

# SIX

## Territorial Court

Bolingbrook

## For Sublease

Turn-Key  
Warehouse

±55,000 RSF



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Premium Flex Property



**Rare flexible opportunity to lease modern, high-tech office/warehouse 50% office 50% warehouse or just the warehouse portion.**



**Strategically located with quick access to I-55 and I-355**

## NEWMARK

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## Key Highlights

**RBA:** ..... ±55,000 SF  
[27,000 SF Office, 28,000 SF Warehouse]

**Land Acres:** ..... ± 8.87

**Zoning:**..... I-1

**Docks:**..... 6

**Drive-in-Doors:** .. 2

**Clear Height:** ..... 25'

**Rate:**..... \$10.00 Gross

**Term:** ..... Through 4-30-2033  
(Flexible terms available)

**New expanded and paved parking lot.**

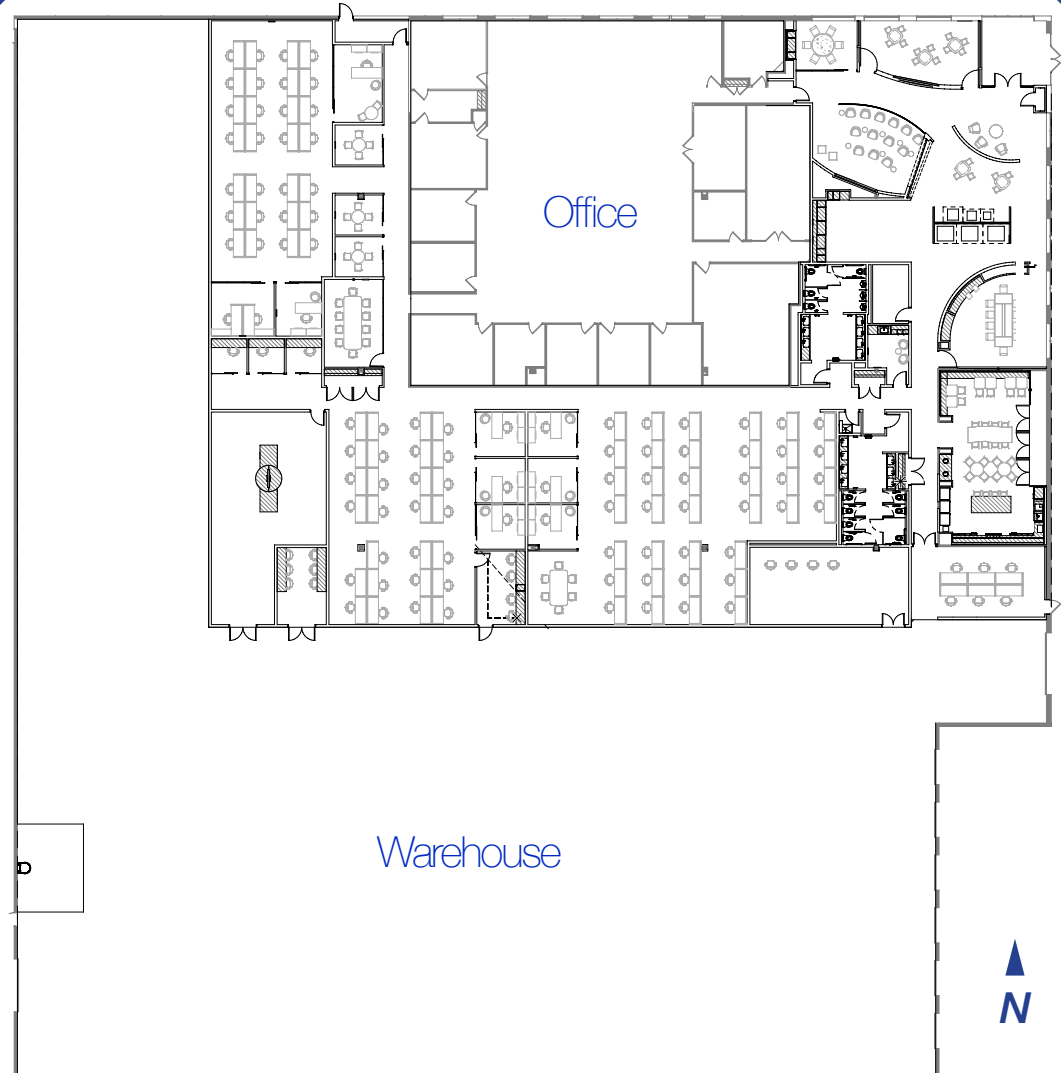
**For corporate neighbors seeking to optimize their operations, and position their businesses for future growth, 6 Territorial Court stands out as a best-in-class opportunity in Bolingbrook's commercial landscape.**

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## Floor Plan





# Space Photos





# Amenities Map

Proximity to major expressways, corporate campuses, hotels, and logistic centers.

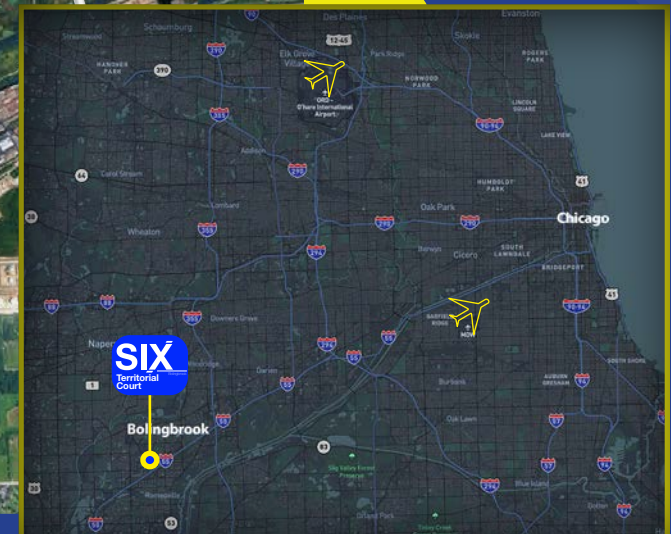


Downtown Chicago  
45 Minutes

Midway Airport  
40 Minutes

O'Hare International Airport  
35 Minutes

Location Map





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For more information, please contact the exclusive representatives:

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## NEWMARK

6 Territorial Court, Bolingbrook, IL