

# 320 Marmon Drive

## INDUSTRIAL BUILDING FOR SUBLEASE

320 Marmon Dr, Bolingbrook, IL 60440

[Property Website](#)

±77,299 SF  
Building

Sublease Exp.  
8/31/2027

Multiple  
Cranes

Yard  
Areas



**Terri Alexander, SIOR**

Executive Vice President  
(847) 858-5641  
[terri.alexander@transwestern.com](mailto:terri.alexander@transwestern.com)

**Larry Serota**

Executive Managing Director  
(312) 881-7038  
[larry.serota@transwestern.com](mailto:larry.serota@transwestern.com)

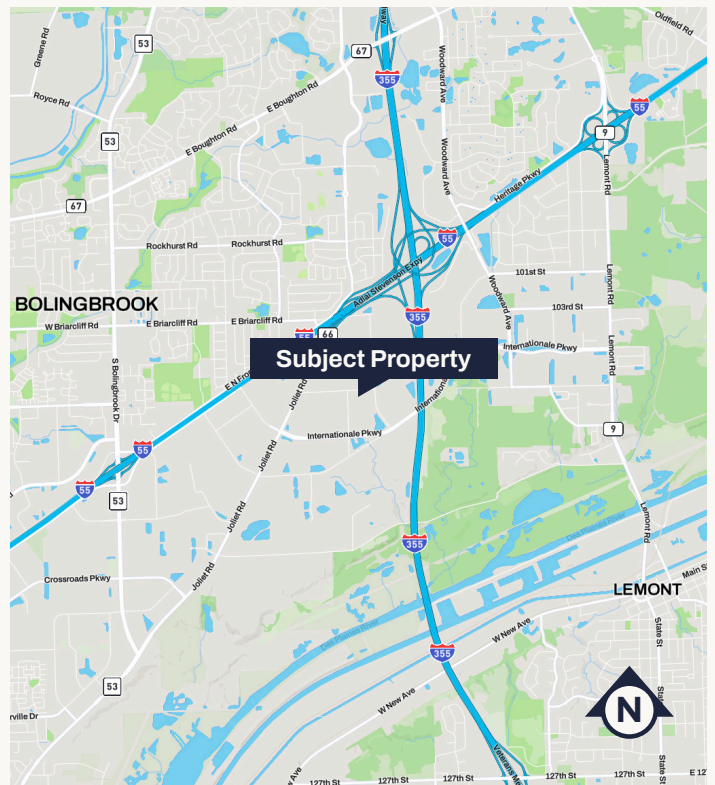
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## Property Highlights

- Multiple Cranes
- Yard Areas
- Ample Power
- Radiant Heat in Shop / Warehouse
- Easy Access to I-55 & I-355
- Rail Spur to Building

<b>BUILDING SIZE:</b>	<b>±77,299 SF</b>
<b>OFFICE SIZE:</b>	<b>±14,000 SF</b>
<b>LAND AREA:</b>	<b>±5.95 SF</b>
<b>CEILING HEIGHT:</b>	<b>±18 FT CLEAR</b>
<b>LOADING:</b>	<b>1 EXTERIOR DOCK / 8 DIDS</b>
<b>CRANES:</b>	<b>FOUR: 1 @ 5T, 2 @ TANDEM 5T, 1 @ 3T</b>
<b>POWER:</b>	<b>400A 480V 3P / 800A 480V 3P</b>
<b>PARKING:</b>	<b>AMPLE</b>
<b>SPRINKLERS:</b>	<b>NO</b>
<b>HEAT:</b>	<b>RADIANT IN SHOP</b>
<b>ZONING:</b>	<b>I-1</b>
<b>CONSTRUCTION:</b>	<b>MASONRY (OFFICE) / STEEL (SHOP)</b>
<b>CAM:</b>	<b>\$0.84 PSF</b>
<b>RET EST 2025 PAID IN 2026:</b>	<b>\$1.57 PSF</b>
<b>LEASE RATE:</b>	<b>SUBJECT TO OFFER (NET)</b>



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