nuveen | CUSHMAN & WAKEFIELD

# 48,005 SF AVAILABLE FOR LEASE

## 2145 INTERNATIONALE PARKWAY, SUITE 700
## WOODRIDGE, ILLINOIS



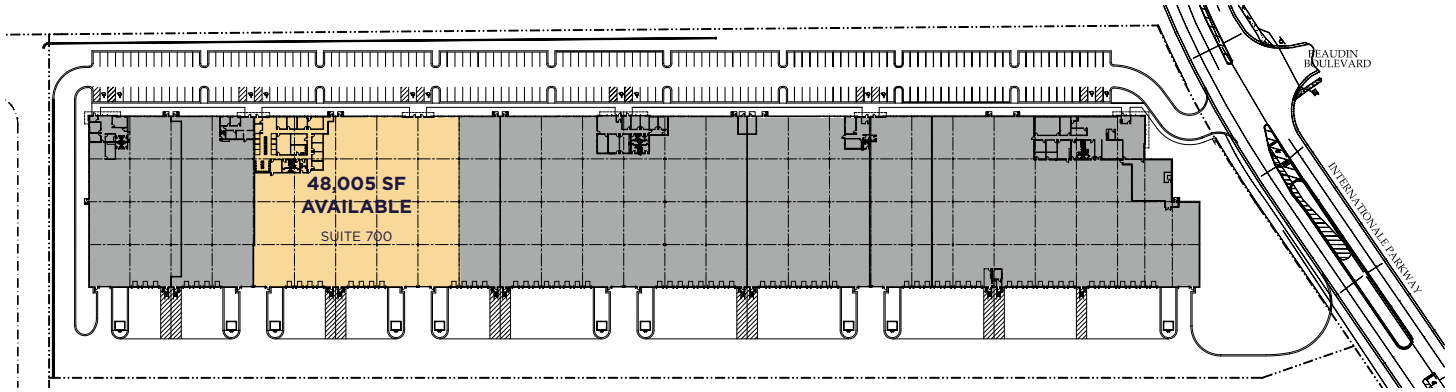
# Property Highlights

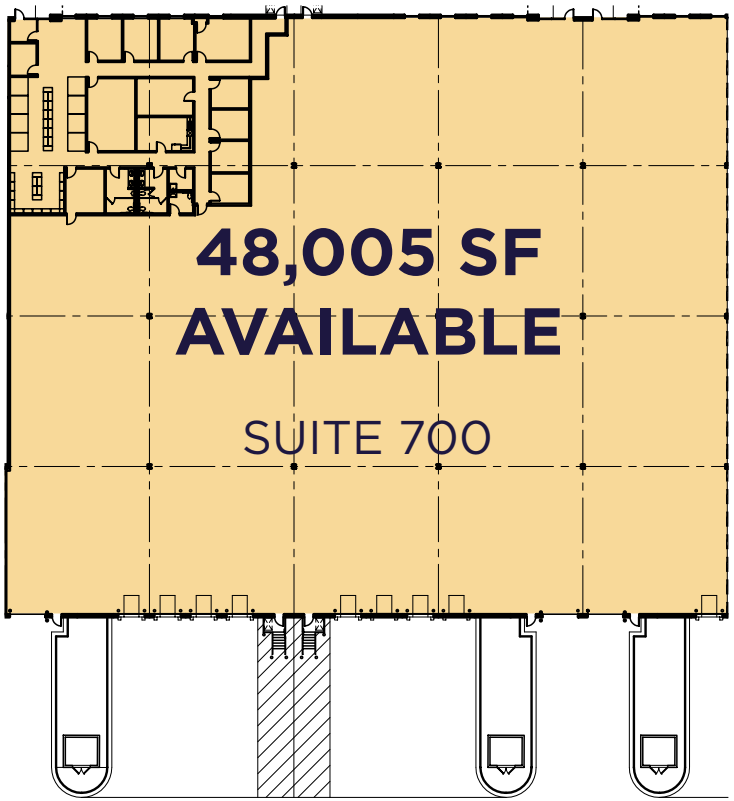
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|---|---|
| **Building Size:** | 256,182 SF |
| **Available Size:** | 48,005 SF |
| **Office Size:** | 5,344 SF |
| **Built:** | 2008 |
| **Clear Height:** | 30' |
| **Docks:** | 8 exterior |
| **Drive-In-Doors:** | 3 |
| **Bay Size:** | 50' x 48' |
| **Power:** | 200 Amps |

| | |
|---|---|
| **Sprinklers:** | ESFR |
| **RE Taxes:** | $1.26 per SF per year |
| **Property Insurance:** | $0.17 per SF per year |
| **Common Area Exp.:** | $0.85 per SF per year |
| **Asking Rate:** | Subject to offer |
| **Highlights:** | • Low Will County taxes<br>• Immediate access to I-55 and I-355<br>• Located in the desirable Internationale Business Centre |

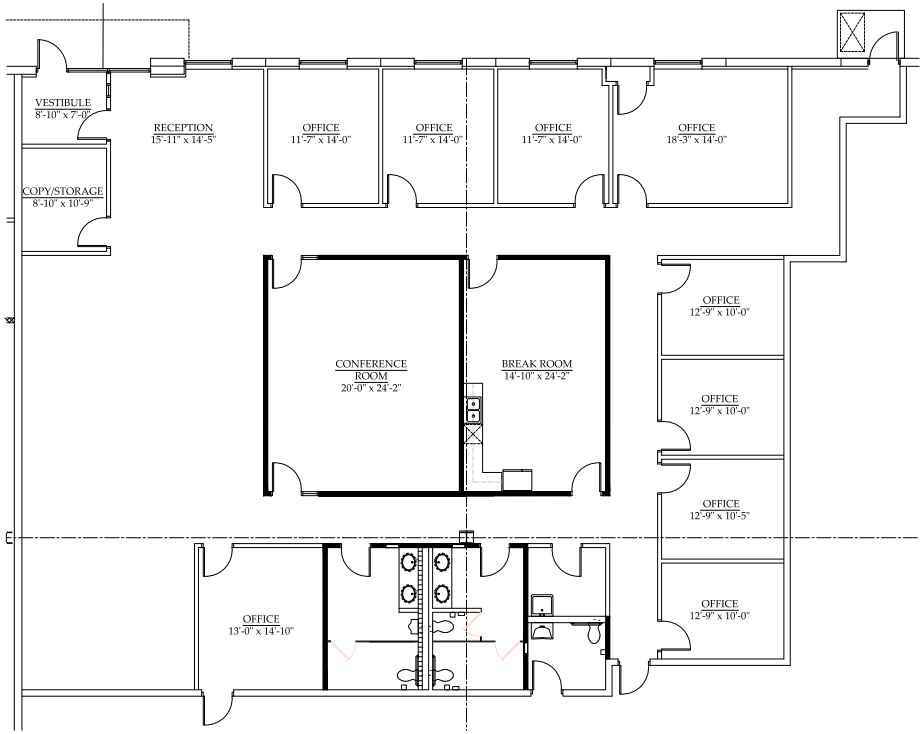


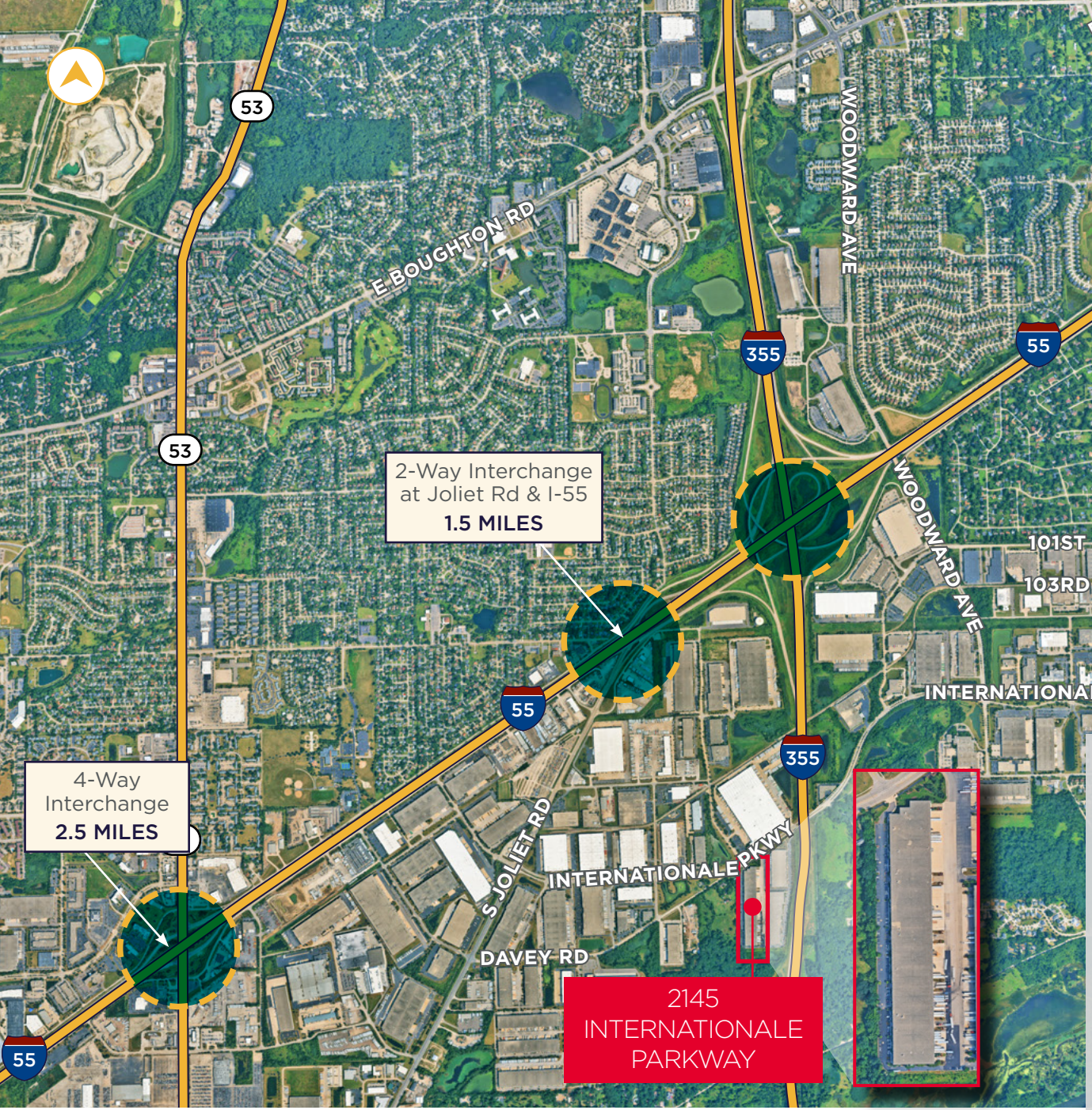
# Site, Floor & Office Plans




## 5,344 SF OFFICE






# Prime Location

- Low Will County taxes
- Immediate access to I-55 and I-355
- Located in the desirable Internationale Business Centre
- Reach 25% of U.S. population within one-day delivery
- Workforce > 1 million within 45-minute drive
- Business friendly local & county government




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