

801-851 Independence Boulevard
Romeoville, Illinois 60446

LEASED BY:
NALHiffman



Kurv Route 53 Chicago



48,352 SF

Available Space
Divisible to 24,000 SF

172,042 SF

Available Space
Divisible to 40,000 SF

KURVINDUSTRIAL.COM

SITE PLAN



Building Specs

BUILDING ADDRESS 801 Independence Boulevard Romeoville, IL 60446	BUILDING ADDRESS 851 Independence Boulevard Romeoville, IL 60446
BUILDING SIZE 119,931 SF	BUILDING SIZE 172,042 SF
AVAILABLE SIZE 48,352 SF	AVAILABLE SIZE 172,042 SF
DIVISIBLE TO 24,000 SF	DIVISIBLE TO 40,000 SF
OFFICE SIZE To-suit	OFFICE SIZE 3,119 SF
CLEAR HEIGHT 36'	CLEAR HEIGHT 36'
LOADING DOCKS 5 Exterior	LOADING DOCKS 14 Exterior (exp. by 30)
DRIVE-IN DOORS 1	DRIVE-IN DOORS 2
CAR PARKING 82 Spaces	CAR PARKING 153 Spaces
TRAILER PARKING To-suit (up to 69)	TRAILER PARKING To-suit (up to 69)
POWER 400 amps up to 1,200 amps	POWER 400 amps up to 1,800 amps

Strategic Logistics Location

State-of-the-art construction and move-in ready.

- Located within ± 35 miles of the Chicago's Central Business District
- Remarkable proximity to both Midway and O'Hare International Airports (± 23 and ± 32 miles respectively)
- Immediate access to I-55, I-355, IL-Route 53 and Joliet Road
- Exceptional connectivity to the region's extensive transportation network
- Minutes to an array of retail amenities including lodging, gas stations, restaurants and entertainment



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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