



Carlow Corporate Center

Bolingbrook, Illinois



CARLOW XXII - AVAILABLE IMMEDIATELY

221,100 SF FOR LEASE (DIVISIBLE)

975 Belle Lane, Bolingbrook, IL

northern
Northern Builders, Inc.

 **CUSHMAN &
WAKEFIELD**

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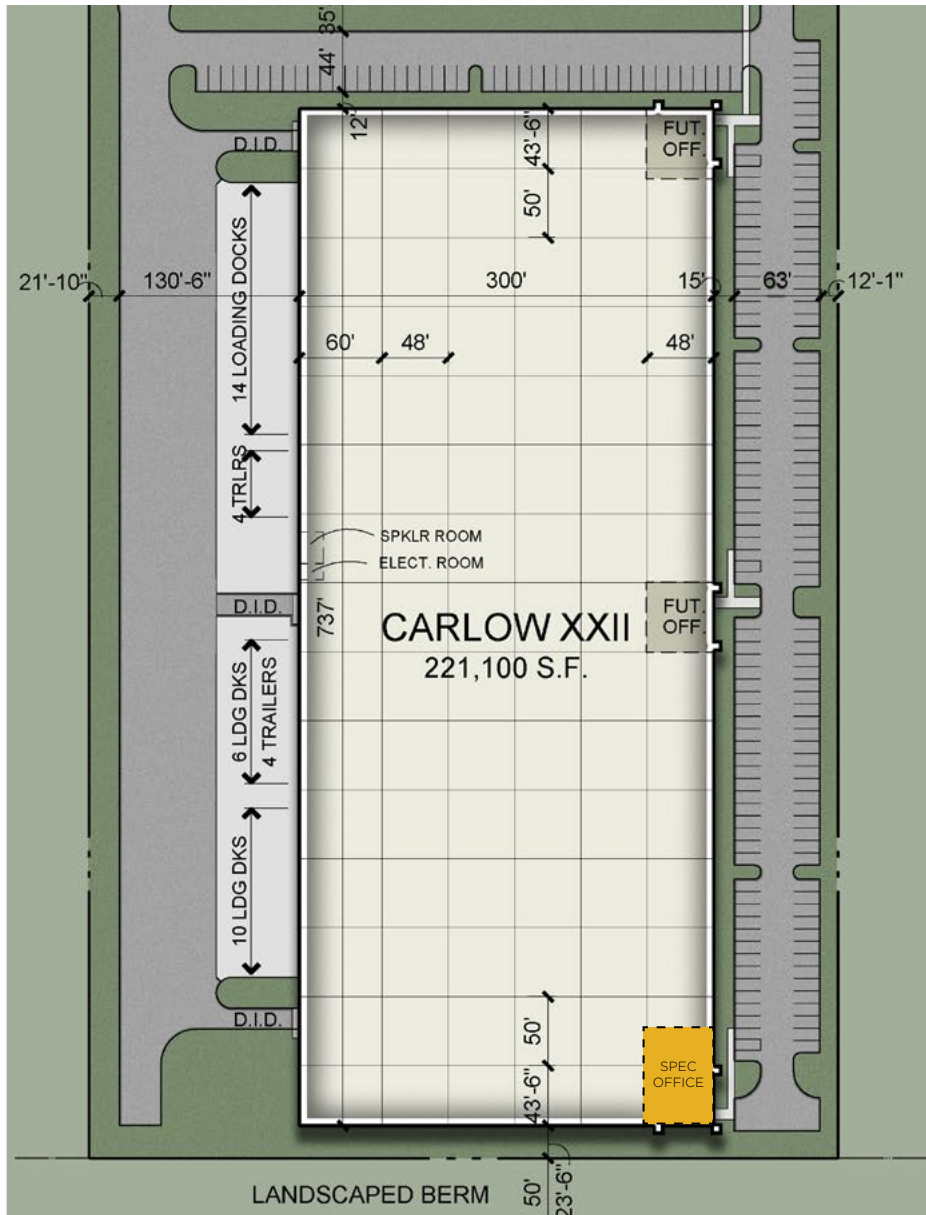
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

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PROPERTY OVERVIEW



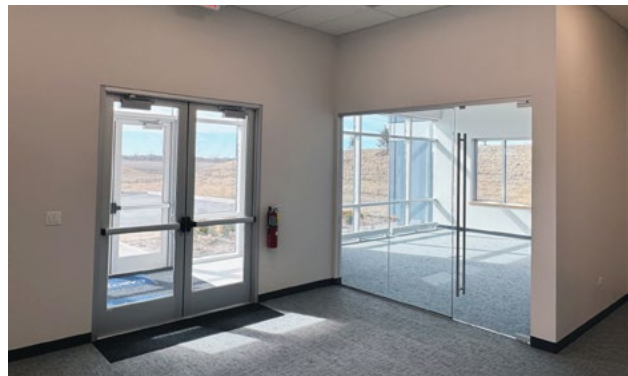
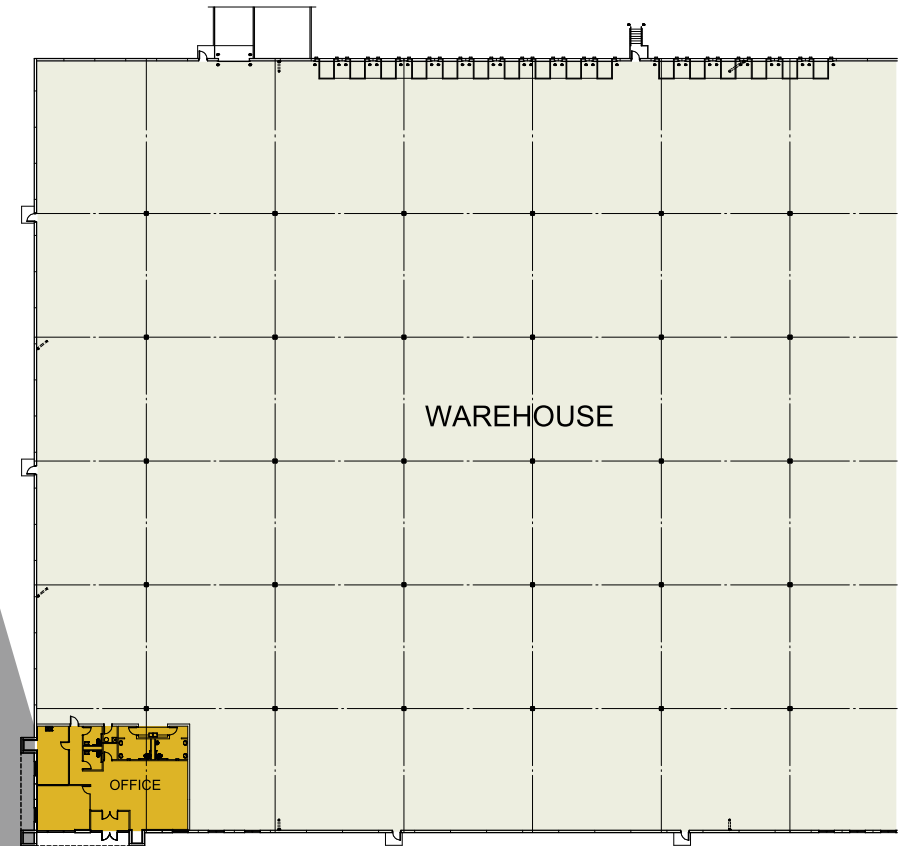
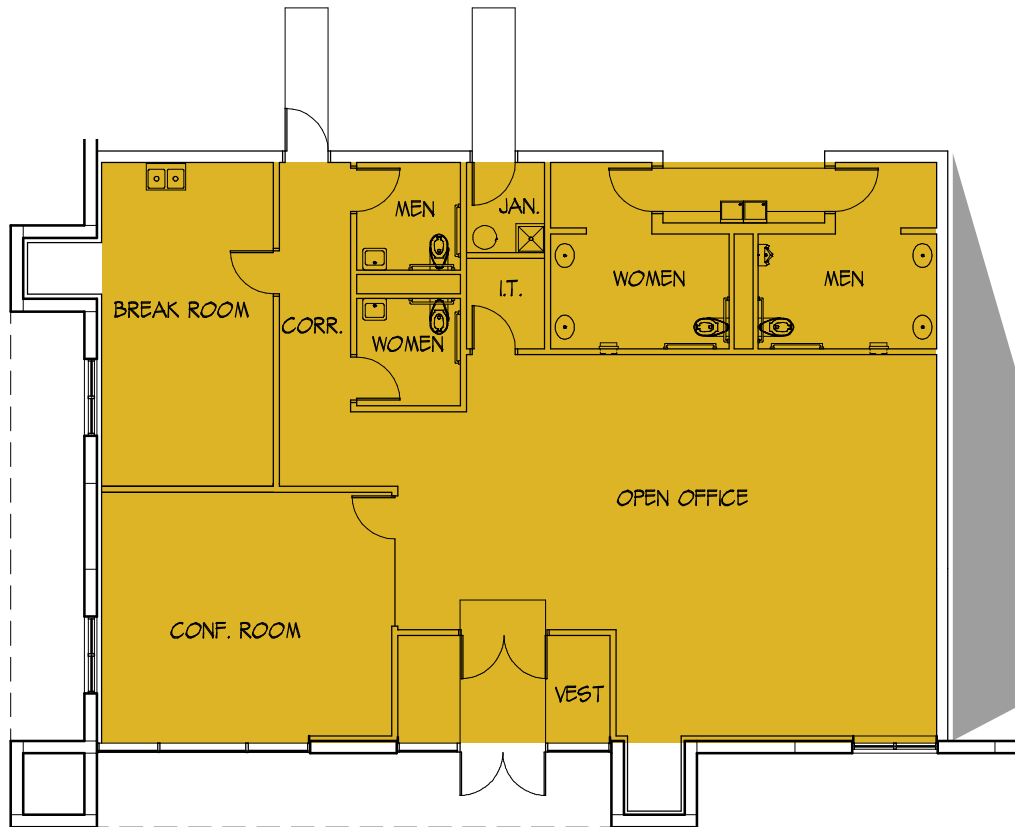
- Space Available: 221,100 SF (Divisible)
- Existing Office Space: 2,540 SF
- Future Office Space: To Suit
- Clear Height: 36'
- Exterior Docks: 30
- Drive-In Doors: 3
- On-Site Parking: 187
- Trailer Stalls: 8
- Site: 10.61 Acres

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AVAILABLE SPACE

SPEC OFFICE | 2,540 SF

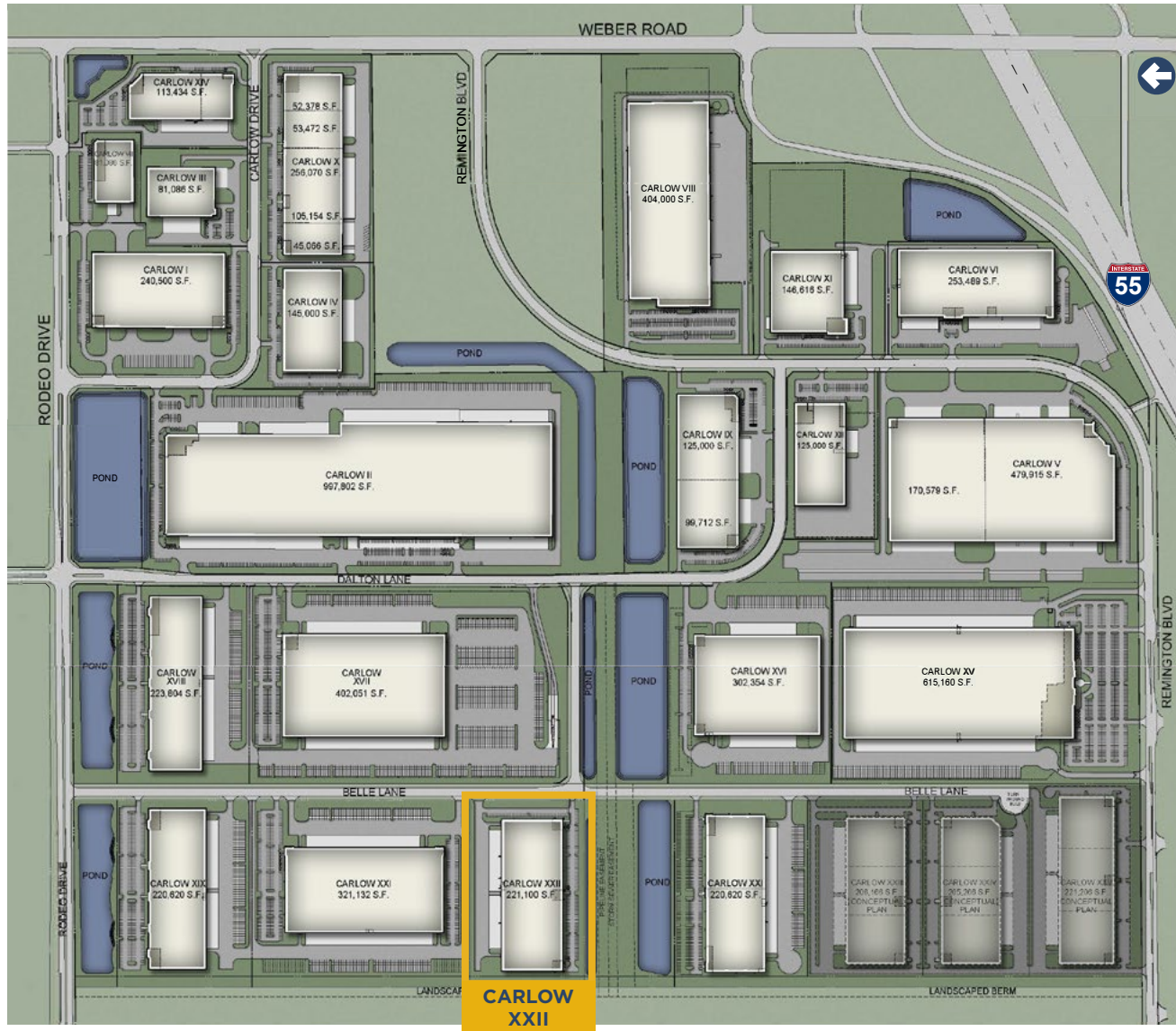


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THE IDEAL INDUSTRIAL PARK SETTING



SITE HIGHLIGHTS



High Image Park & Building Features



Strategically Located Between Intermodals & UPS Hub



Access to Labor from Chicago & Joliet



Immediate Access to Interstate 55



Flexible Opportunities for Large & Mid-size Users



Catering to a Variety of Tenant Needs & Uses



Surrounded by Amenities including Hotels, Restaurants, Health Club & Gas Stations



Proven Owner/Developer with 90+ Year History

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PRIME LOCATION



CHILD CARE

- 1 Creme de la Creme

RESTAURANTS

- 1 Titled Kilt
- 2 Cracker Barrel
- 3 Wendy's
- 4 Arby's
- 5 Burger King

HOTELS

- 1 Extended Stay
- 2 Comfort Inn
- 3 Country Inn Suites
- 4 Days Inn

RETAIL

- 1 7-Eleven
- 2 Shell Station
- 3 Speedway Station

RECREATION

- 1 Lifetime Fitness

Developed by Northern Builders, Inc., Carlow Corporate Center offers immediate accessibility to I-55 & I-355. Countless amenities including restaurants and shopping centers surround the immediate area.

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