

FOR LEASE

±591,748 SF
Warehouse /
Distribution Facility

1601 Remington Boulevard
Bolingbrook, Will County, Illinois 60490

PROPERTY HIGHLIGHTS

1601 Remington Boulevard is a premier warehouse / distribution facility located in the desirable I-55 corridor and is 20 miles southwest of Chicago. It has exceptional access to the region's vast transportation infrastructure, numerous retail amenities, and skilled area labor. The facility includes a fully fenced loading area, frontage / visibility along I-55 (approximately 100,000 vehicles per day) and prominent signage opportunities. It also 3,420 square foot hazmat room with in-rack sprinklers in place. Institutionally-owned and professionally managed.



± 591,748 SF
AVAILABLE



± 23.35 AC
SITE SIZE



± 4,056 SF OF
OFFICE SPACE



± 3,420 SF
HAZMAT ROOM



30' CLEAR
HEIGHT



59 EXT DOCKS
2 DRIVE-IN DOORS



± 74 TRAILER
PARKING
POSITIONS (EXP)



± 99 CAR
PARKING
SPACES (EXP)

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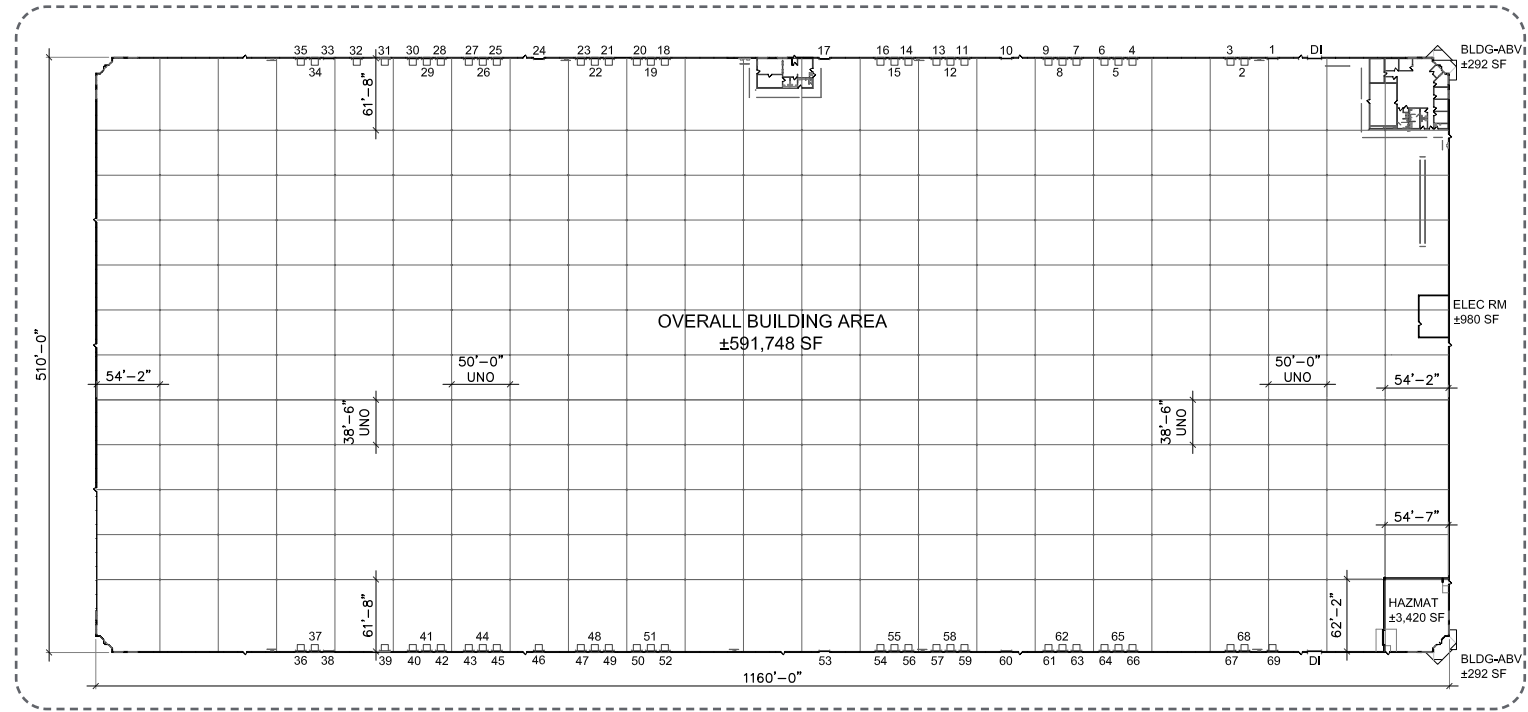
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PROPERTY HIGHLIGHTS

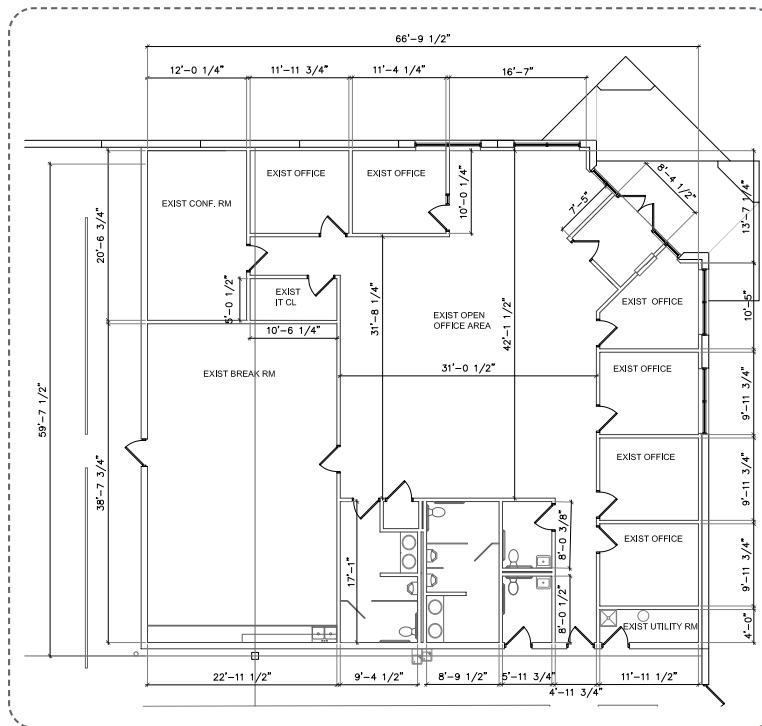
BUILDING SIZE:	± 591,748 SF
AVAILABLE SF:	± 591,748 SF
OFFICE AREA:	± 4,056 SF - MAIN OFFICE ± 1,255 SF - WAREHOUSE OFFICE
SITE SIZE:	± 23.35 AC
HAZMAT ROOM:	± 3,420 SF WITH IN-RACK SPRINKLERS
CLEAR HEIGHT:	30'
LOADING DOCKS:	59 EXTERIOR
DRIVE-IN DOORS:	2 (12' x 14')
CAR PARKING:	± 99 SPACES (EXP)
TRAILER PARKING:	± 74 POSITIONS (EXP)
YEAR BUILT:	2002
FIRE PROTECTION:	ESFR
POWER:	2,000A @ 277/480V, 3-P, 4-W
ZONING:	I-1
LEASE RATE:	SUBJECT TO OFFER
COMMENTS:	<ul style="list-style-type: none"> • I-55 FRONTAGE / VISIBILITY • PROMINENT SIGNAGE OPPORTUNITY • < 1 MILE TO I-55 & WEBER ROAD INTERCHANGE • ± 26 MILES TO MIDWAY INTERNATIONAL AIRPORT • ± 34 MILES TO O'HARE INTERNATIONAL AIRPORT



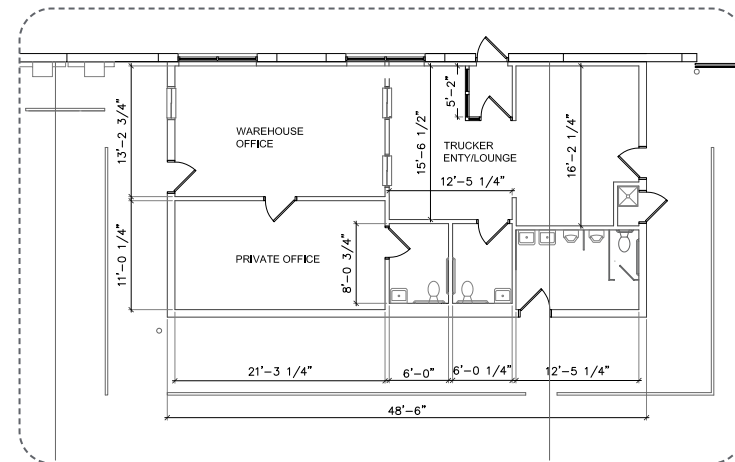
BUILDING PLAN - ± 591,748 SF



MAIN OFFICE PLAN | ±4,056 SF



WAREHOUSE OFFICE PLAN | ±1,255 SF

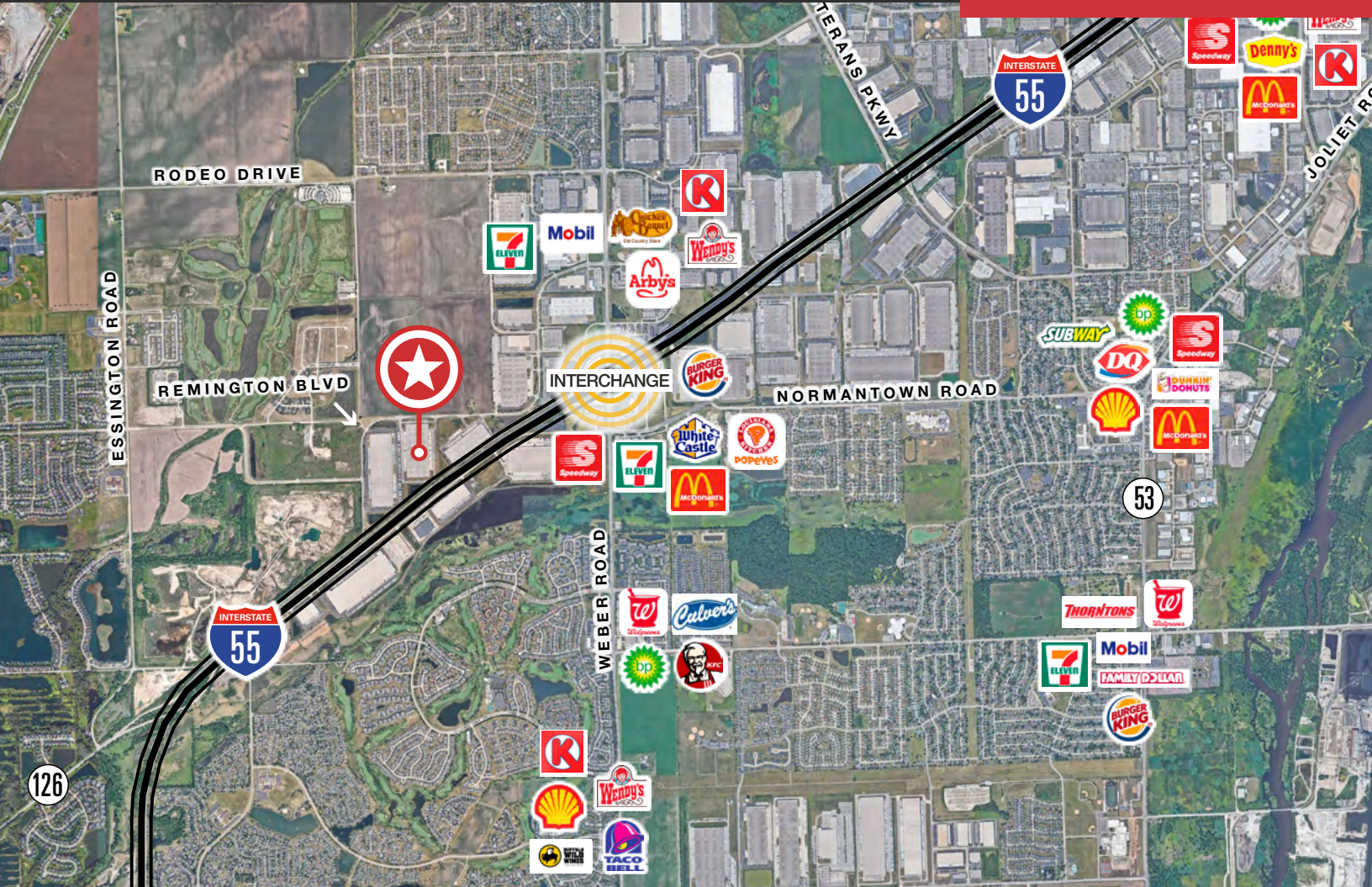




1601 Remington has exceptional access to the region's expansive transportation infrastructure, abundant skilled area labor, and proximity to numerous retail amenities including restaurants, lodging, gas stations, shopping centers, sports and entertainment venues. It is positioned with direct exposure to nearly 100,000 vehicles per day, has immediate access to I-55 via the Weber Road interchange and, offers highway frontage / visibility and signage opportunities.

591,748 SF

Warehouse / Distribution Facility Available



DEMOGRAPHICS (5-MILE RADIUS)



168,637

TOTAL POPULATION



\$132,593

AVG. HOUSEHOLD INCOME



56,475

LABOR FORCE



41%

BACHELOR'S DEGREE+

