

340 Crossroads Parkway

BOLINGBROOK, IL 60440

Features

340 Crossroads Parkway is a 299,520-square-foot, class A industrial cross-dock building located within the Crossroads Business Park.

Centered within the I-55 industrial submarket — the most sought-after logistics location in the Midwest, the building sits on a corner lot with multiple access points.

The property offers close proximity to a deep labor pool, an abundance of amenities, and low Will County taxes, as well as immediate access to I-55 via full interchanges at Route 53 and Weber Road, and is near I-355, making it ideal for local and regional distribution.

Available For Lease

299,520 sq. ft.
AVAILABLE

44 total
DOCK DOORS

15,186 sq. ft.
3 OFFICE AREAS

4 total
DRIVE-IN DOOR

30'
CLEAR HEIGHT

1 per 6,800 sq. ft.
LOADING RATIO



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

78M+

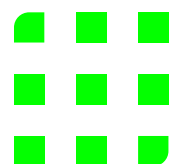
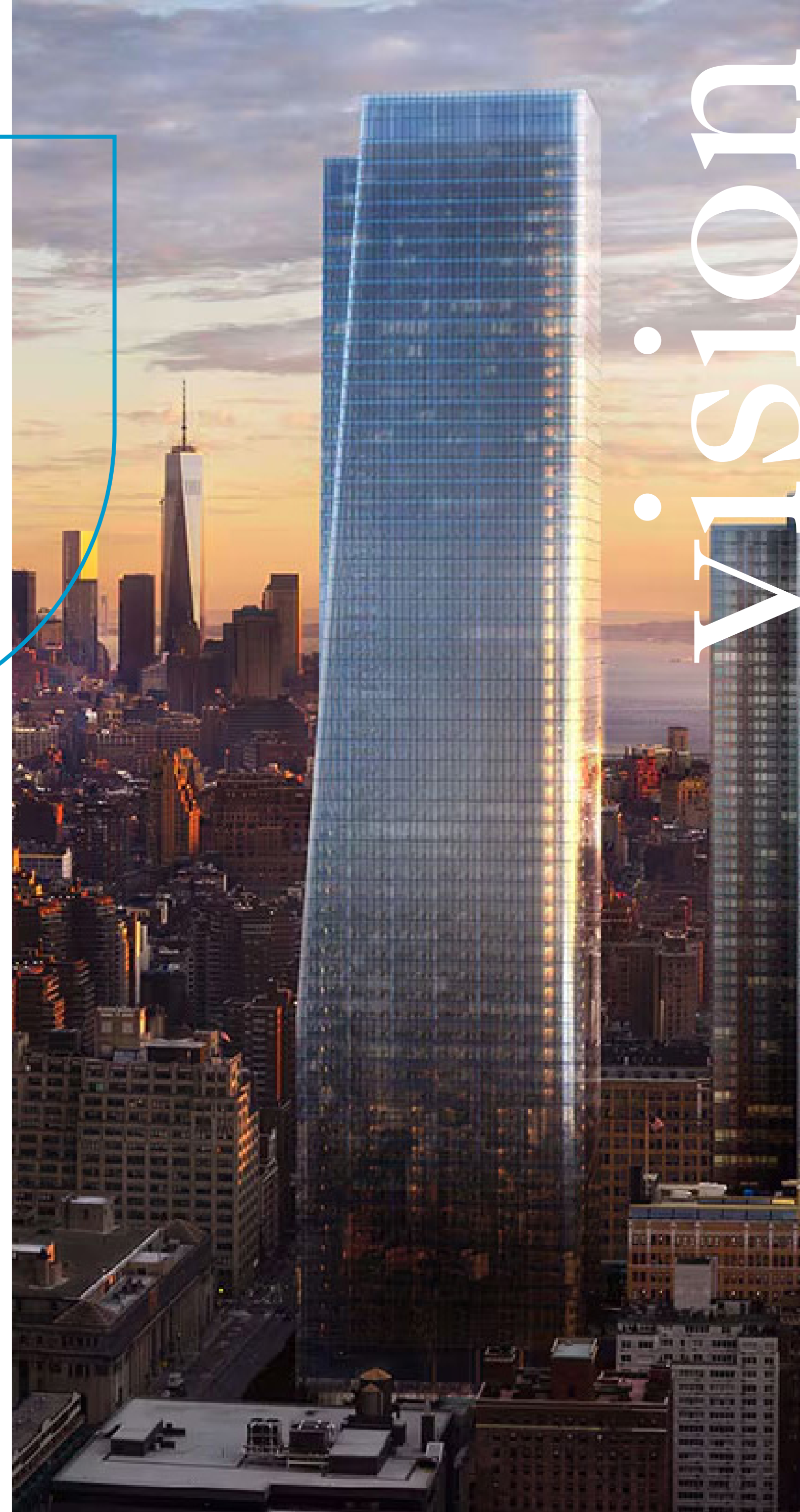
square feet of logistics space

400+

warehouse, distribution and cold storage properties

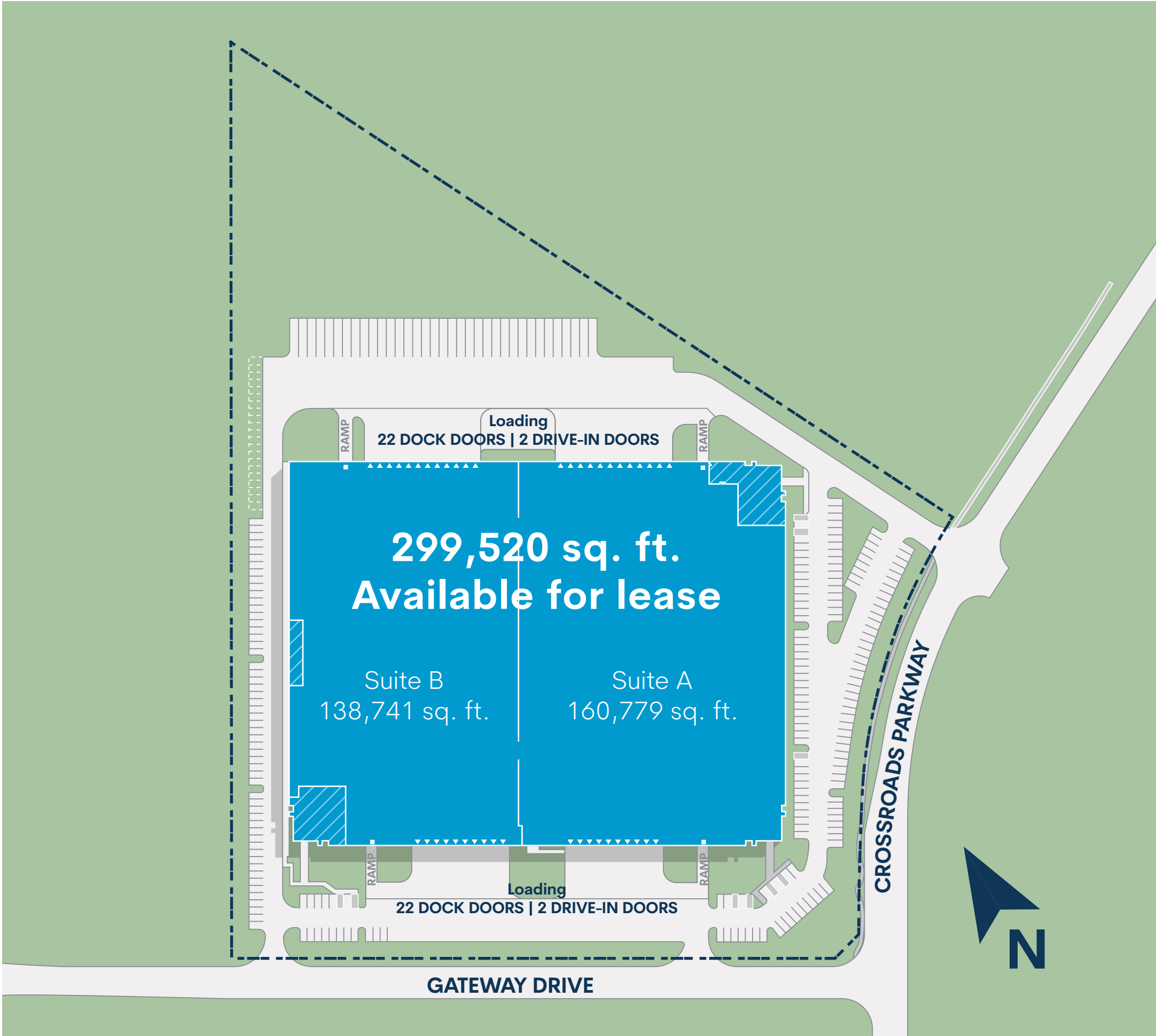
56M+

square foot development pipeline



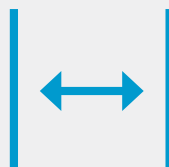
Building Specifications

Building Size	299,520 sq. ft.
Available Space	299,520 sq. ft.
Divisible To	Suite A (South End): 160,779 sq. ft. Suite B (North End): 138,741 sq. ft.
Office Space	Total (3 spaces): 15,186 sq. ft. Suite A - main office: 5,808 sq. ft. Suite B - main office: 6,878 sq. ft. Suite B - shipping office: 2,500 sq. ft.
Site Size	16.44 acres
Clear Height	30'
Dimensions	624' x 480'
Column Spacing	Typical 40' x 48'
Docks	44 doors
Drive-ins	4 doors
Format	Cross-dock
Automobile Parking	254 spaces
Trailer Parking	43 spaces
Sprinklers	ESFR
Lighting	LED
Power	Suite A: 600A, 277/480V, 3 Phase, 4 Wire Suite B: 2400A, 277/480V, 3 Phase, 4 Wire

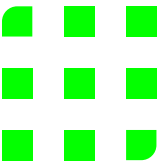


 **254**
Automobile Parking

 **30'**
Clear Height

 **40'x48'**
Column Spacing
(Typical)

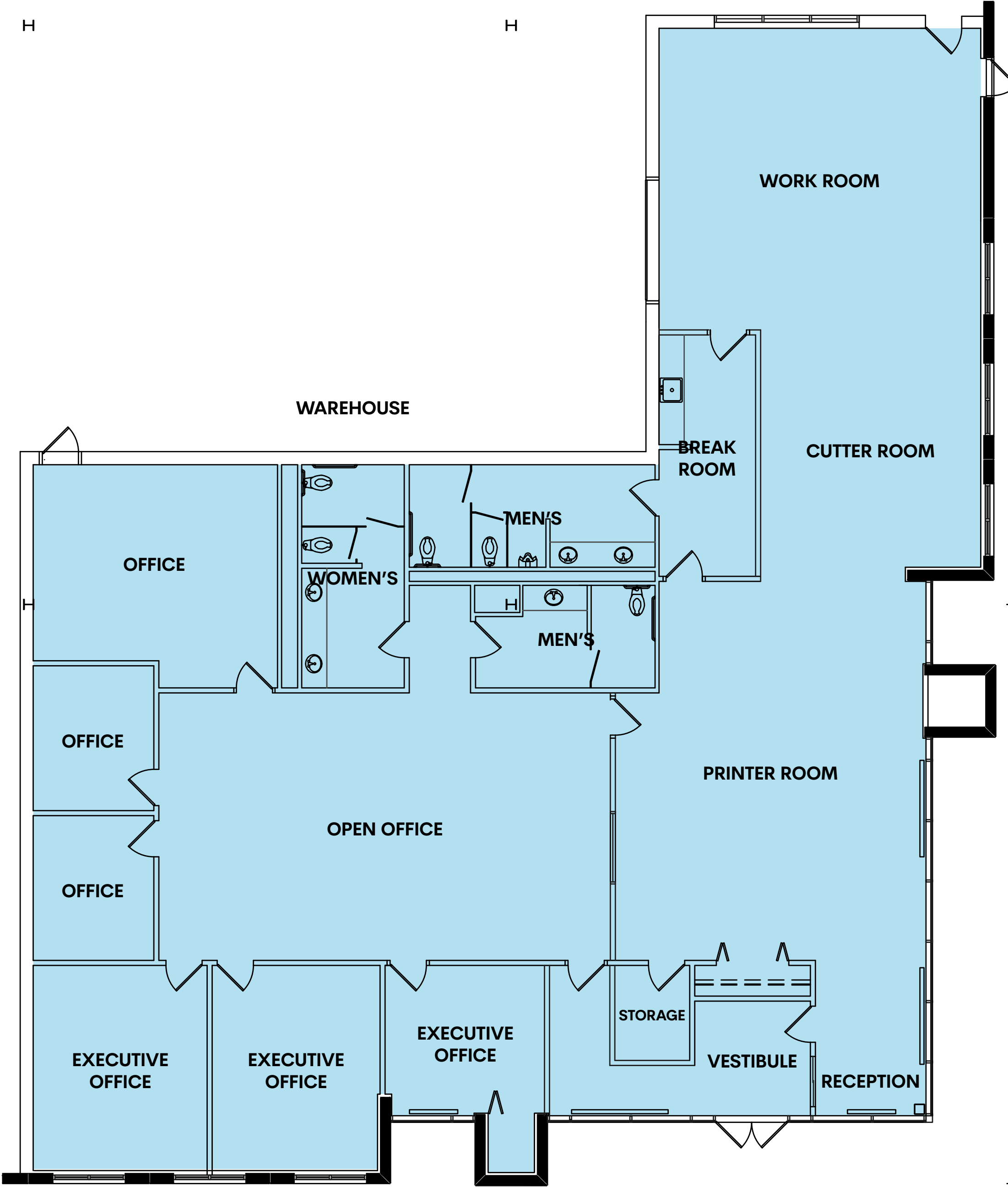
 **44**
Dock Doors



Building Features



Suite A Main Office Specifications



Suite A Main Office Space 5,808 sq. ft.

Location SE corner

Private Offices 6

Open Office Areas 1

Conference Rooms 0

Break Room 1

Restrooms 3

Additional Spaces Reception; storage; cutting, printing & work rooms

Suite B Main Office Specifications



Suite B Main Office Space 6,878 sq. ft.

Location NW corner

Private Offices 23

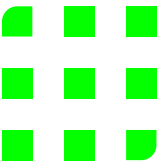
Open Office Areas 2

Conference Rooms 2

Break Room 1

Restrooms 2

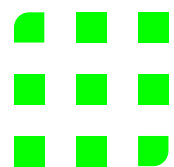
Additional Spaces Telcom, inspection and planning rooms





Amenities







I-55 / Route 53 Interchange	2.0 miles
I-55 / Weber Rd Interchange	2.9 miles
I-55 / I-355 Interchange	4.4 miles
I-55 / I-80 Interchange	16.4 miles
Midway Int'l Airport (MDW)	23.4 miles
O'Hare Int'l Airport (ORD)	30.9 miles
Downtown Chicago	31.2 miles



340 Crossroads Parkway

BOLINGBROOK, IL 60440



Leasing Contacts



Jason M. West, SIOR

847.518.3210

jason.west@cushwake.com

Ryan D. Klink

847.518.3211

ryan.klink@cushwake.com

Sean M. Henrick, SIOR

847.518.3215

sean.henrick@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

Brookfield Properties

Katie Stevens

312.377.8299

katie.stevens@brookfieldproperties.com

