



## Carlow Corporate Center

Bolingbrook, Illinois



**CARLOW XXII - DELIVERING 3Q 2024**

# 221,100 SF AVAILABLE

975 Belle Lane, Bolingbrook, IL



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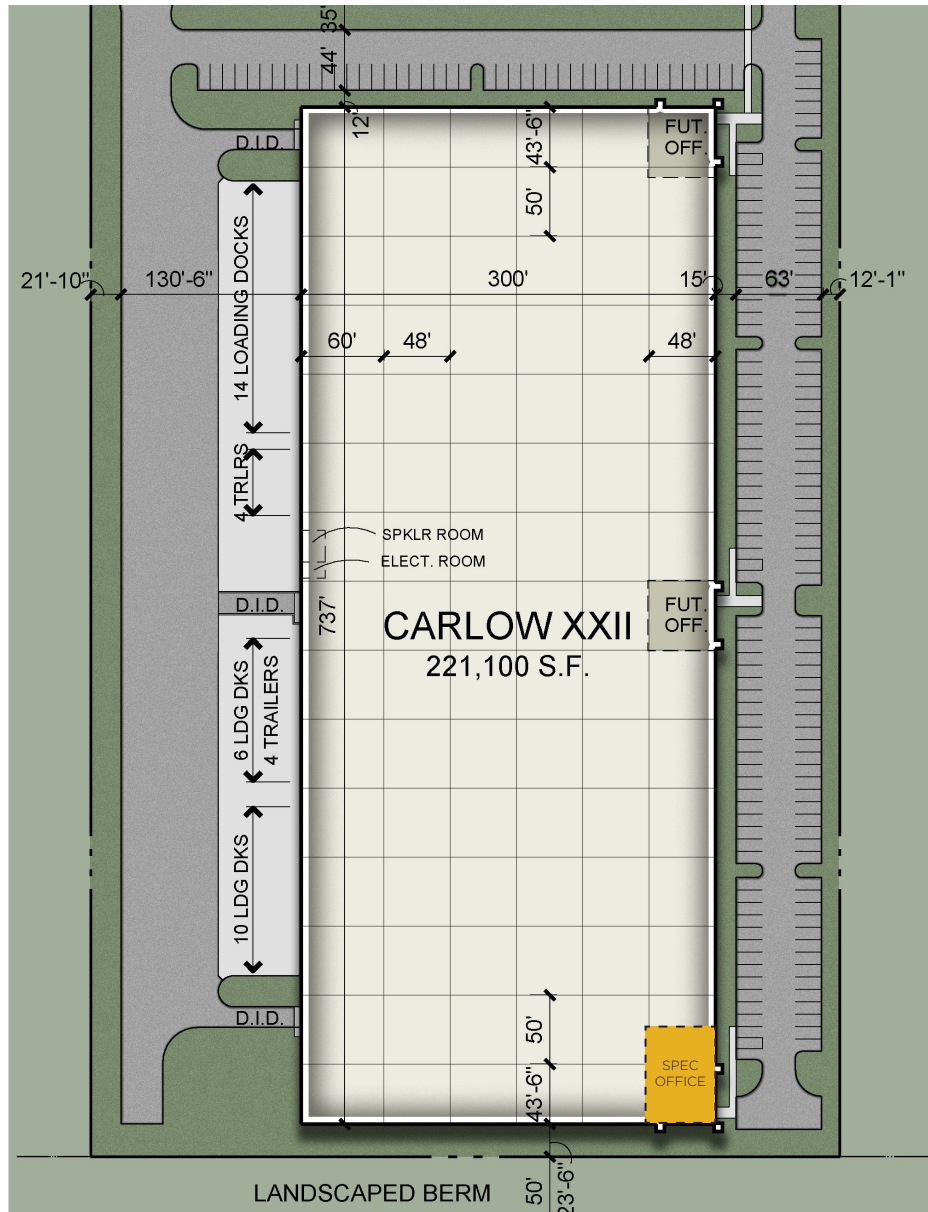
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## PROPERTY OVERVIEW

- SPACE AVAILABLE : 221,100 SF
- EXISTING OFFICE SPACE: 2,540 SF
- FUTURE OFFICE SPACE: TO SUIT
- WAREHOUSE: 213,600 SF
- CLEAR HEIGHT: 36'
- EXTERIOR DOCKS: 30
- DRIVE-IN DOORS: 3
- ONSITE PARKING: 187
- TRAILER STALLS: 8
- ACRE SITE: 10.61

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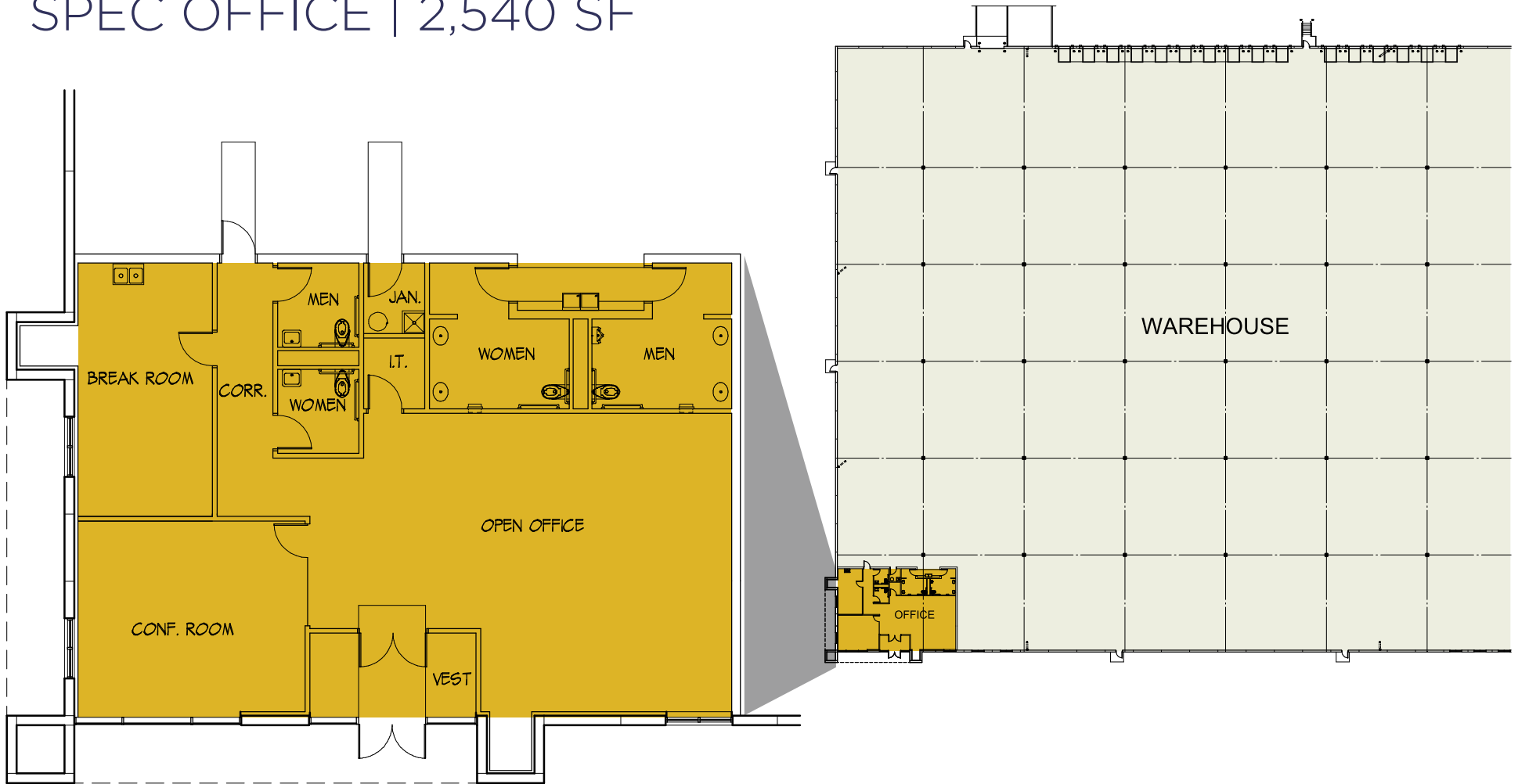
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# AVAILABLE SPACE

## SPEC OFFICE | 2,540 SF



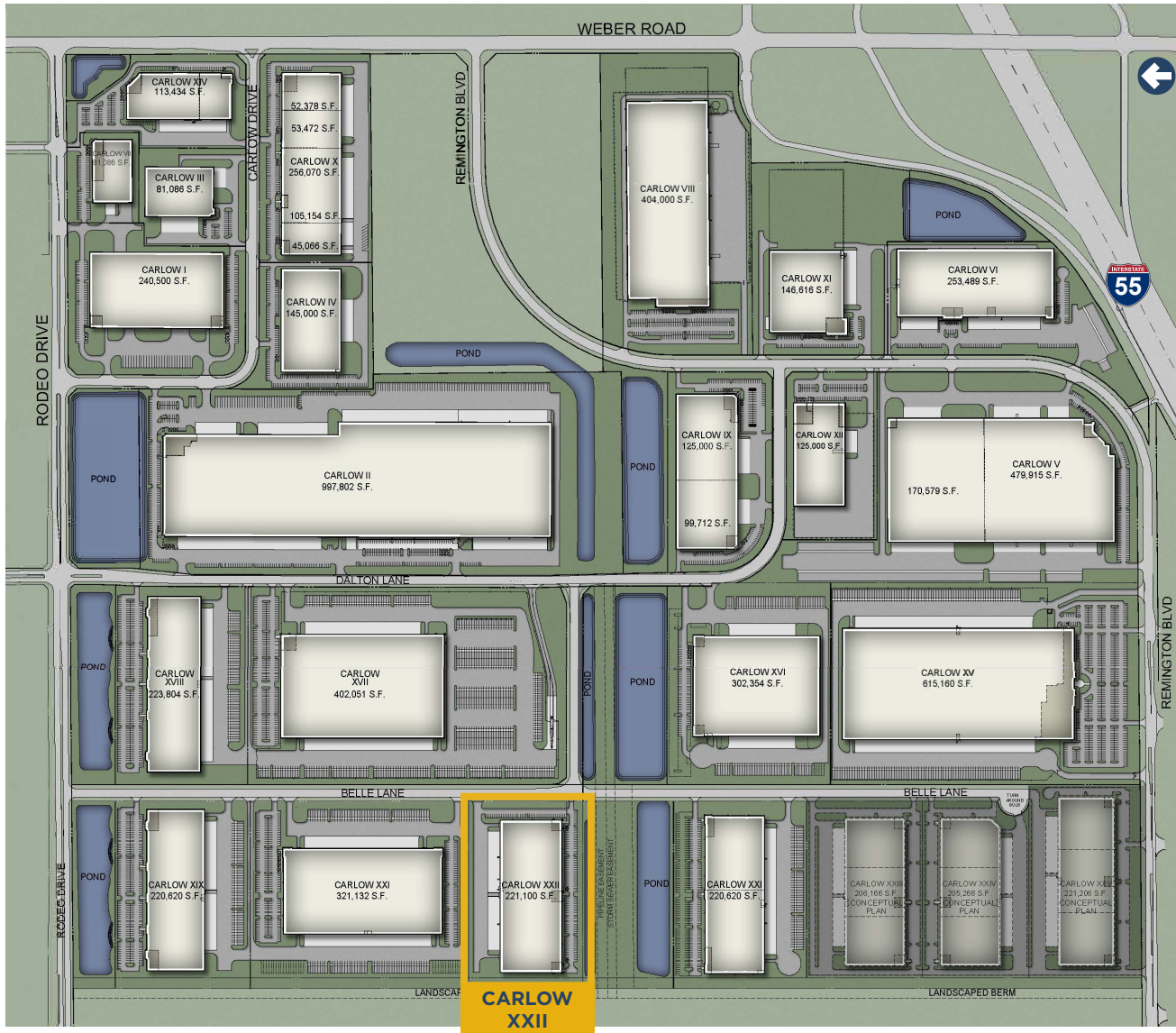
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## THE IDEAL INDUSTRIAL PARK SETTING



## SITE HIGHLIGHTS

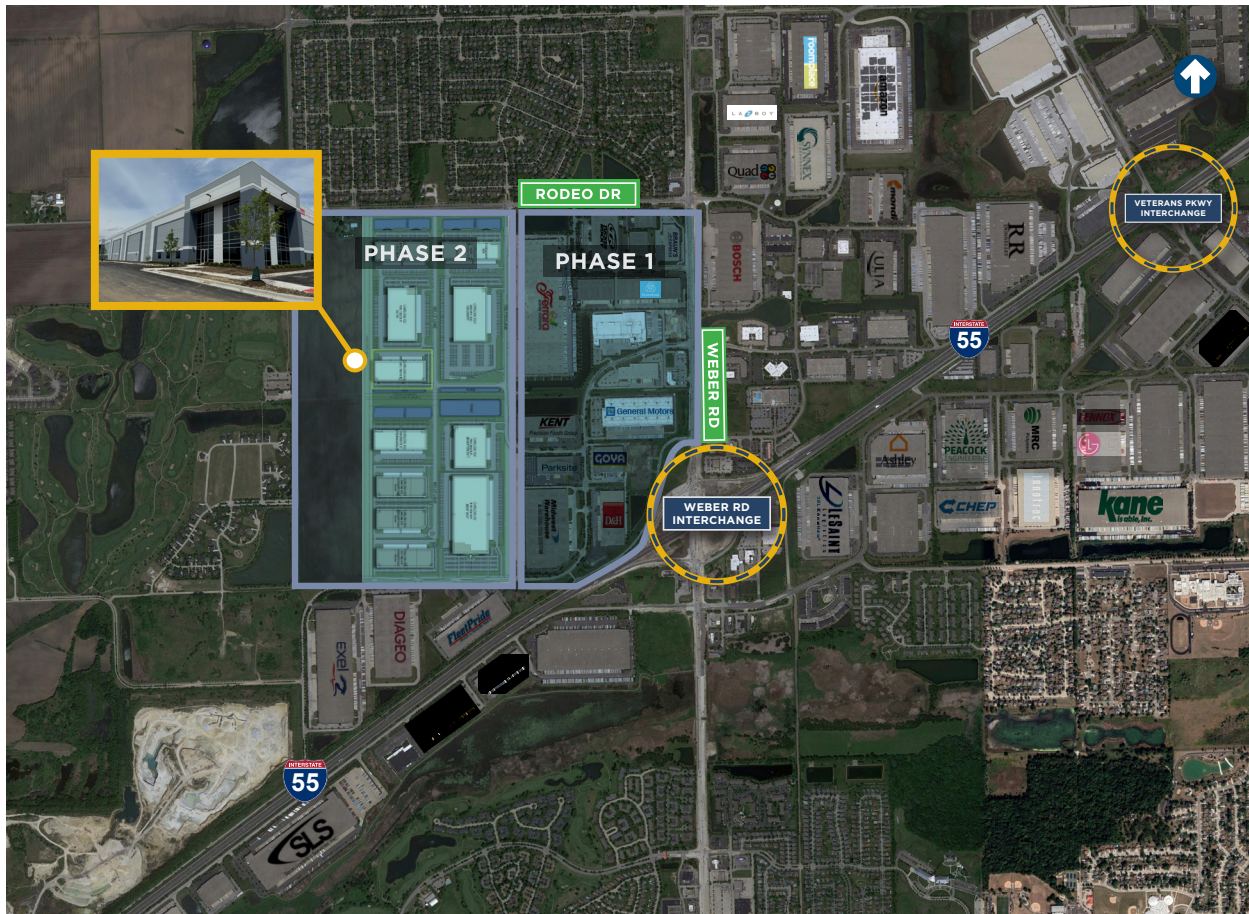
- High Image Park & Building Features
- Strategically Located Between Intermodals & UPS Hub
- Access to Labor from Chicago & Joliet
- Immediate Access to Interstate 55
- Flexible Opportunities for Large & Mid-size Users
- Catering to a Variety of Tenant Needs & Uses
- Surrounded by Amenities including Hotels, Restaurants, Health Club & Gas Stations
- Proven Owner/Developer with 90+ Year History

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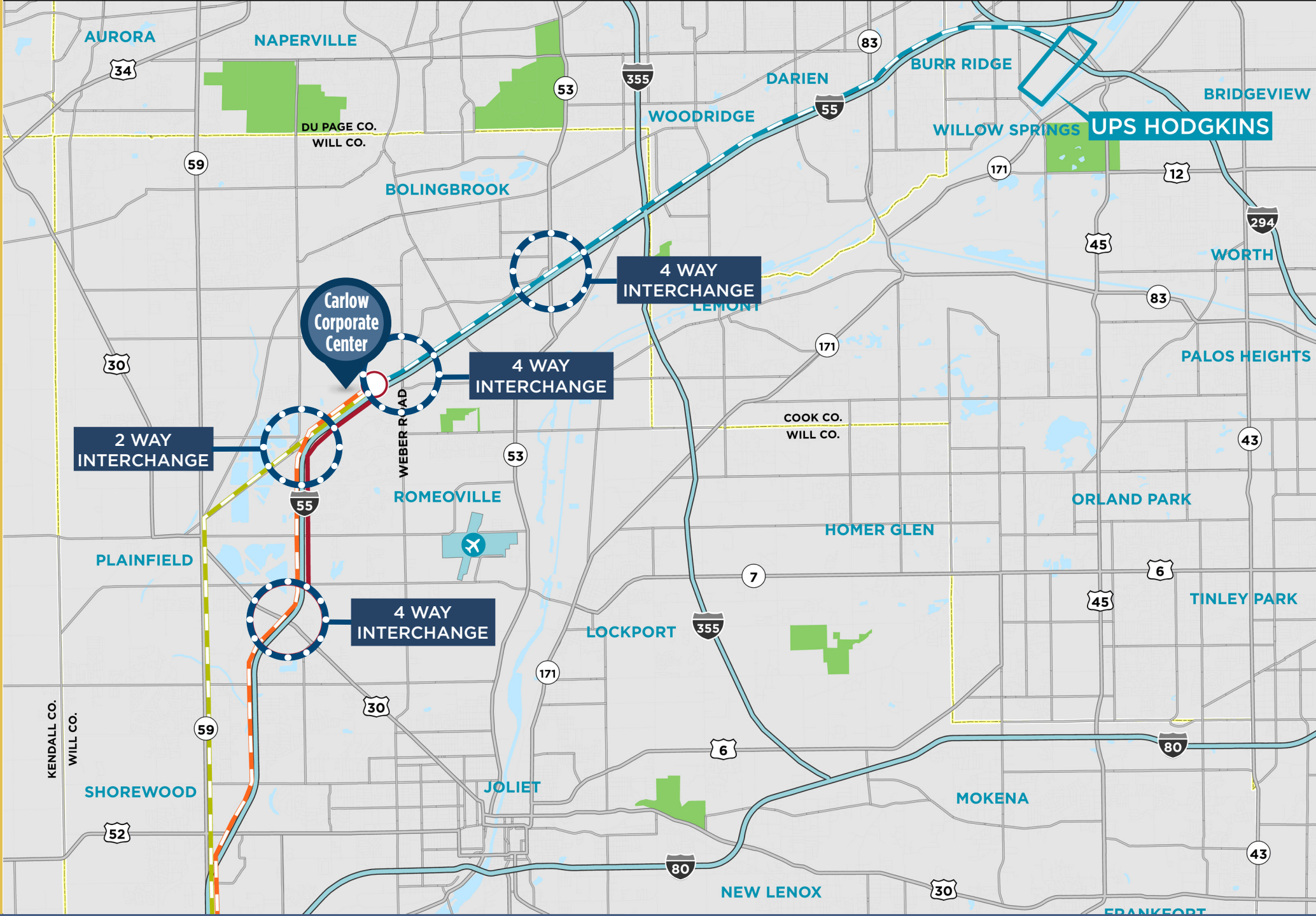


## PRIME LOCATION



CHILD CARE	RESTAURANTS
1 Creme de la Creme	1 Titled Kilt
	2 Cracker Barrel
	3 Wendy's
	4 Arby's
	5 Burger King
HOTELS	RETAIL
1 Extended Stay	1 7-Eleven
2 Comfort Inn	2 Shell Station
3 Country Inn Suites	3 Speedway Station
4 Days Inn	
RECREATION	
1 Lifetime Fitness	

Developed by Northern Builders, Inc., Carlow Corporate Center offers immediate accessibility to I-55 & I-355. Countless amenities including restaurants and shopping centers surround the immediate area.



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