



RETAIL  
SHELL



BRONZE



SILVER

# LEASING INFORMATION

501, 503, 505 S. WEBER ROAD  
BOLINGBROOK, IL 60440

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Designed, Developed and Managed by  
MacNeil Real Estate Holdings LLC  
1 MacNeil Court  
Bolingbrook, IL 60440

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# RETAIL SHELL / BRONZE / SILVER

## 501-505 S. WEBER ROAD

- » Three different single unit options
  - Retail shell
  - Bronze
  - Silver
- » Single units range from 1,610 sq. ft. to 2,015 sq. ft.
- » Multiple units can be combined — during construction phase only
- » Dimensions are approximately 30' x 55' (varies by unit)
- » Clear ceiling height is approximately 22' (varies due to sloping roof)
- » Garage entry is 12' wide by 14' high

### LANDLORD CAN BUILD TO SUIT OR RENT AS IS

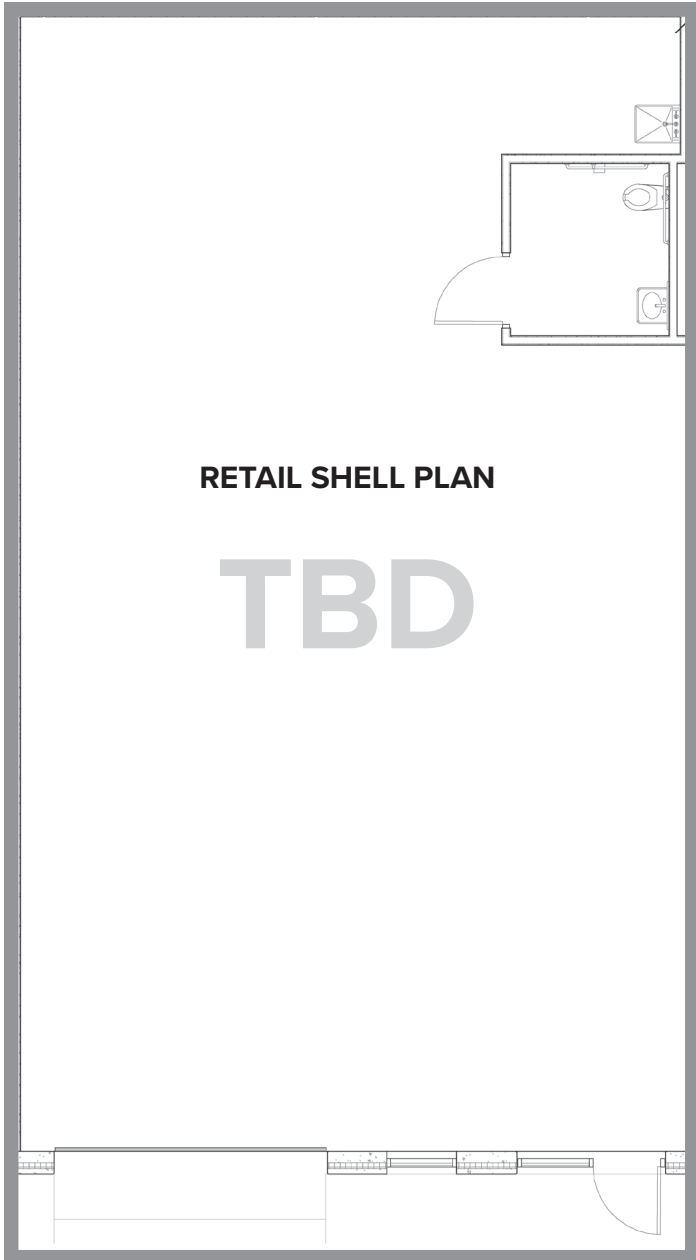
#### LOCATION HIGHLIGHTS

- » Part of I-55/I-355 corridor
- » High volume intersection — Hassert and Weber are main arteries through Bolingbrook
- » 26,770 vehicles pass by daily
- » Median household income of \$80,285

#### PROPERTY HIGHLIGHTS

- » Industrial commercial suites
- » Multi-tenant flex space facility
- » Business incubator
- » Class A building
- » Great visibility — 3 monument signs
- » Industrial office/retail-flex space
- » Excellent street frontage
- » Ample parking
- » Large storefront windows in offices and retail suites
- » Energy efficient lighting and HVAC units
- » High ceilings with large overhead 14 ft. garage door opening
- » Features open area office concept

# 501 RETAIL SHELL



## Retail Shell Plan

- » ADA restroom with commercial grade fixtures
- » Utility sink
- » High efficiency roof-top heating unit with Honeywell controls
- » Emergency exit sign with battery backup
- » Fire pull-station
- » 3-phase, 150A breaker panel
- » Convenient outlets at the breaker panel  
*Inside the ADA restroom, by the slop sink and by the entry door*
- » Two 2' x 4' fluorescent fixtures in the warehouse area
- » One 2' x 4' fluorescent light fixture in the restroom
- » A commercial sized 12" x 14" drive-through overhead door
- » High performance Low-E insulated glass
- » 1st & 2nd floor picture windows
- » 5' x 7' front entry facade with sidelites and transom
- » 3' entry door
- » ESFR (early suppression fast response) fire sprinkler system  
*This high output, high volume sprinkler system allows the renter the option of installing a racking system and replaces the need & additional expense for a supplemental in-rack fire sprinkler system.*

## Base Monthly Leasing Price (2,015 sq. ft. unit)

1 year contract in taxes & CAM	\$3,946
2 year contract in taxes & CAM	\$3,921
3 year contract in taxes & CAM	\$3,896
4 year contract in taxes & CAM	\$3,821
5 year contract in taxes & CAM	\$3,796

Expires 7/1/2022

## Available Upgrades for Bronze

	Additional per month
Air conditioning	\$125
Power overhead door opener	\$100
White painted concrete walls and roof decking/trusses	\$100
Lighting package (10 fixtures total)	\$100



# BRONZE

## Available buildings 503-505

### Bronze Plan

- » Polished concrete floor
- » ADA restroom with commercial grade fixtures
- » Utility sink
- » High efficiency roof-top heating unit with Honeywell controls
- » Emergency exit sign with battery backup
- » Fire pull-station
- » 3-phase, 150A breaker panel
- » Convenient outlets at the breaker panel  
*Inside the ADA restroom, by the slop sink and by the entry door*
- » Two 2' x 4' fluorescent fixtures in the warehouse area
- » One 2' x 4' fluorescent light fixture in the restroom
- » A commercial sized 12" x 14" drive-through overhead door
- » High performance Low-E insulated glass
- » 1st & 2nd floor picture windows
- » 5' x 7' front entry facade with sidelites and transom
- » 3' entry door
- » Trough drain at garage door entry  
Leading to triple catch-basin allows for vehicular parking, maintenance or storage
- » ESFR (early suppression fast response) fire sprinkler system  
*This high output, high volume sprinkler system allows the renter the option of installing a racking system and replaces the need & additional expense for a supplemental in-rack fire sprinkler system.*

### Base Monthly Leasing Price (1,610 sq. ft. unit)

1 year contract in taxes & CAM	\$1,745
2 year contract in taxes & CAM	\$1,720
3 year contract in taxes & CAM	\$1,695
4 year contract in taxes & CAM	\$1,670
5 year contract in taxes & CAM	\$1,645

Expires 7/1/2022

### Available Upgrades for Bronze

Additional per month

Air conditioning	\$125
Power overhead door opener	\$100
White painted concrete walls and roof decking/trusses	\$100
Lighting package (10 fixtures total)	\$100





Available buildings 503-505

The Silver package includes all of the amenities of the Bronze package plus



### Silver Plan

- » Additional warehouse lighting & convenience power outlets
- » Pipe chases for phone/cable/networking

### Base Monthly Leasing Price (1,610 sq. ft. unit)

1 year contract	\$2,012
2 year contract	\$1,987
3 year contract	\$1,962
4 year contract	\$1,937
5 year contract	\$1,912
Expires 7/1/2022	

Available Upgrades for Silver	Additional per month
Air conditioning	\$125
Power overhead door opener	\$100
White painted concrete walls and roof decking/trusses	\$100
Lighting package (10 fixtures total)	\$100



**NORTH FACADE**  
ALONG HASSERT



**NORTH FACADE**  
ALONG HASSERT



**SOUTH FACADE**  
VIEW FROM SOUTHEAST CORNER

The Landlord pays and is responsible for landscaping and snow removal along with normal garbage pickup and normal HVAC maintenance.

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Tenant is responsible for heat, lights, water, sanitary and Internet/telephone/security alarm, if desired. Tenant is responsible for the cost of their sign in the common tenant sign panel. If door signage is requested, it may consist of tasteful white lettering installed by the official sign supplier for the project. Tenant is also responsible for the registration of any business with the village.

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Outside storage of any vehicle or property is not permitted. Parking spots are not assigned.

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Any modifications, alterations or construction must be approved by the landlord. All modifications will be done to code by the landlord at the landlord's discretion.

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First month, last month and a security deposit of one month's rent are due upon signing the lease. A \$25 discount per month is available if your rent is automatically withdrawn from your bank account on the first of every month.



**RETAIL SHELL**



**BRONZE**



**SILVER**

**To inquire about GOLD options, please contact Richard Curran.**



# PROPERTY LAYOUT



## 501, 503, 505 S. WEBER ROAD

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