

PRIME I-55 ALL PURPOSE INDUSTRIAL BUILDING
AVAILABLE for LEASE

1200 Windham Parkway - Romeoville, IL 60446

Available Space:	16,704 SF (expandable)
Total Building Size:	53,875 SF
Office Area:	3,416 SF
Mezzanine Area:	1,543 SF (not included in available space SF)
County:	Will
Facility Type:	Warehouse – Manufacturing – Distribution Facility
Year Built:	1996
Column Spacing:	35' x 44'
Ceiling Clear Height:	21'
Loading:	3 exterior docks with Levelers
Sprinkler:	Wet System
Lighting:	Metal Halide installed in warehouse – Fluorescent in office area
Power:	2,000 AMP's
Water / Sewer:	City
Parking:	30 surface spots (expandable)
HVAC:	Roof Mounted HVAC Units
Zoning:	Planned Business I-1
Rail:	None
Lease Rate:	\$7.50 / SF Modified Gross
Offered / Possession:	For Lease Only / Immediate
Comments:	<ul style="list-style-type: none">• Located in the Class "A" – Windham Lakes Business Park• Less than one mile to the I-55 full interchange at Weber Road• Easy Access to routes: I-55, I-355, I-294, I-80• Building can be expanded by +/- 25,000 square feet• New Epoxy Coating on warehouse floor• Walls and roof deck painted white / Extremely clean facility• Warehouse is 100% air conditioned if tenant chooses to utilize• Excellent access to skilled labor pool / area amenities• 23 miles to Midway Airport via I-55• 34 miles to O'Hare International Airport via I-294• Low Will County Taxes

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