN
REAL ESTATE
SERVICES

4 NORTHPOINT CT.

BOLINGBROOK, IL 60440

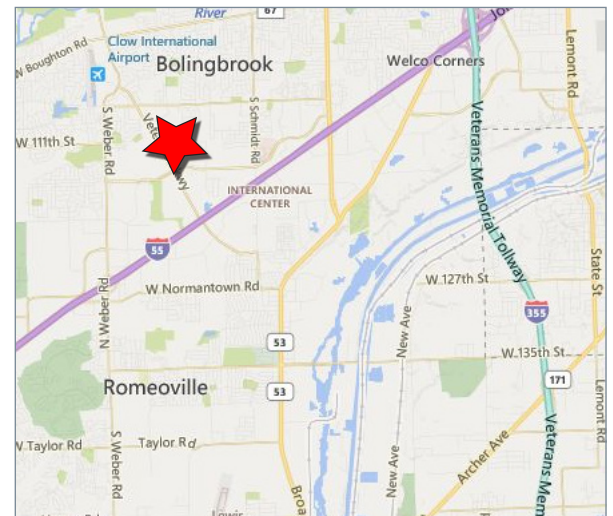


Specifications:

- Available Space: ±22,752 SF
- Building Size: ±44,795 SF
- Year Built: 1993
- Construction: Precast Concrete
- Ceiling Height: 24'9" Clear
- Loading: 2 Exterior Docks w/levelers
1 Drive-in-Door (12' x 14')
- Bay Size: 40' x 46'9"
- Power: 400 Amps @ 480 Volts 3-Phase
- Heating: Gas Forced Air
- RE Taxes: \$1.56 (2019 paid 2020)
- Est OpEx: \$0.50 PSF
- **Lease Rate: Subject to Offer**

Highlights:

- Desirable Bolingbrook Location
- Immediate Access to I-55
- Restrooms in Place
- Alarm System
- ESFR Sprinklers
- 30 Car Parking Spaces
- Updated T-5 Lighting
- Perfect for Overflow Storage



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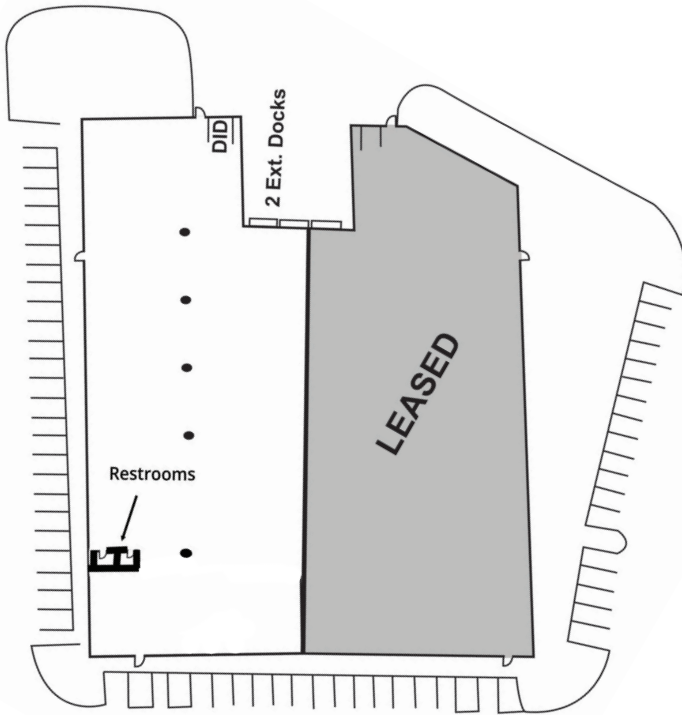
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FLOORPLAN



AERIAL 1



AERIAL 2



AERIAL 3



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