## FOR SUBLEASE 313,179 SF



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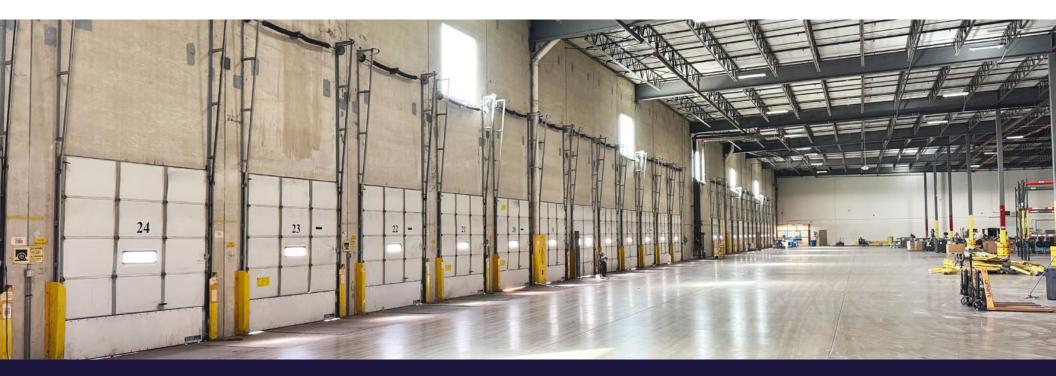


# **SUBLEASE HIGHLIGHTS**

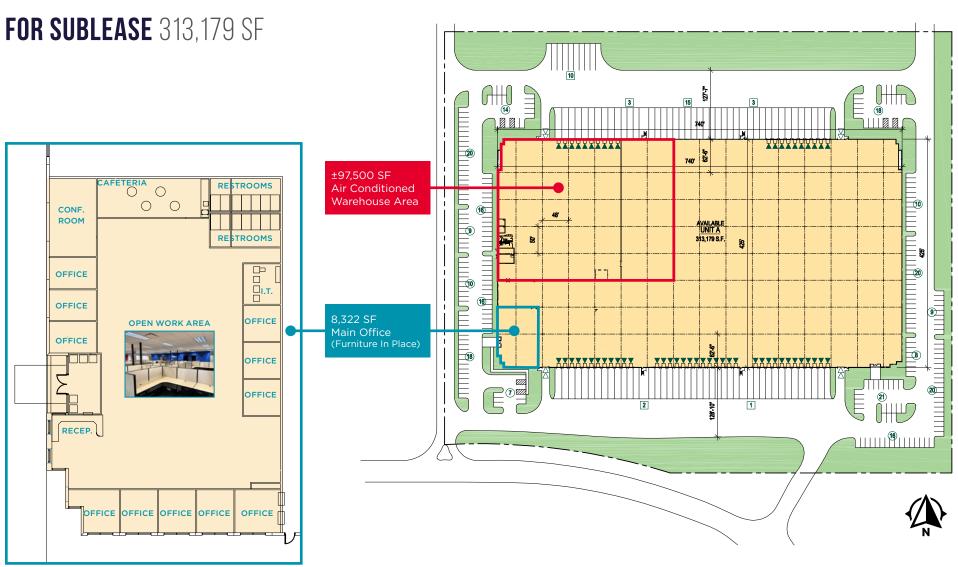
- Warehouse / production facility
- 313,179 SF available for sublease
- 8,322 SF main office (furniture in place)
- 989 SF shipping office
- ±97,500 SF A/C warehouse area
- 30' clear height

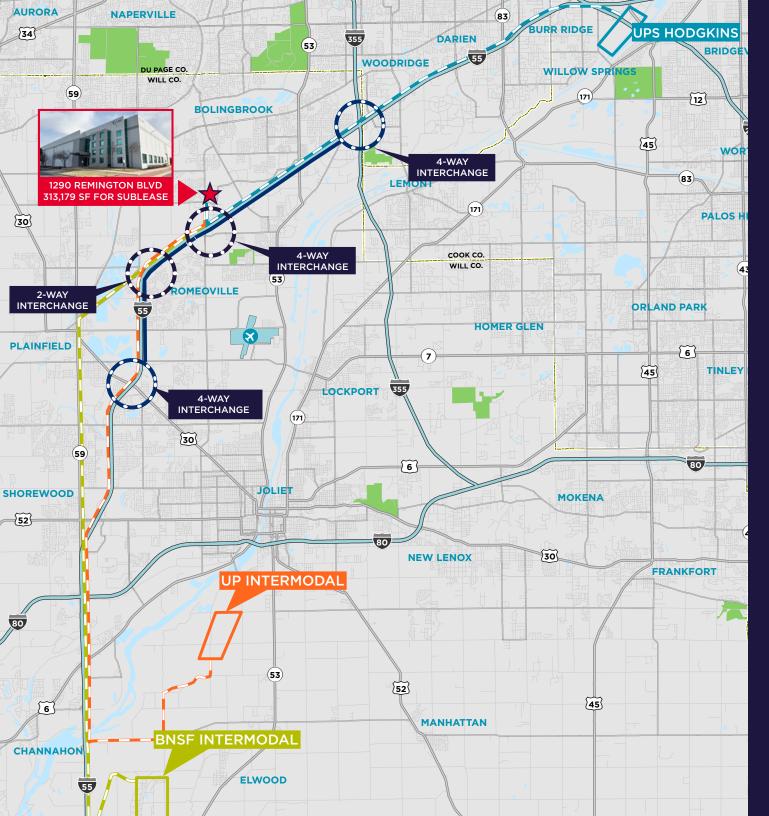
- 57 exterior docks
- 4 drive-in doors
- 48'x50' column spacing with 62'6" speed bays
- 10 trailer parking (expandable)
- 232 car parking
- 4,000 Amps, 480v 3 phase

- ESFR sprinkler system
- LED lighting
- Sublease term through 6/30/2027
- Longer term available through ownership
- Sublease rate is \$7.50 PSF Gross



### SITE PLAN





### PRIME LOCATION

#### STRATEGIC LOCATION

• Between Intermodals & UPS Hub

### IMMEDIATE ACCESS TO MAJOR ROUTES

- Just north of the full interchange of Weber Road & Interstate 55
- 1 mile to I-55 via Weber Road
- 6 miles to I-55/I-355 interchange

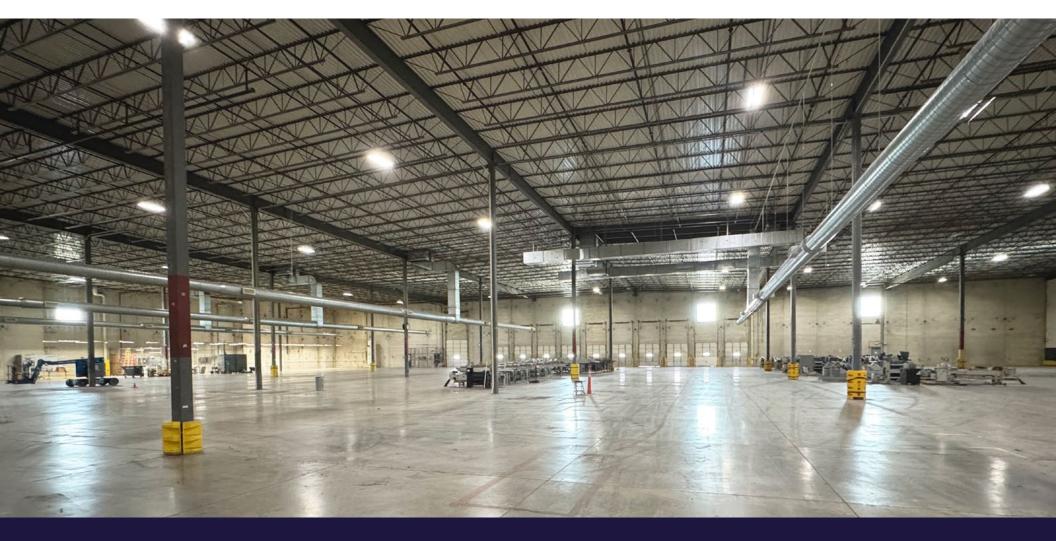
#### **ACCESS TO LABOR**

• From Chicago & Joliet

#### AMENITY RICH AREA

 Variety of Hotels, Dining, Health Clubs & Gas Stations

# FOR SUBLEASE 313,179 SF CROSS DOCK



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