

# Park 355 | Phase III

+/-96,000 SF Available for Lease



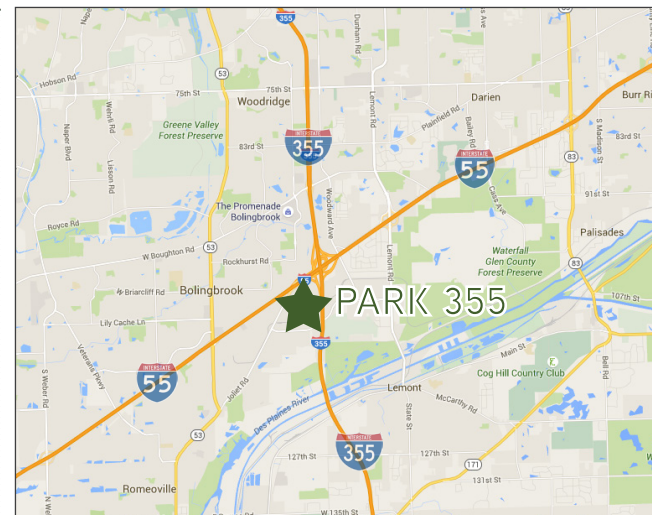
**56,000 SF LEASED**  
96,000 SF REMAINING (DIVISIBLE)

SWQ I-355 & INTERNATIONALE PKWY | WOODRIDGE, ILLINOIS

## Project Overview

**Now Available:** Phase III, as part of the prestigious 3-phase Park 355 development in Woodridge, Ill, is located adjacent to I-355 in Will County. This building, 2141 Internationale Pkwy, sits on a 9.68 acre land site. The proposed ± 152,000 sf building is available and divisible to 36,000-square-foot suites. Building specs will include:

- 30' clear height
- 10 truck docks (expandable)
- 2 drive-in doors (expandable)
- Bay size: 48' x 50'
- 100 auto parking spaces (expandable)
- ESFR - Class IV commodity sprinkler system
- Immediate occupancy



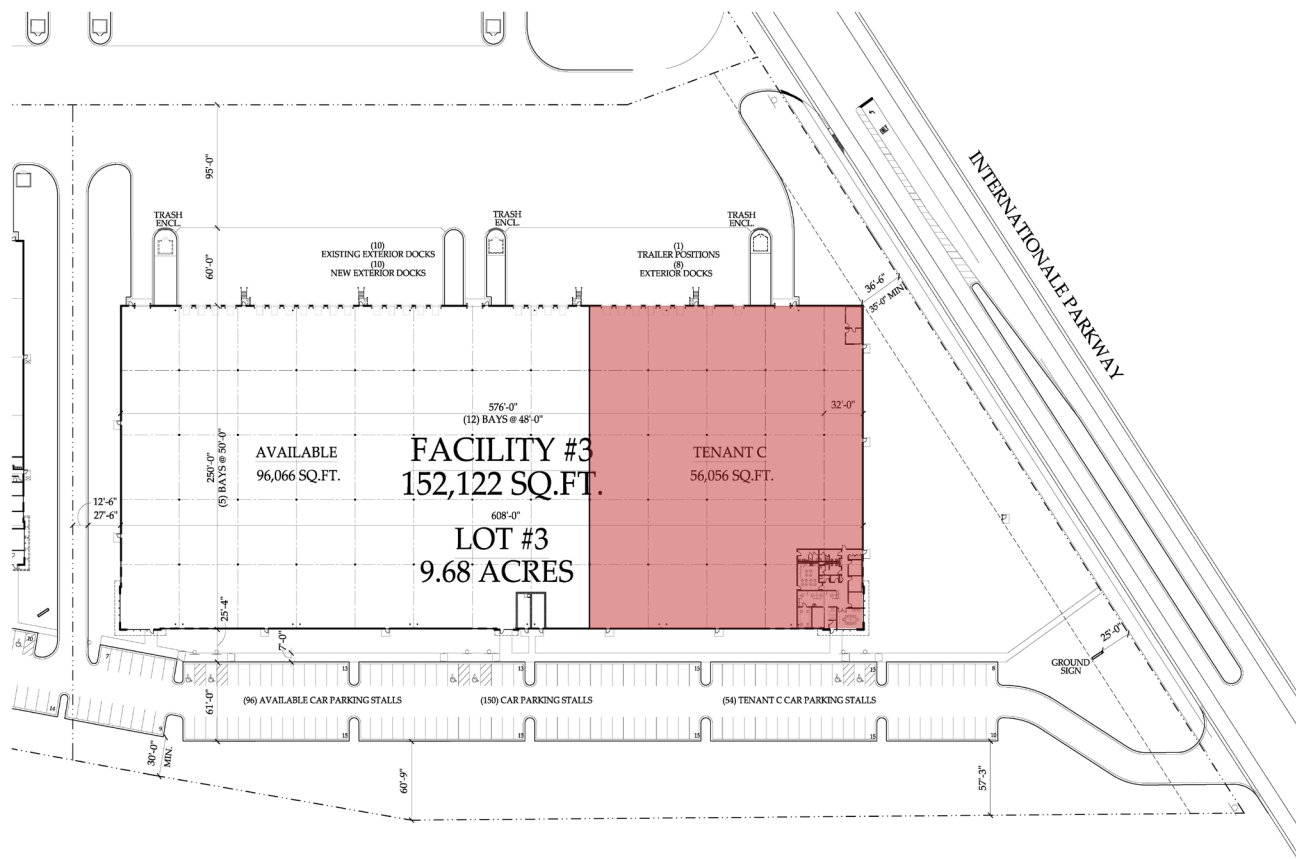
Exclusive Agent

**Tim Thompson, SIOR**  
312.683.7260  
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# Leasing Opportunities

**Park 355** offers tenants access to first-class industrial space in flexible sizes ranging from 36,000 square feet up to 152,112 square feet. In addition to the specifications listed below, this premier development also has immediate access to Interstate 355 by use of International Parkway. By locating in Will County, tenants of Park 355 also enjoy one of the strongest and most robust labor forces in metro Chicago while benefiting from low property taxes.



2141 Internationale Pkwy

## FACILITY #3

PARK 355, 2141 INTERNATIONALE PARKWAY, WOODRIDGE, ILLINOIS

PARK 355 L.L.C.

APRIL 29, 2016 #15162

CORNERSTONE ARCHITECTS LTD. 2016



Phase III  
**SWQ I-355 &**  
**Internationale Parkway**  
**Woodridge, Illinois**

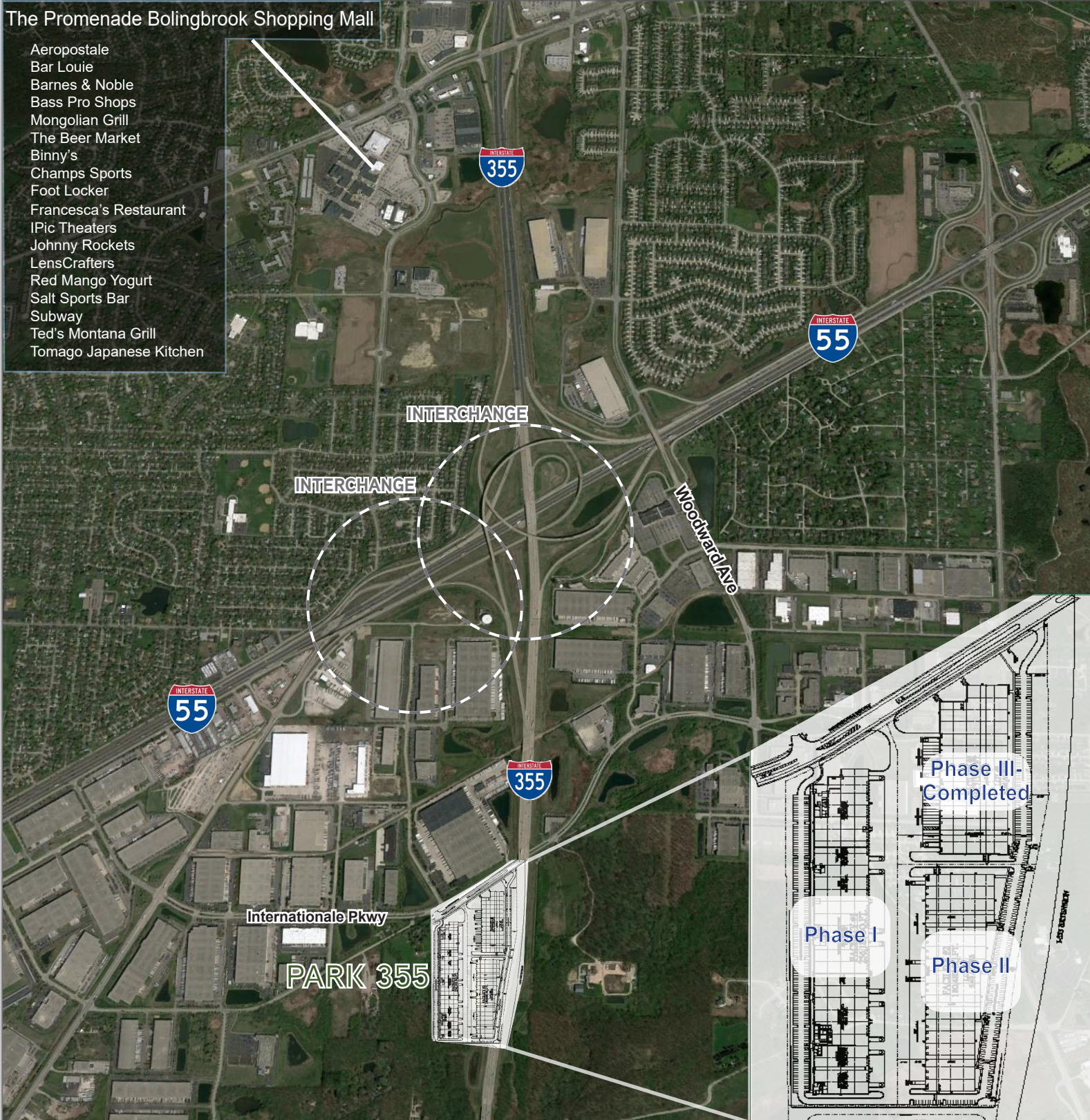
<b>Available Space</b>	96,000 sf (divisible)
<b>Clear Height</b>	30'
<b>Office Area</b>	To-suit
<b>Power</b>	800 amps / 480 volts / 3-phase (expandable)
<b>Sprinkler</b>	ESFR
<b>Occupancy</b>	Immediate

# Location Benefits

**Immediate Interstate Access** Park 355 features easy access to all of the critical paths of travel in the Will County logistics corridor including: I-355 (immediate), I-55 (immediate), I-88 ( $\pm 8.2$  miles), I-294 ( $\pm 8.6$  miles), I-80 ( $\pm 11.5$  miles). Park 355 is also  $\pm 15$  miles to Midway Airport and  $\pm 24$  miles to O'Hare Airport.

## The Promenade Bolingbrook Shopping Mall

- Aeropostale
- Bar Louie
- Barnes & Noble
- Bass Pro Shops
- Mongolian Grill
- The Beer Market
- Binny's
- Champs Sports
- Foot Locker
- Francesca's Restaurant
- IPic Theaters
- Johnny Rockets
- LensCrafters
- Red Mango Yogurt
- Salt Sports Bar
- Subway
- Ted's Montana Grill
- Tomago Japanese Kitchen



# Additional Information

**Leasing Opportunity** Join Woodridge city's newest development located in the heart of Will County's labor market on the southwest quadrant of I-355 and Internationale Parkway. The park is adjacent to Internationale Centre Business Park.

- Excellent visibility from Interstate I-355
- 9.68 acre land site (part of 37 acre total park area)
- Immediate occupancy
- Learn more at [www.park355.com](http://www.park355.com)

## Building Elevations



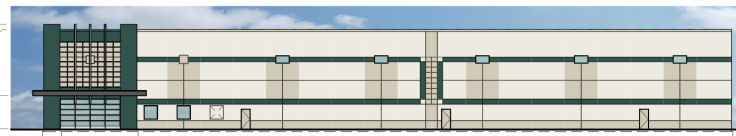
East Elevation



West Elevation



South Elevation



North Elevation

COLOR KEY: HUNT CLUB (SW 6468) ACCESSIBLE BIEGE (SW 7036) ALABASTER (SW 7008)



For Leasing Information:  
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