



CLARION PARTNERS

For Lease

NALHiffman
Commercial Real Estate Services, Worldwide

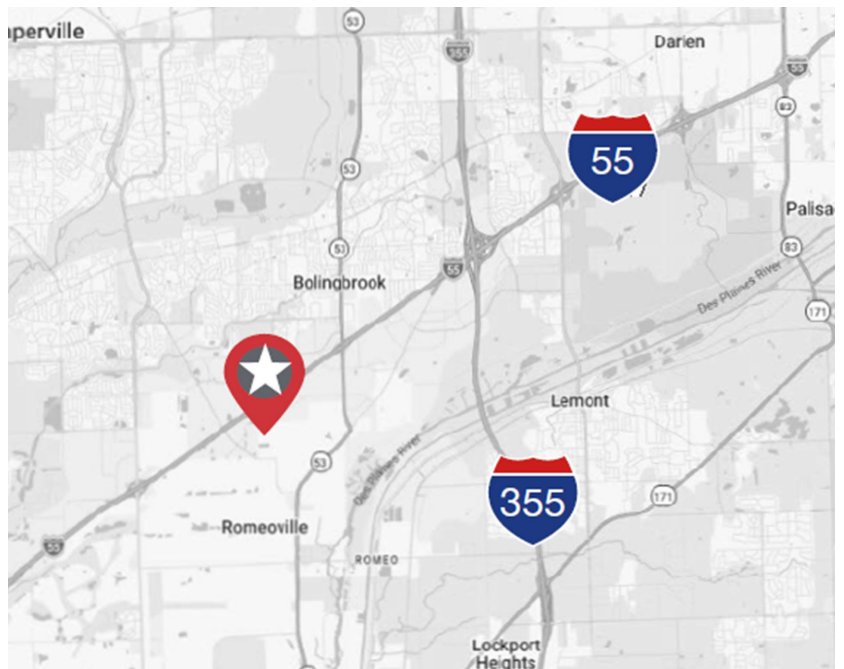
Crossroads Business Park
1200 N Schmidt Road
Romeoville, IL 60446

271,803+/- Square Feet Available



BUILDING HIGHLIGHTS

- 271,803+/- SF available
- Divides to 152,285 SF -119,518 SF
- 3,000 SF; 2,039 SF office space
- 32' ceiling height
- 27+ exterior docks | 2 drive-in doors
- 54' x 50' column spacing with 60' speed bays
- 2000 amps, 480 volts
- LED lighting
- 200+ car parking | 54 trailer parking
- 16.86 acres - fully secured site
- RET: \$1.70 PSF, OPEX: \$0.81 PSF (2026)

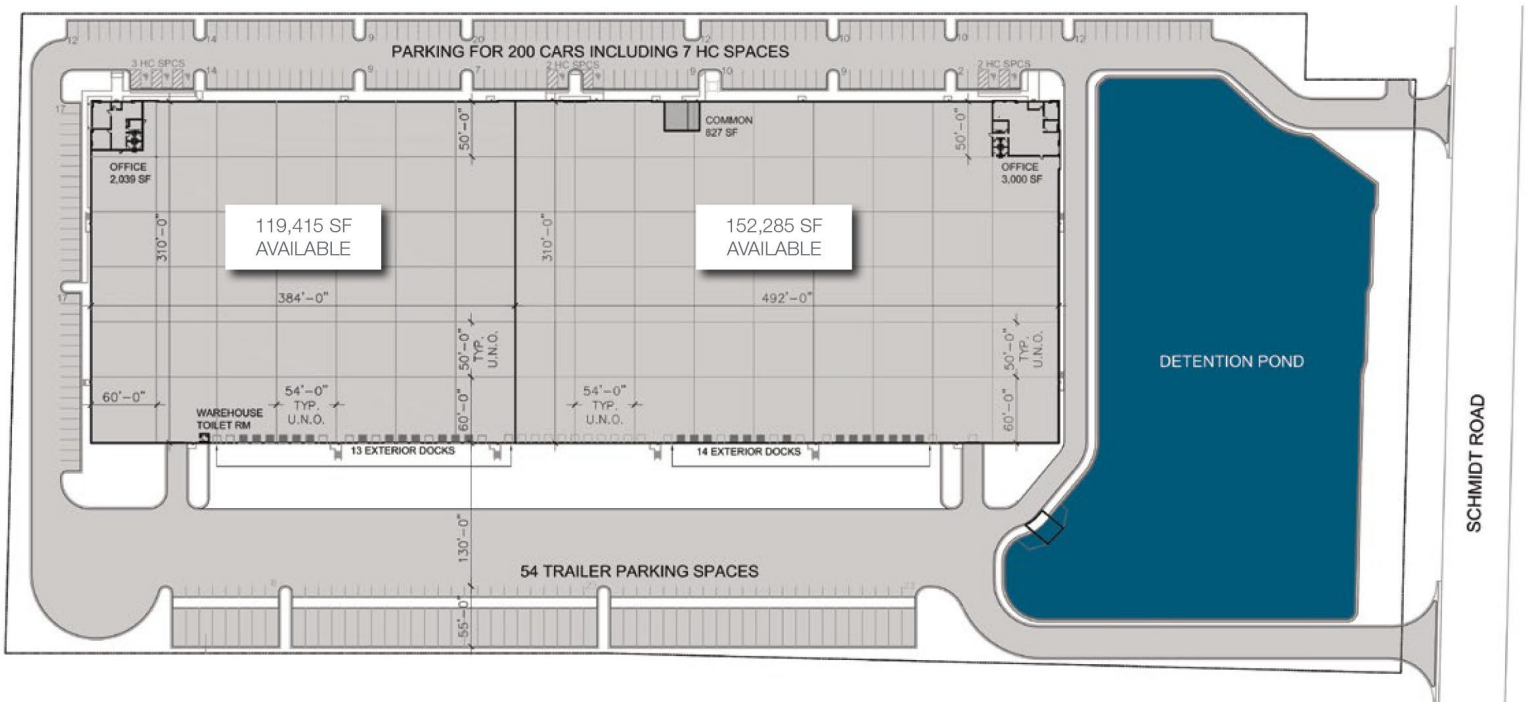


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Crossroads Business Park | 1200 N Schmidt Road | Romeoville, Illinois 60446



UNIT	AVAILABLE	OFFICE	LOADING
A	152,285 SF	3,000 SF	14 DOCKS 1 DID
B	119,415 SF	2,039 SF	13 DOCKS 1 DID



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A Franklin Templeton Company

www.clarionpartners.com

PROPERTY HIGHLIGHTS

271,803 SF freestanding industrial facility located on 16.86 acres on a fully secured site. Located in the Crossroads Business Park, the building offers LED lighting, 54' x 50' column spacing with 60' speed bays, ESFR sprinklers, 27 exterior docks and 54 trailers. RE Taxes: \$1.70 PSF (2026) and OPEX: \$0.81 PSF (2026)

For more information on this opportunity, please contact

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