

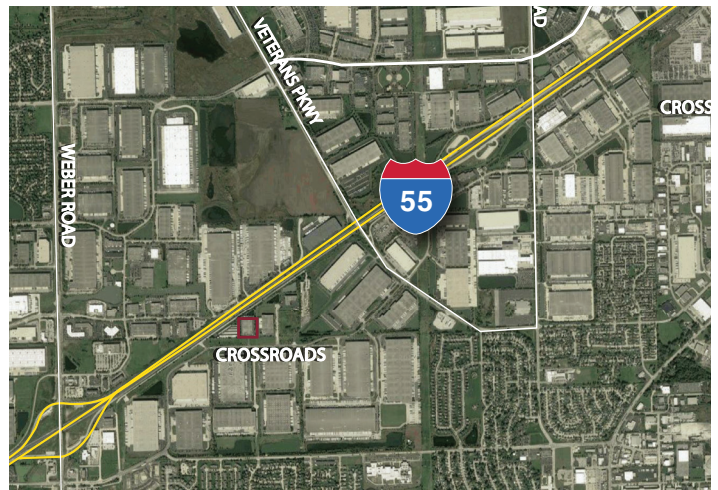
AVAILABLE FOR LEASE
1000 W. CROSSROADS PARKWAY
BOLINGBROOK, ILLINOIS 60490

8,872 SF & 9,141 SF UNITS



BUILDING SPECIFICATIONS:

BUILDING SIZE:	71,904 SF
AVAILABLE:	Suite J&K: 8,872 SF Suite H&I: 9,141 SF
CLEAR HEIGHT:	21' Clear
LOADING:	› 2 Common Interior Docks › Suite J&K: Two (2) Drive-in Doors › Suite H&I: Two (2) Drive-in Doors
SPRINKLER:	ESFR
PARKING:	133 Spaces (building total)
R.E. TAXES:	\$1.22 (2026 estimate)
C.A.M.:	\$1.96 (2026 estimate) includes ins. & mgmt
LEASE RATE:	Subject to Offer
COMMENTS:	› I-55 Visibility › Located at Weber Road & I-55 with Easy Access to I-80, I-294 and I-355



Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

Jeffrey A. Galante
Principal
jgalante@lee-associates.com
D 773.355.3007

Owned by:

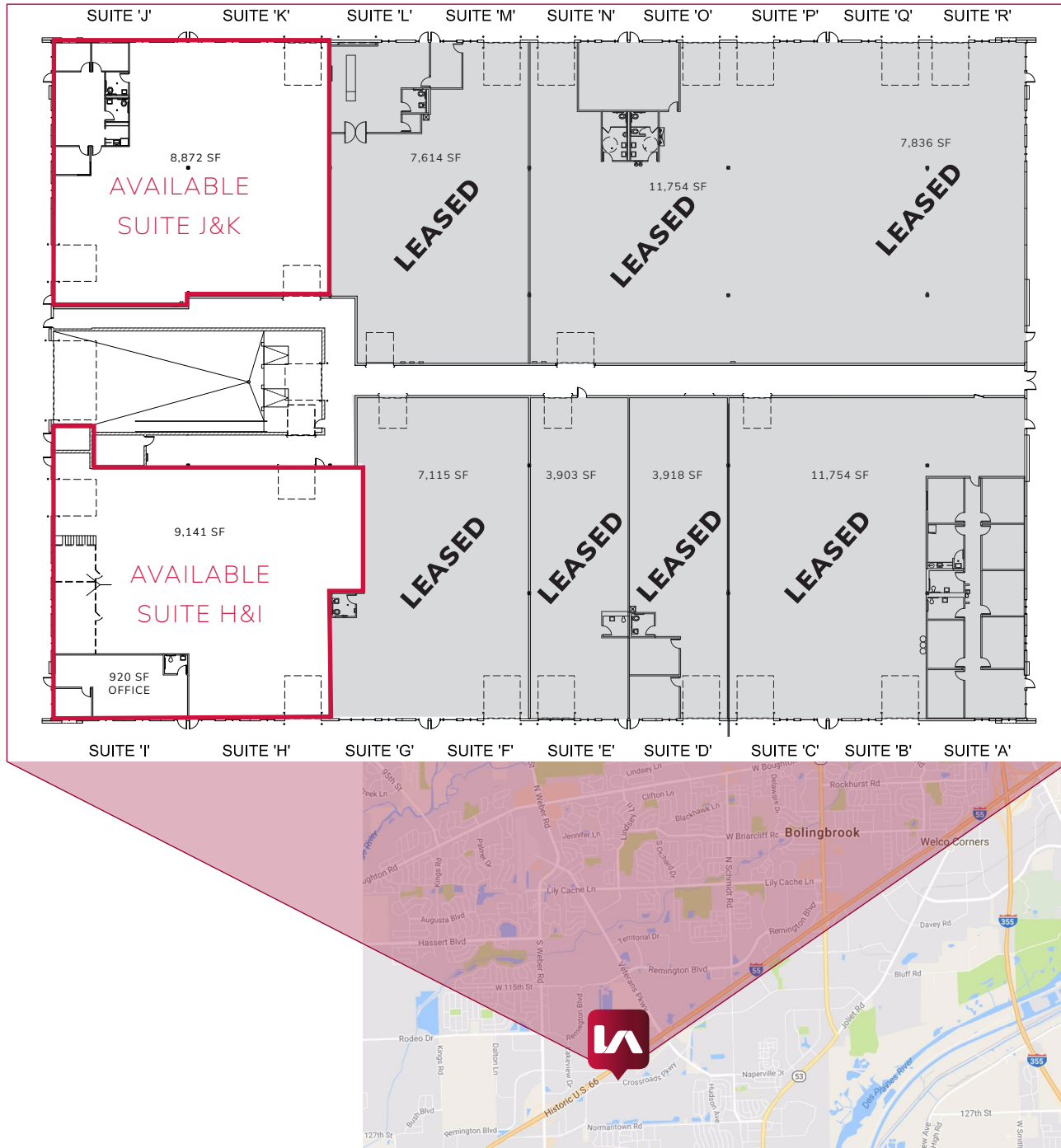
WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE

1000 W. CROSSROADS PARKWAY

BOLINGBROOK, ILLINOIS 60490



Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

Jeffrey A. Galante
Principal
jgalante@lee-associates.com
D 773.355.3007

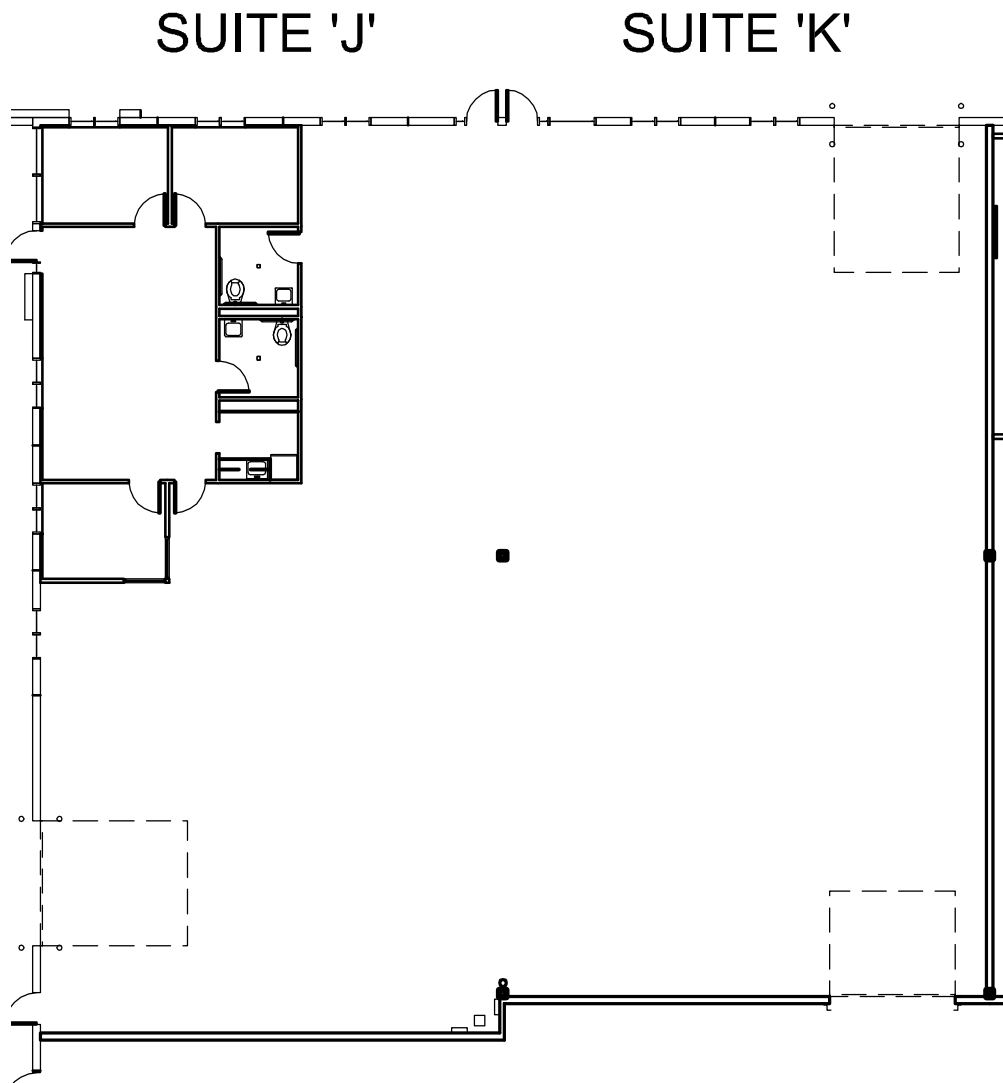
Owned by:

WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE
1000 W. CROSSROADS PARKWAY
BOLINGBROOK, ILLINOIS 60490

SUITE J&K
8,872 SF



Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

Jeffrey A. Galante
Principal
jgalante@lee-associates.com
D 773.355.3007

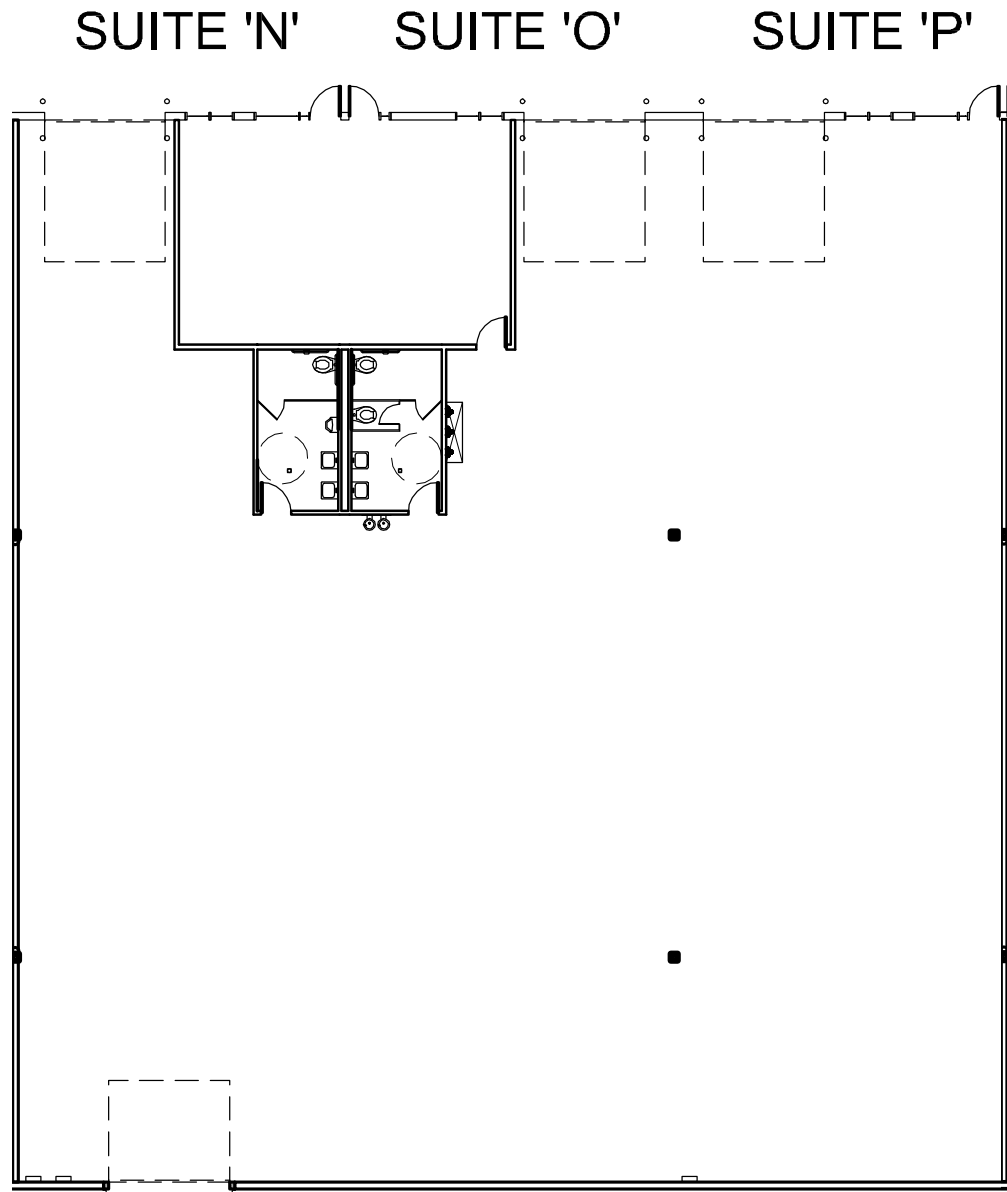
Owned by:

WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE
1000 W. CROSSROADS PARKWAY
BOLINGBROOK, ILLINOIS 60490

SUITE NOP
11,754 SF



Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

Jeffrey A. Galante
Principal
jgalante@lee-associates.com
D 773.355.3007

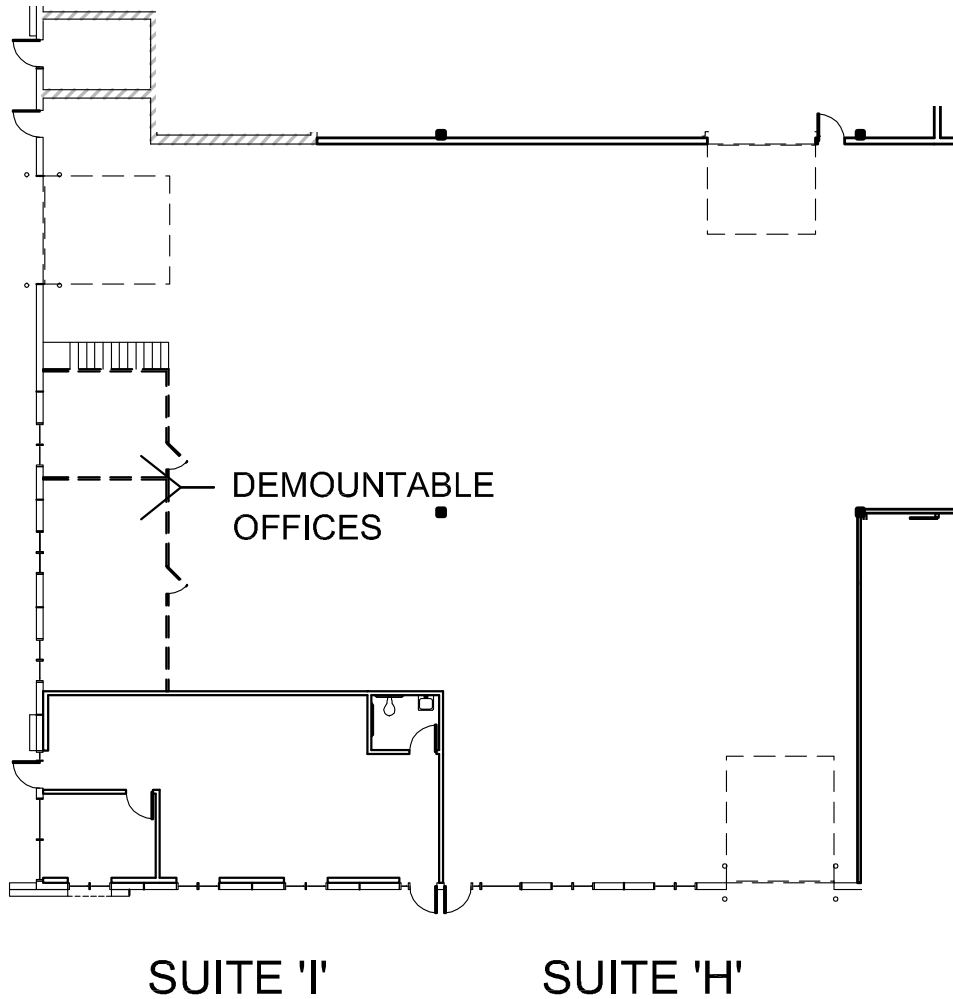
Owned by:

WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE
1000 W. CROSSROADS PARKWAY
BOLINGBROOK, ILLINOIS 60490

SUITE H&I
9,141 SF



Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

Jeffrey A. Galante
Principal
jgalante@lee-associates.com
D 773.355.3007

Owned by:

WESTMOUNT
REALTY CAPITAL, LLC
TIME-TESTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.