

Available For Lease

±19,350 SF
Industrial
Space

510 Territorial Drive

Bolingbrook, Illinois 60440

PROPERTY HIGHLIGHTS

58,037 SF multi-tenant industrial building offers 19,350± SF available 4/1/2027, includes 500± SF of office space. The space features 24' clear height, 40' x 40' column spacing, three exterior dock doors (expandable), drive-in door can be added and 200-amp power service. Built in 1998 and zoned for light industrial use, the property also provides 40 on-site parking spaces, making it an excellent opportunity for warehousing, distribution, or light manufacturing operations.



±19,350 SF
AVAILABLE 4/1/2027



±500 SF
OFFICE SPACE



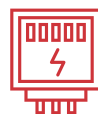
24'
CEILING HEIGHT



3 EXTERIOR
DOCKS (EXPANDABLE)



40' X 40'
COLUMN SPACING



200 AMPS

Broker Contact Info

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One Oakbrook Terrace

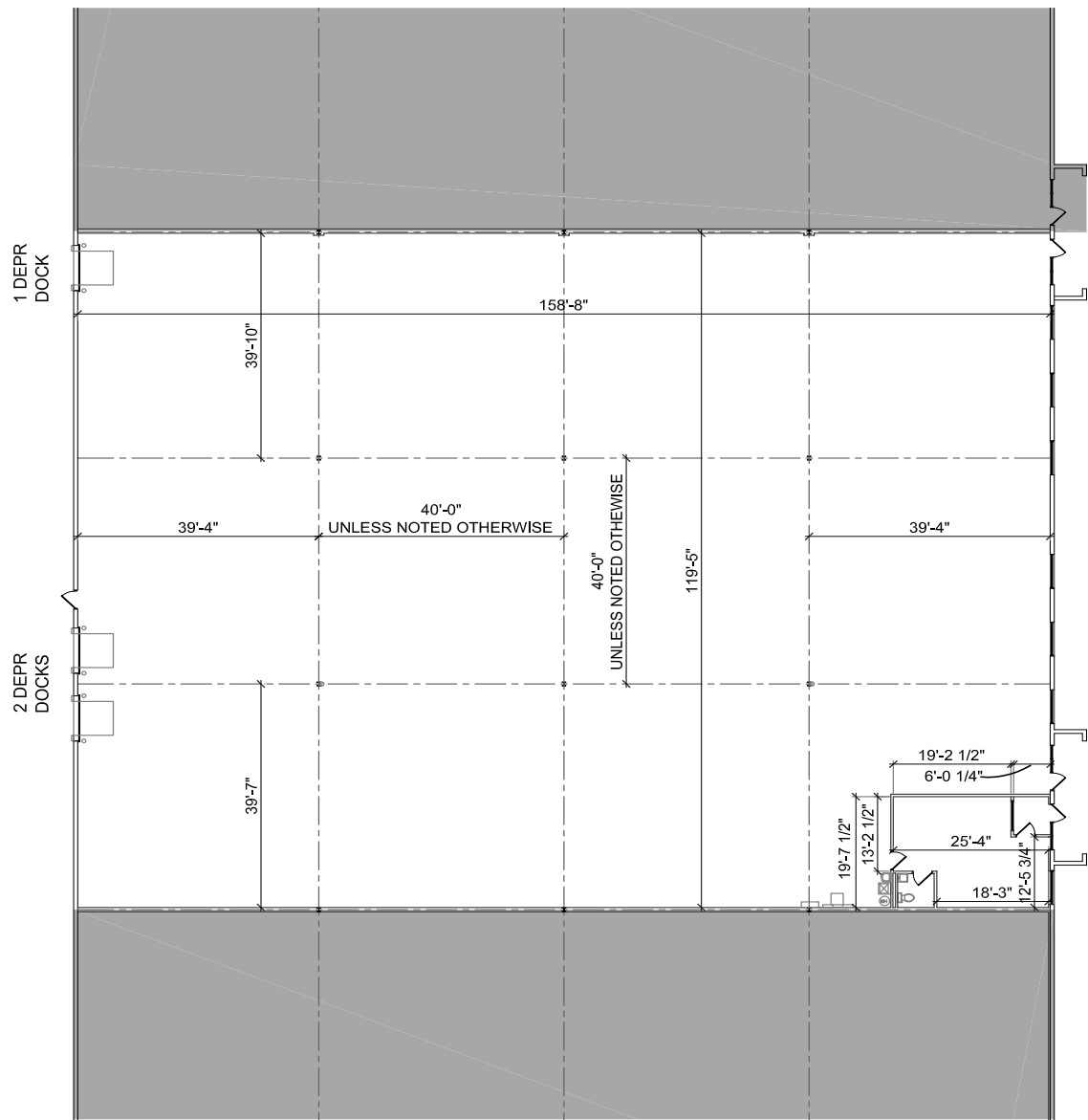
Suite 400

Oakbrook Terrace, Illinois 60181

+1 630 932 1234

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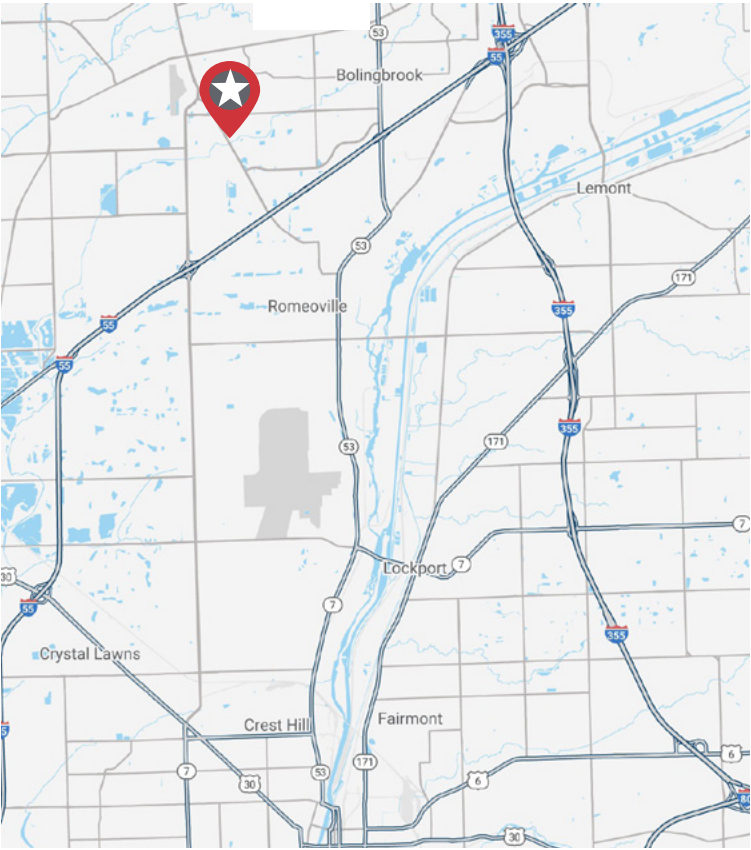
SITE PLAN



CALL NAI HIFFMAN TODAY!

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2025 DEMOGRAPHICS

ESTIMATES BASED ON A 5-MILE RADIUS



183,704

TOTAL POPULATION



\$143,386

AVERAGE HOUSEHOLD INCOME



53,776

DAYTIME LABOR FORCE



44.0%

BACHELOR DEGREE+

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