



Carlow Corporate Center

Bolingbrook, Illinois



CARLOW XXII - AVAILABLE IMMEDIATELY
221,100 SF FOR LEASE

975 Belle Lane, Bolingbrook, IL



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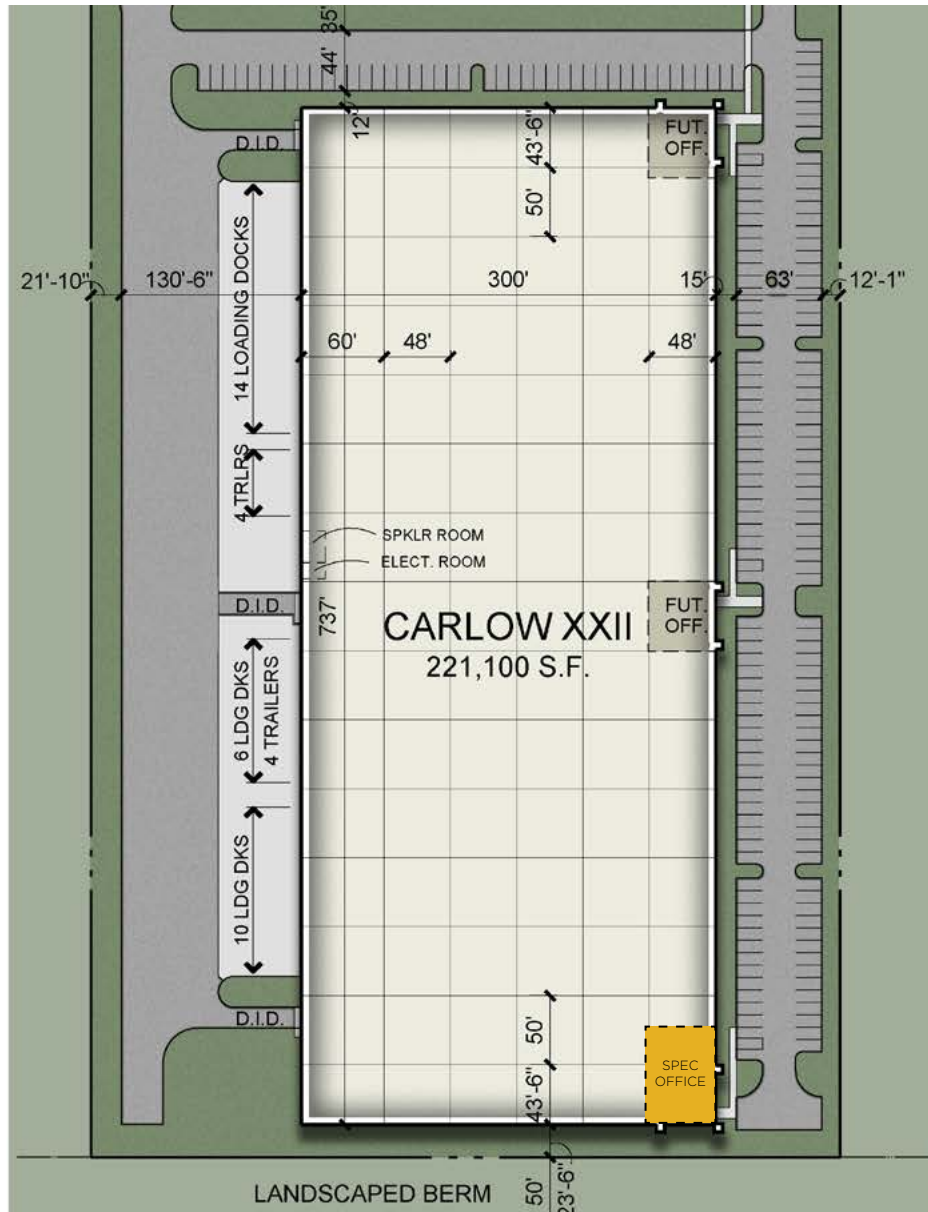
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PROPERTY OVERVIEW

- 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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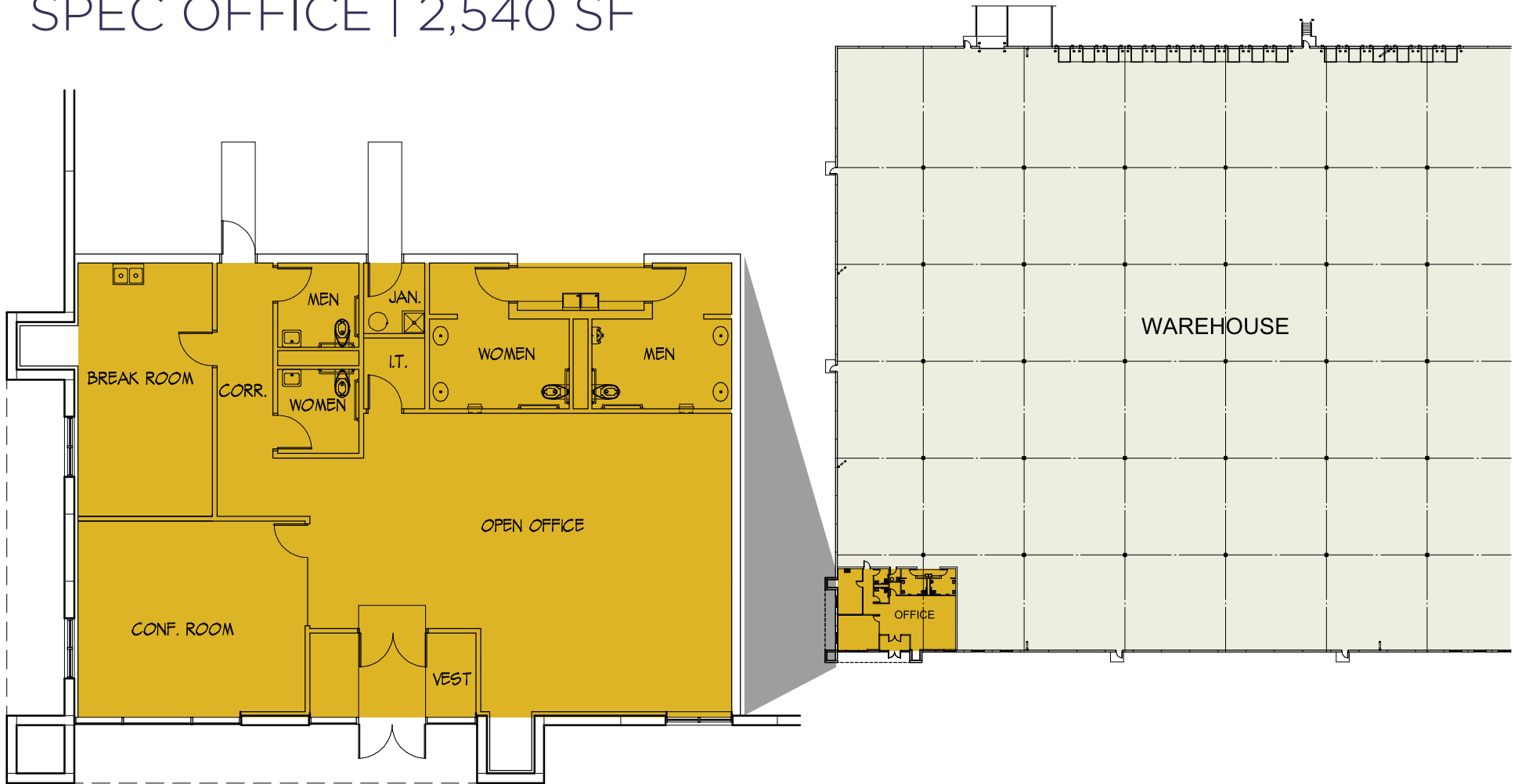
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AVAILABLE SPACE

SPEC OFFICE | 2,540 SF



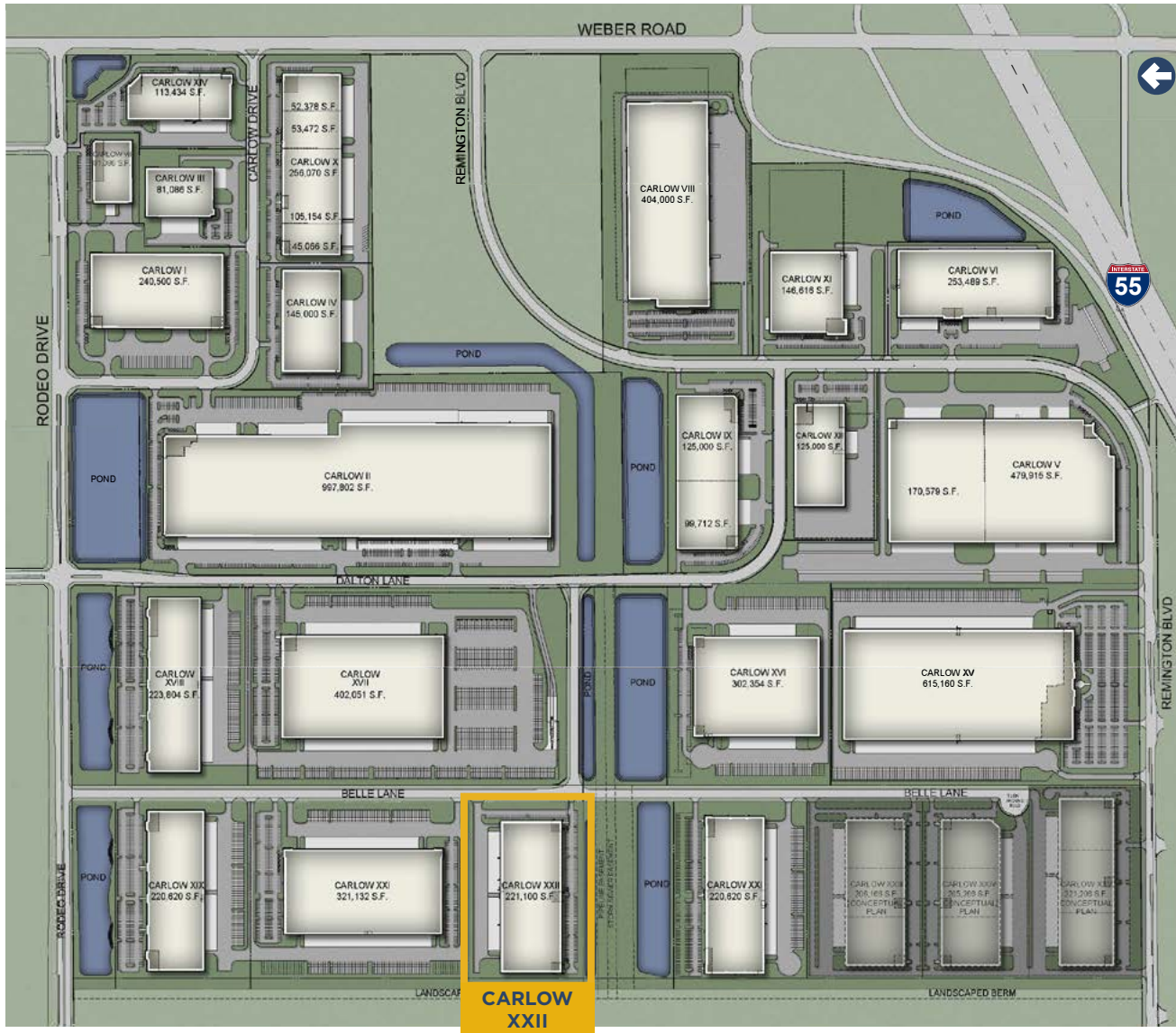
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THE IDEAL INDUSTRIAL PARK SETTING



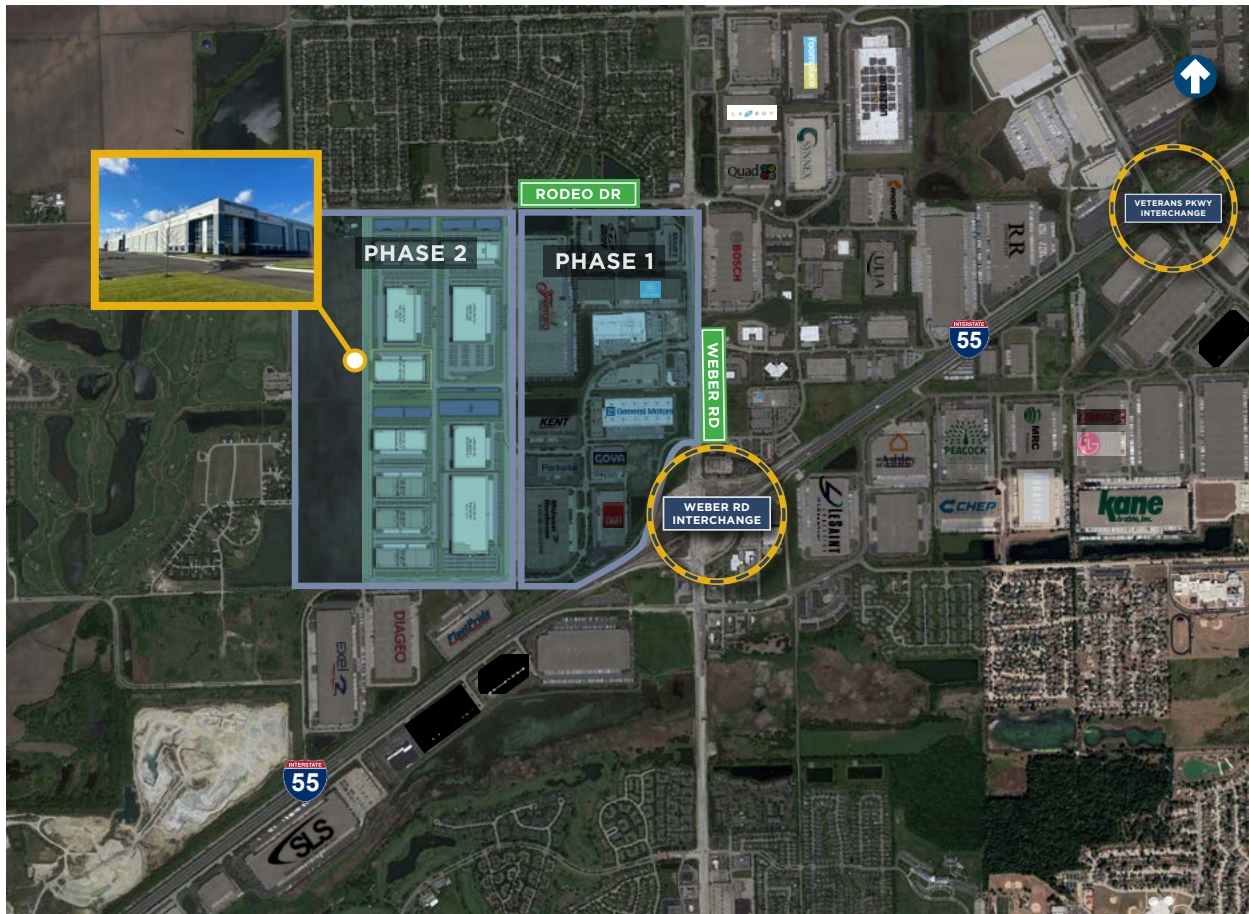
SITE HIGHLIGHTS

- 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

- 1 Creme de la Creme

HOTELS

- 1 Extended Stay
- 2 Comfort Inn
- 3 Country Inn Suites
- 4 Days Inn

RECREATION

- 1 Lifetime Fitness

RESTAURANTS

- 1 Titled Kilt
- 2 Cracker Barrel
- 3 Wendy's
- 4 Arby's
- 5 Burger King

RETAIL

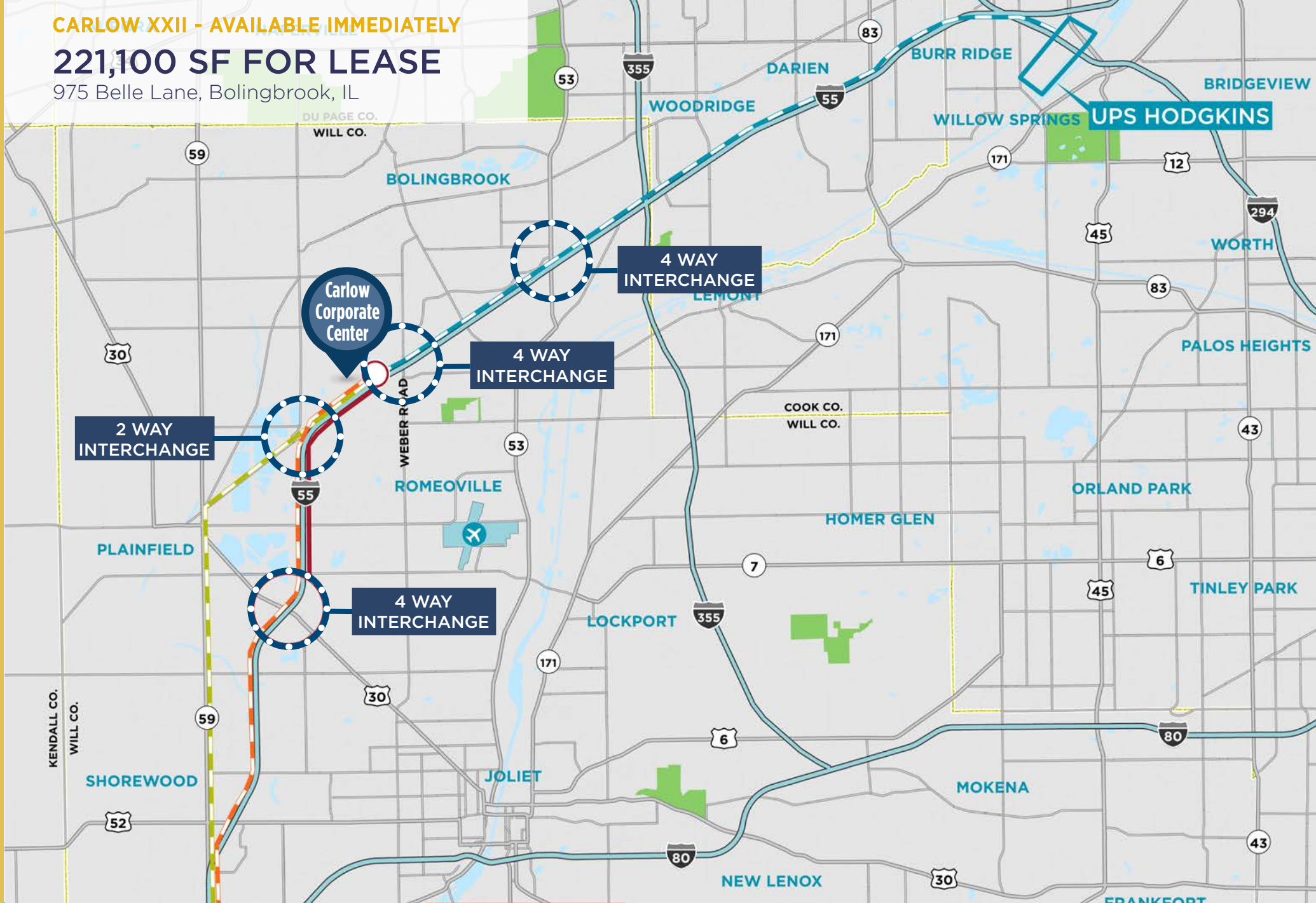
- 1 7-Eleven
- 2 Shell Station
- 3 Speedway Station

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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