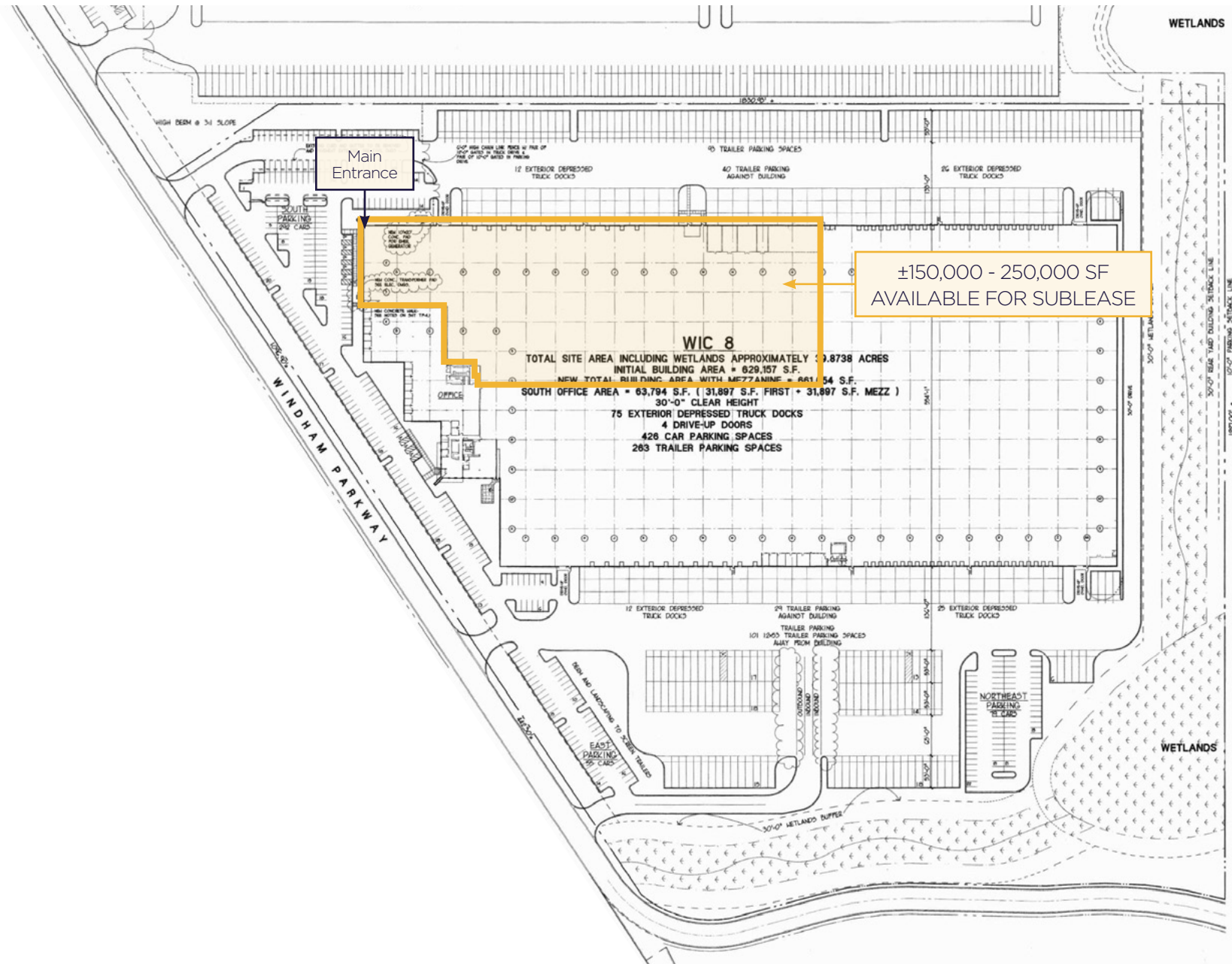


FOR SUBLEASE | $\pm 150,000 - 250,000$ SF



1000 WINDHAM PKWY | BOLINGBROOK, IL

1000 WINDHAM PARKWAY, BOLINGBROOK, IL



PROPERTY HIGHLIGHTS

±150,000 SF - 250,000 SF FOR SUBLEASE

Building Size: 693,849 SF

Sublease Space: ±150,000 - 250,000 SF

Office Area: Approx. 5,700 SF (additional 10,750 SF potentially on 2nd floor)

Site Area: 32.78 acres

Year Built: 2005

Clear Height: 30'

Dock Doors: 12; expandable up to 23

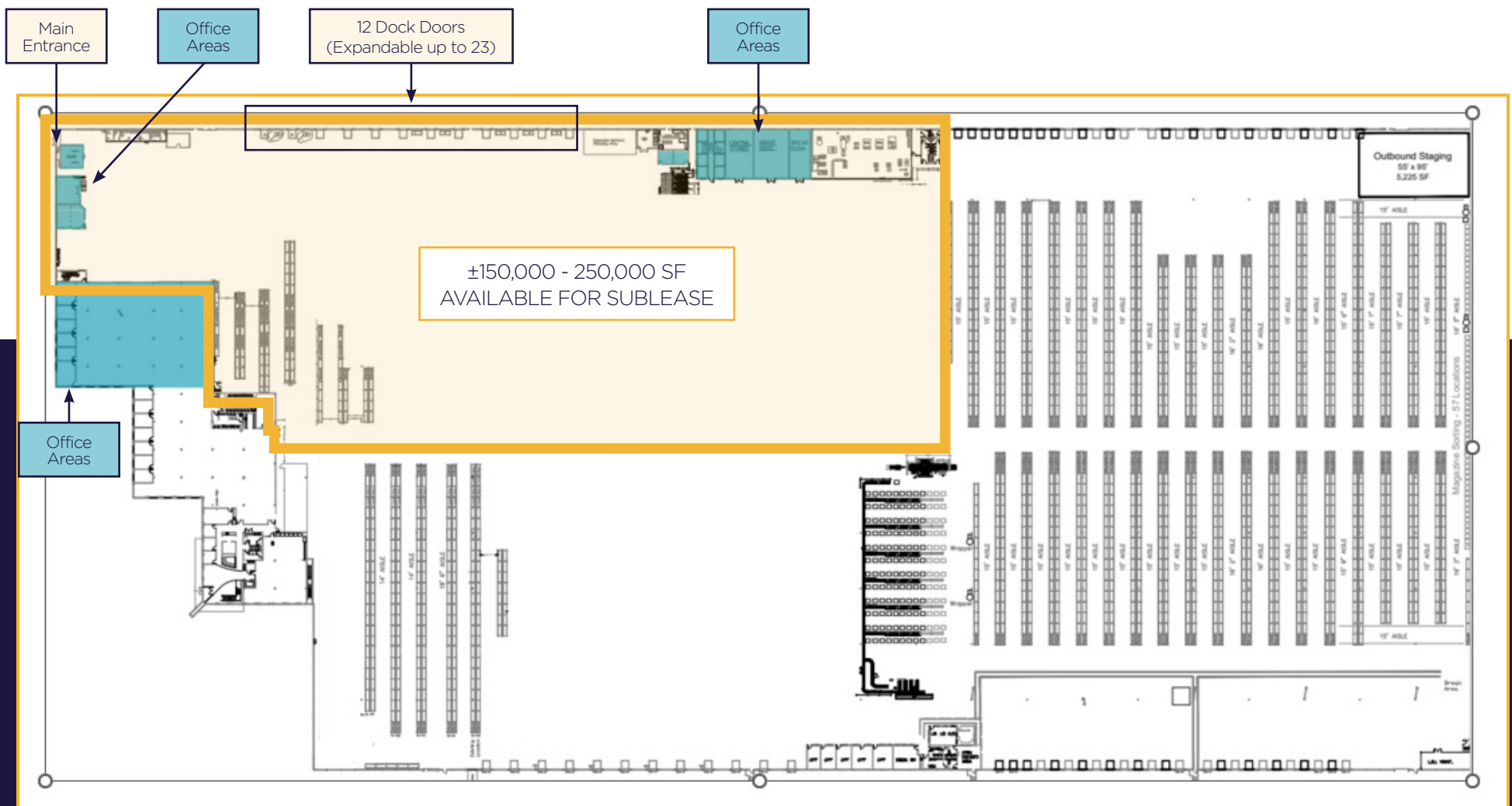
Car Parking: 72 spaces; expandable up to 144

Trailer Parking: 25 stalls

Sprinkler System: ESFR

Available: January 1, 2026

Sublease Expiration: October 31, 2034



I-55 Corridor Submarket

1000 Windham Parkway is located in the premier I-55 Corridor submarket, one of the region's main logistics and distribution corridors, running from downtown Chicago southwest through Bolingbrook and beyond to New Orleans. The property has access to I-55 via full interchanges at Weber Road and at Route 53, linking it to Chicago's extensive highway network.

DRIVE TIMES

1.5 MILES
TO INTERSTATE 55

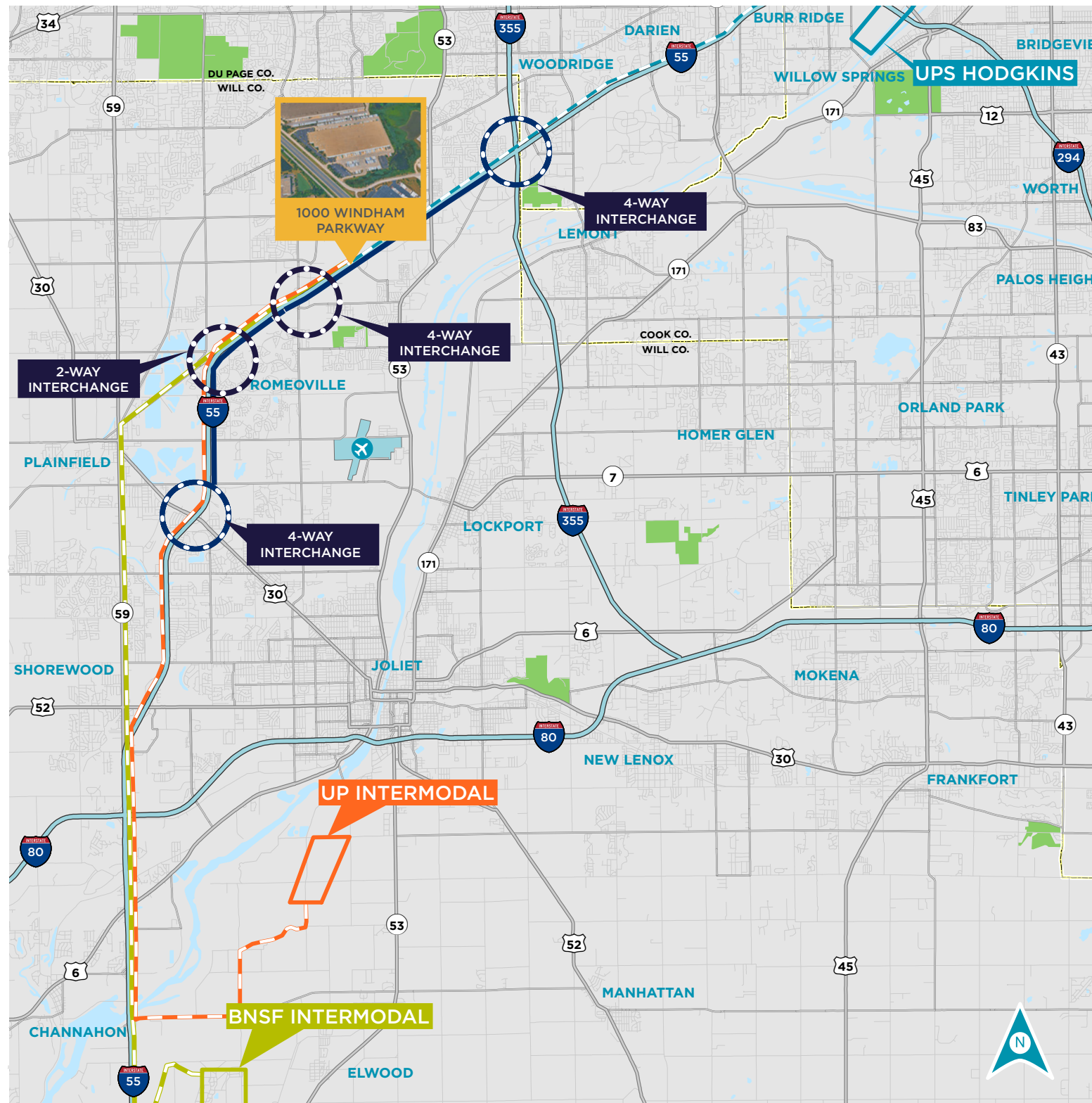
4.7 MILES
TO INTERSTATE 355

14.1 MILES
TO INTERSTATE 80

26.0 MILES
TO MIDWAY INT'L. AIRPORT

33.3 MILES
TO CHICAGO CBD

33.9 MILES
TO O'HARE INT'L. AIRPORT



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