

FOR LEASE

CHICAGO
I-55 SOUTH CORRIDOR

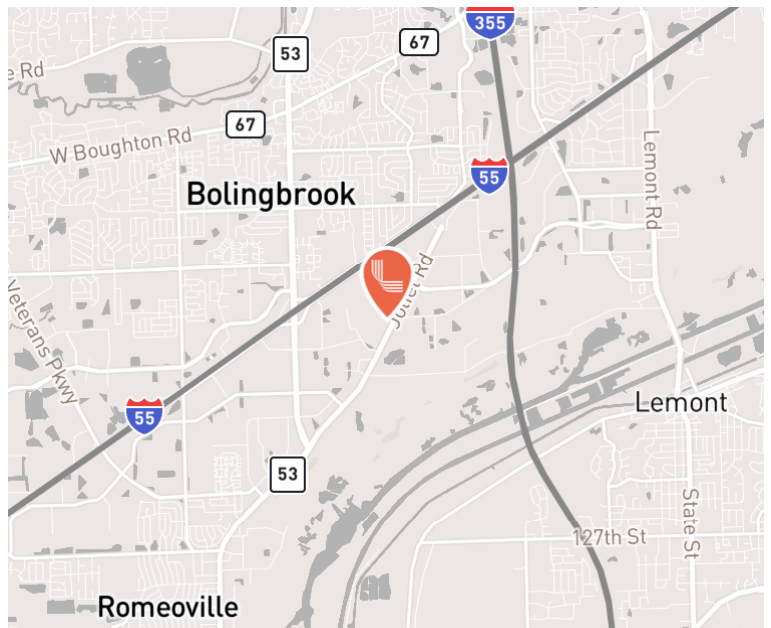
455 Gibraltar Drive
Bolingbrook, IL 60440

BUILDING SPECIFICATIONS

Building Size	+/- 110,539 SF
Main Office	+/- 6,375 SF
Warehouse Office	+/- 3,409 SF
Clear Height	24'
Loading Docks	4 Dock Doors
Drive-in Doors	6
Car Parking	+/- 150 Spaces
Truck Court Depth	160'
Fire Protection	Wet System
Real Estate Taxes	\$1.51 PSF



455 N. Gibraltar Drive presents an opportunity to secure a functional +/- 110,539 SF industrial facility in the heart of the I-55 South Corridor. The property features a substantial main-level office component, complemented by additional mezzanine and warehouse office buildouts, providing flexibility to accommodate a variety of operational needs. The property is strategically positioned with quick access to I-55 and I-355 via the Joliet Road or Route 53 full interchanges, allowing for seamless connectivity to the region's extensive transportation infrastructure.



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±110,539 SF

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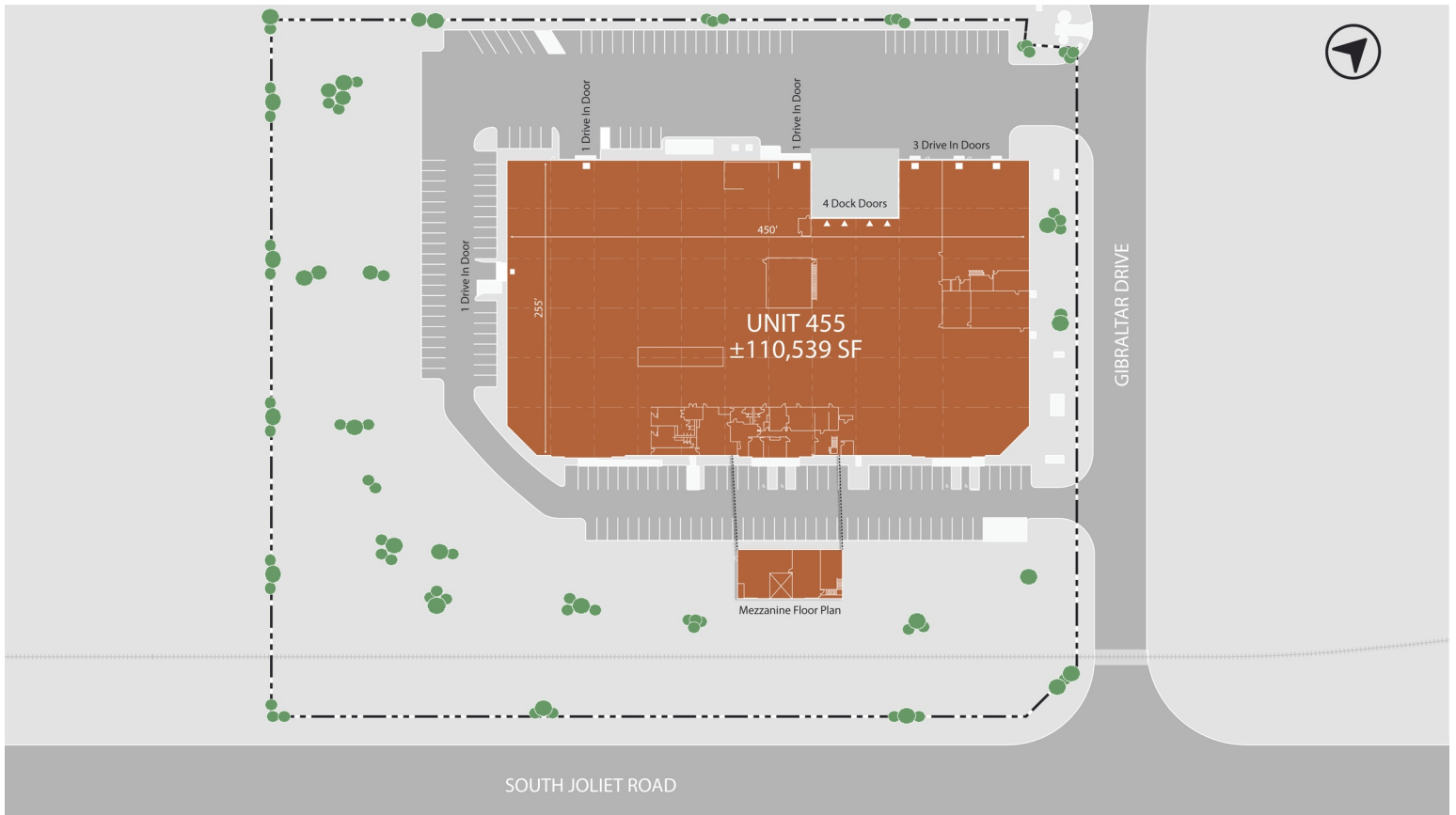
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MARKET
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CONTACT INFORMATION



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