

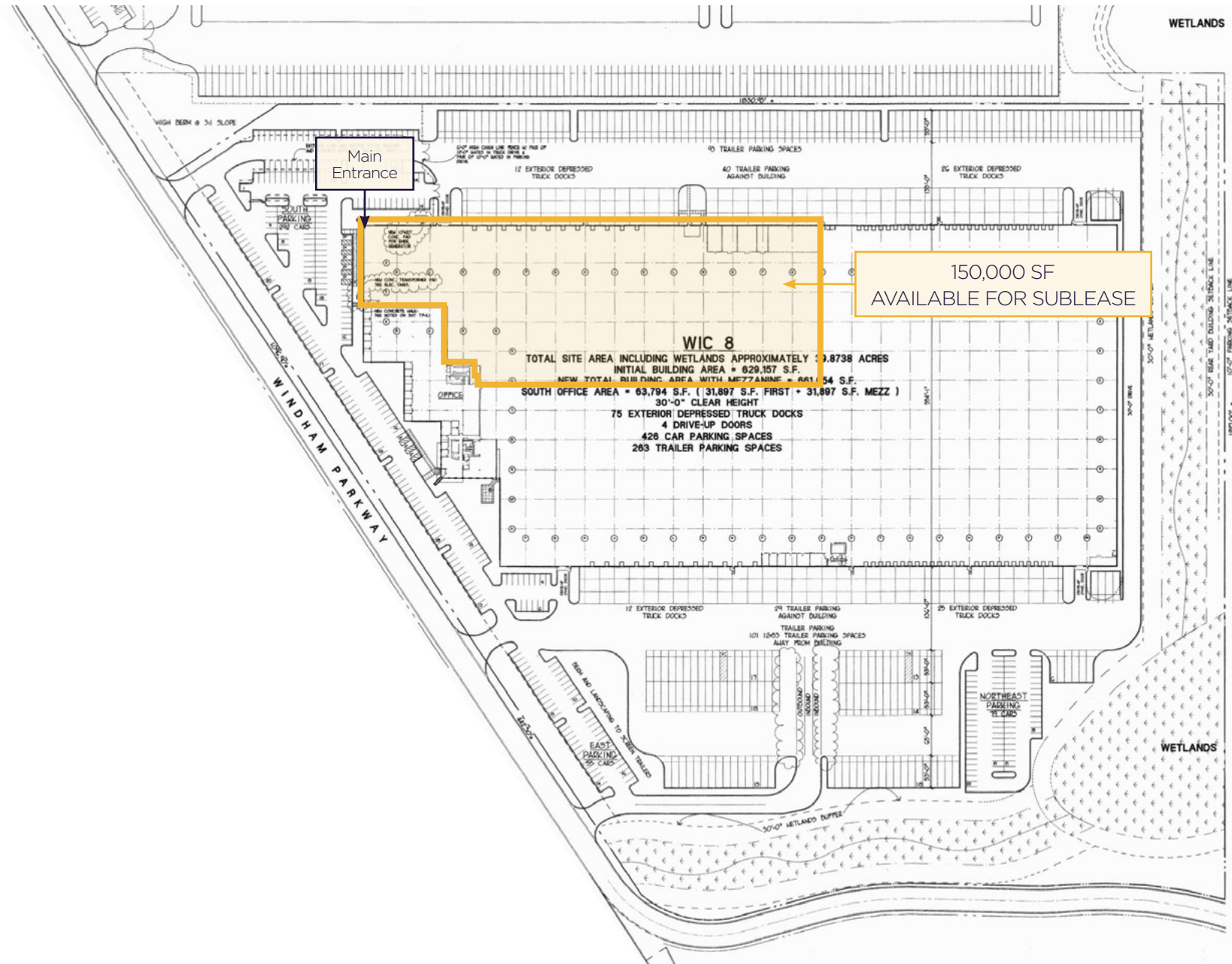
**FOR SUBLEASE** | 150,000 SF



**1000 WINDHAM PKWY** | BOLINGBROOK, IL



**1000 WINDHAM PARKWAY, BOLINGBROOK, IL**



# PROPERTY HIGHLIGHTS

## 150,000 SF FOR SUBLEASE

**Building Size:** 693,849 SF

**Sublease Space:** 150,000 SF (Fully Demised)

**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

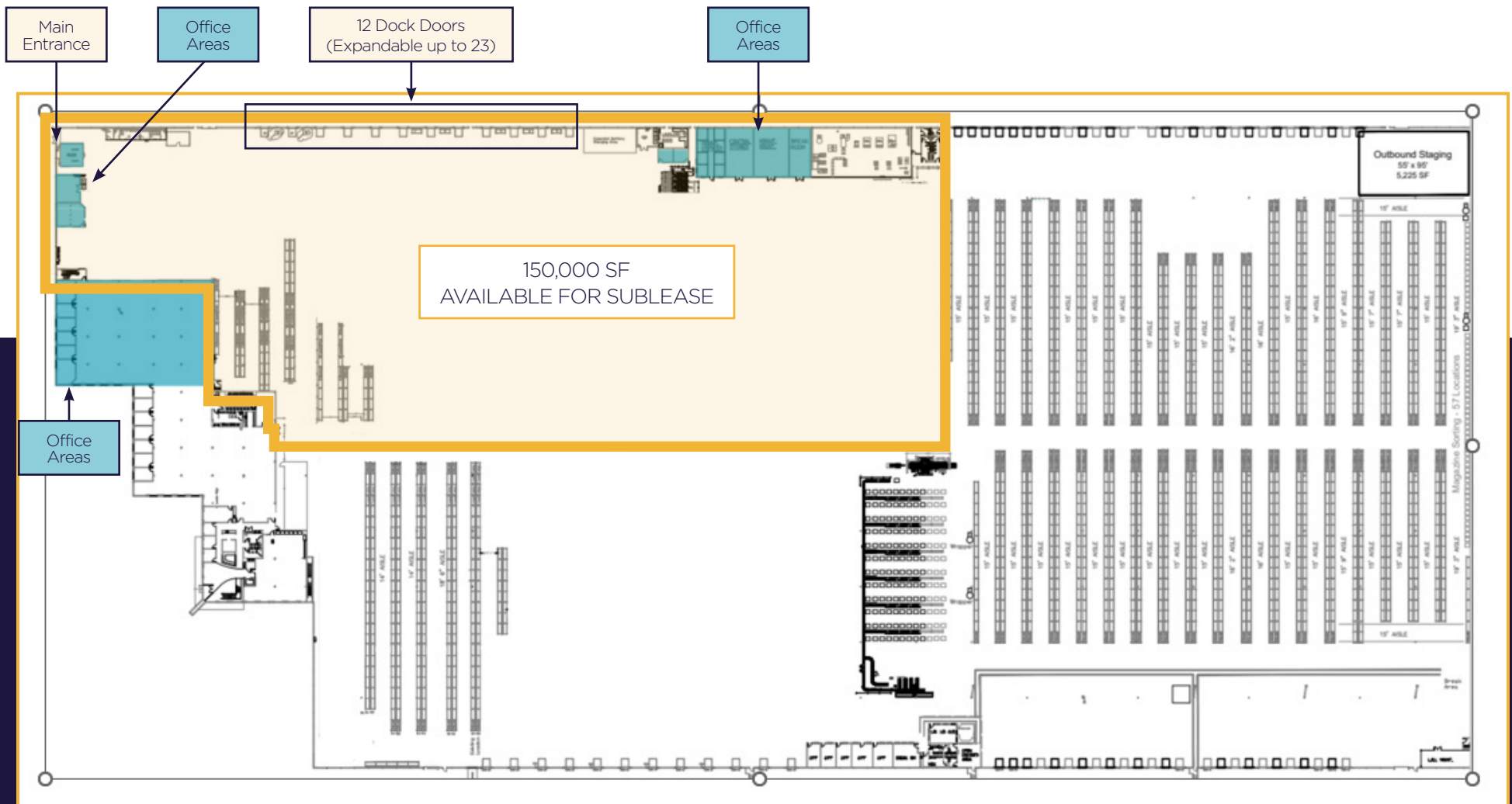
**Car Parking:** 72 spaces; expandable up to 144

**Trailer Parking:** 25 stalls

**Sprinkler System:** ESFR

**Available:** January 1, 2026

**Sublease Expiration:** October 31, 2034



# PRIME LOCATION

## 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

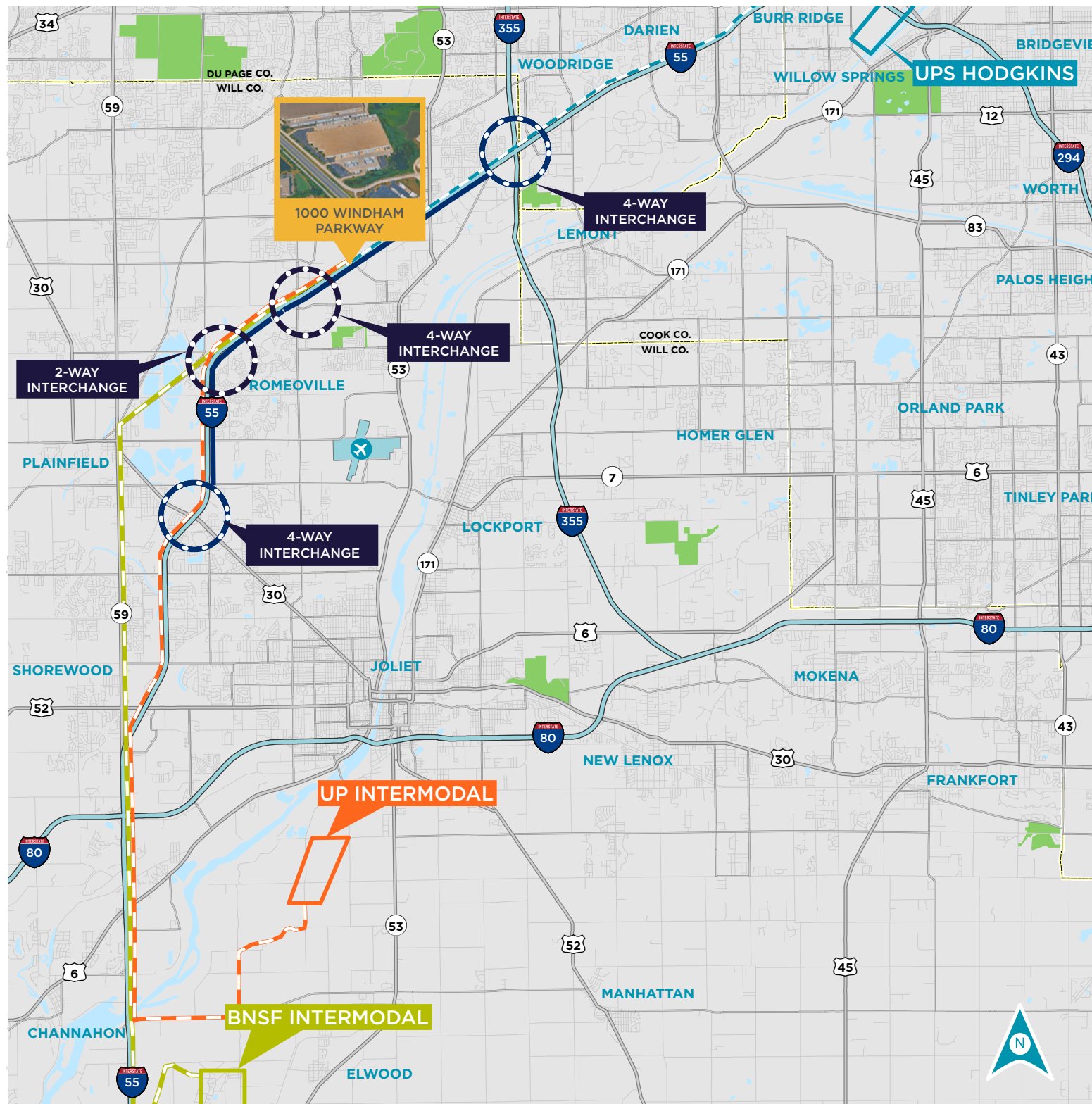
**4.7 MILES**  
TO INTERSTATE 355

**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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