



**END CAP SPACE | AVAILABLE DECEMBER 1, 2025**

**19,698 SF For Lease**

612 Territorial Drive, Bolingbrook, Illinois



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## Property Overview

### CLASS-A INDUSTRIAL BUILDING WITHIN I-55 SUBMARKET

Situated in one of Chicago's most sought-after industrial submarkets, the I-55 Industrial Corridor, the property benefits from unmatched interstate access, proximity to a deep labor pool, access to an abundance of amenities, and low Will County taxes.

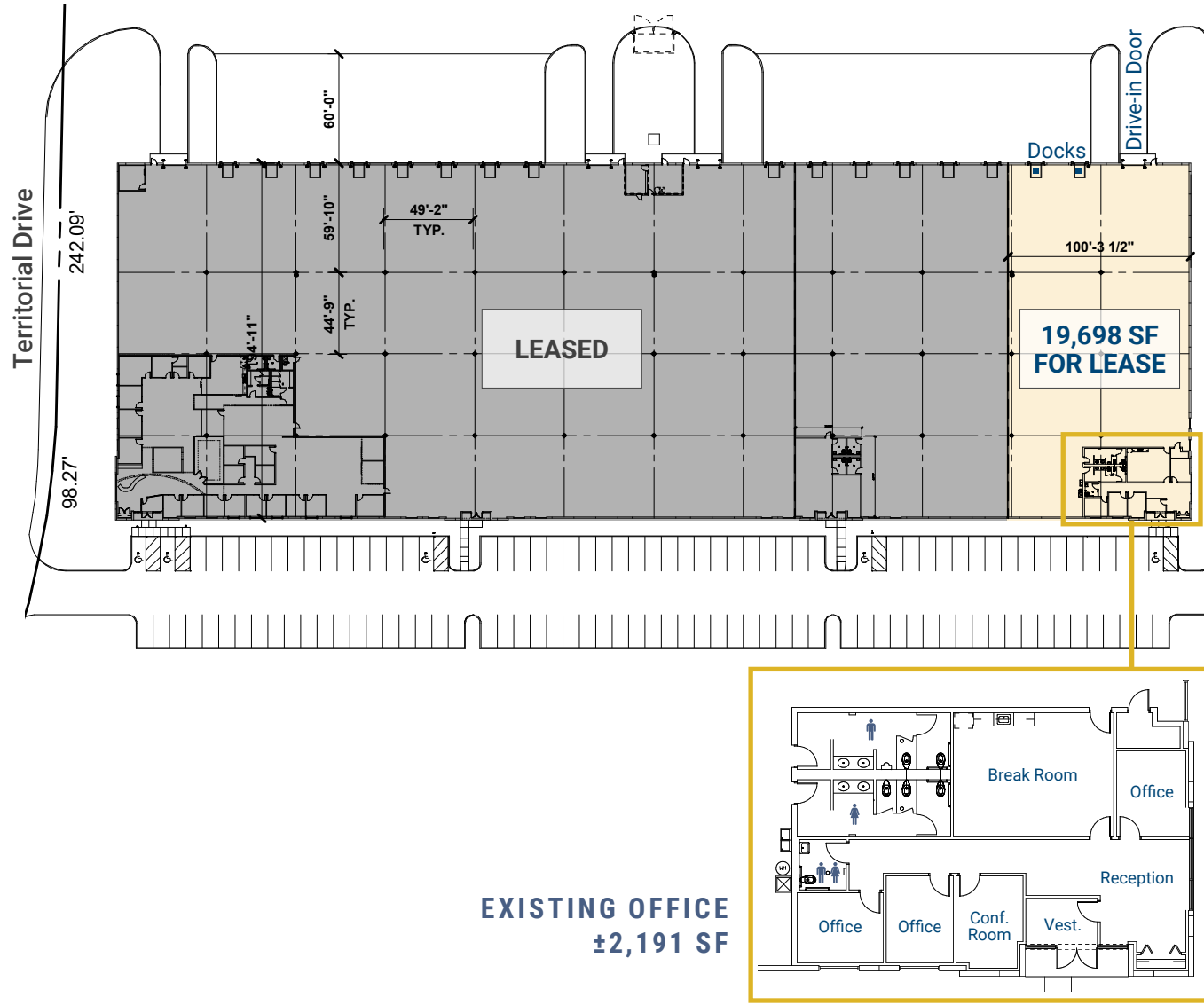
### PROPERTY HIGHLIGHTS

- Immediate access to two I-55 four-way interchanges
- Professionally owned and managed property
- Surrounded by local amenities



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## PROPERTY FEATURES

Total Building Size	115,158 SF
Site Size	±6.34 acres
Available Space	19,698 SF (end cap)
Office	±2,191 SF
Ceiling Height	30'
Bay Spacing	50' x 45'
Car Parking	Pro rata share (approx. 23 spaces)
Docks	Two (2)
Drive-in Doors	One (1)
Lease Rate	Subject to offer
Available	12/1/2025

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## Location Overview



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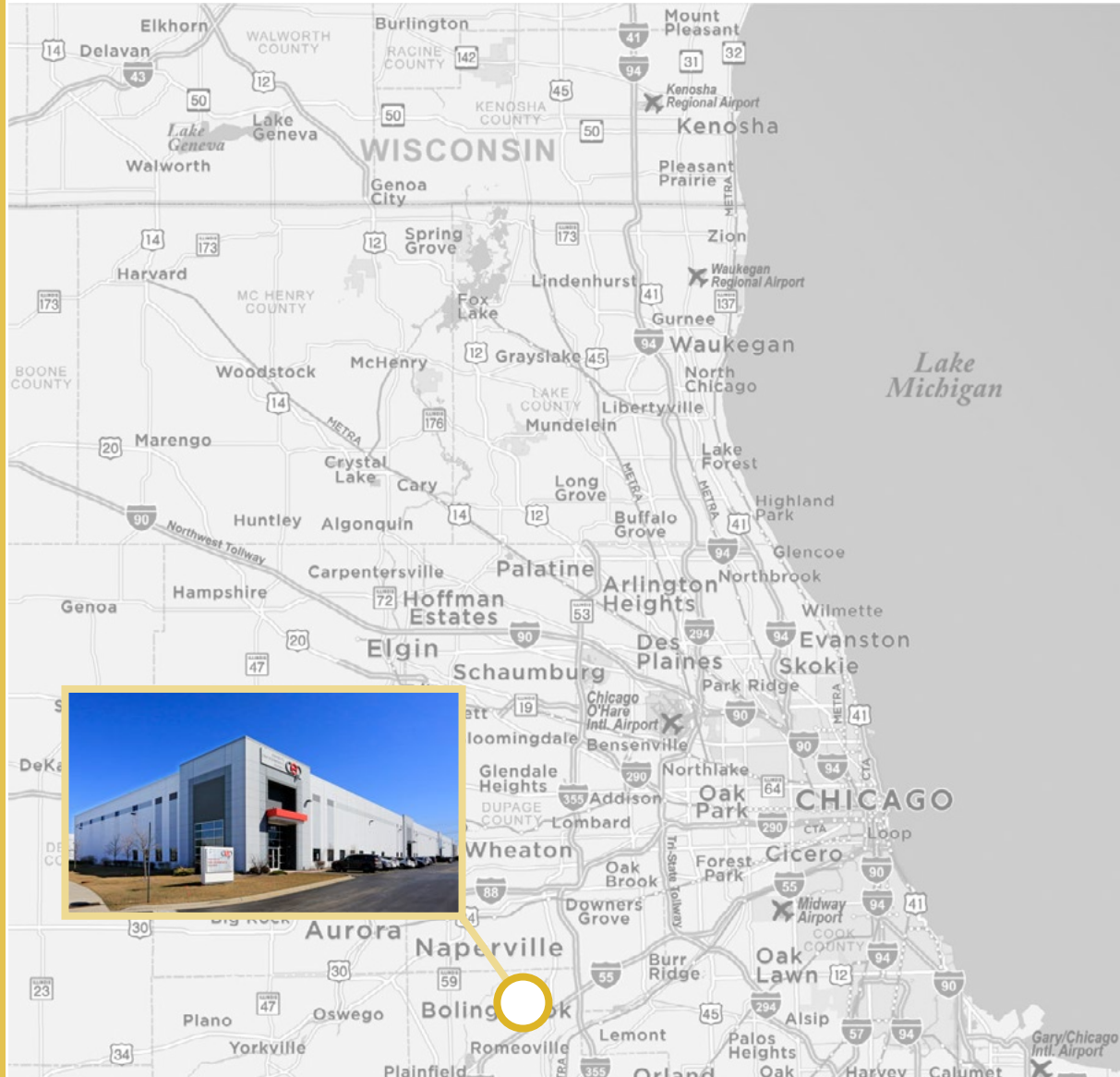


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### LOCATION HIGHLIGHTS

- Territorial Business Campus
- Immediate Access to Major Routes
- Near I-355 and I-294
- Close Proximity to Area Amenities
- Access to Labor from Chicago and Joliet

2.3 miles

to I-55/IL-53 4-Way Interchange

2.8 miles

to I-55/Weber Road 4-Way Interchange

23.0 miles

to Joliet

30.6 miles

to Downtown Chicago

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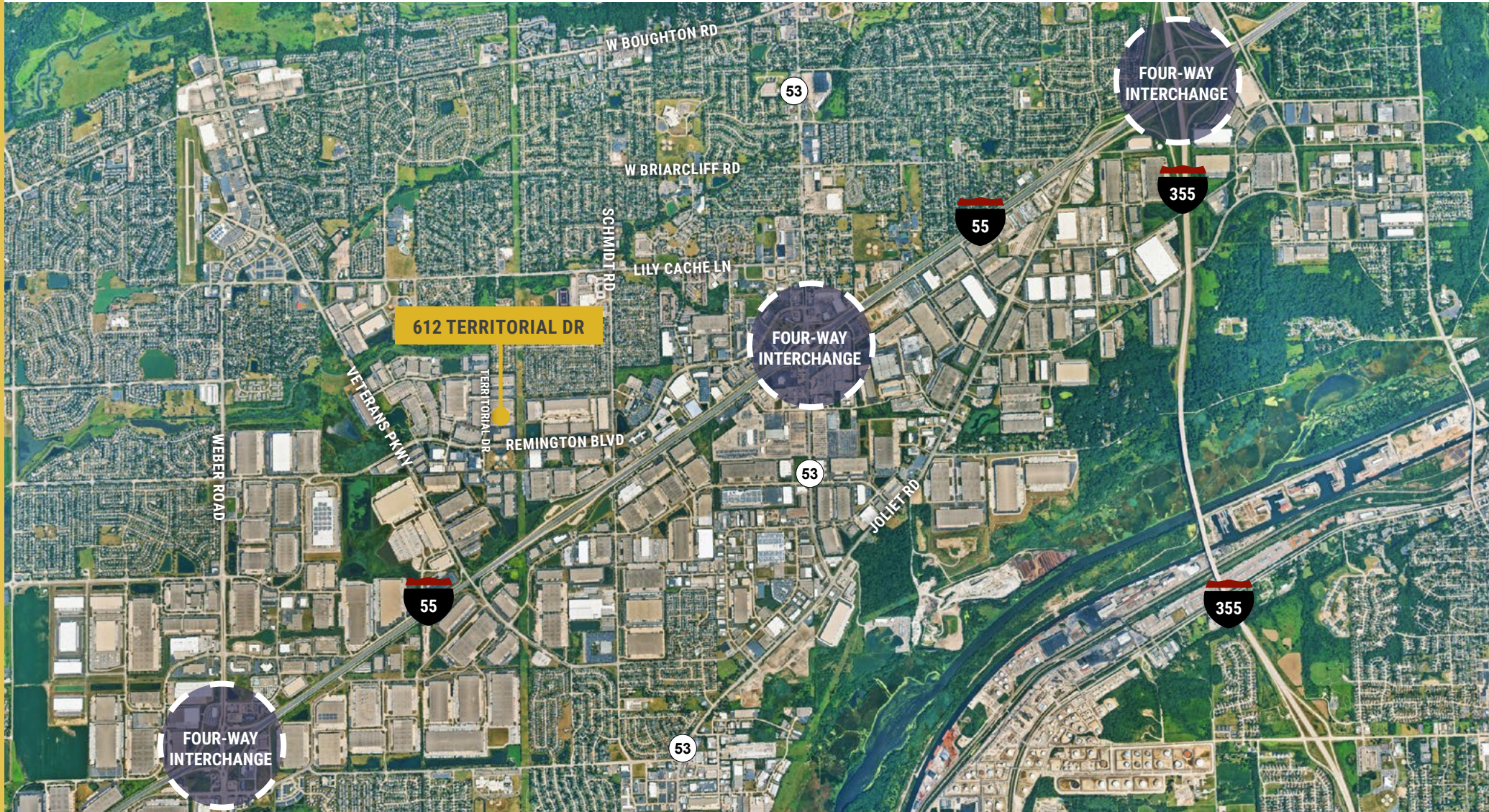


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