

# Park 355 | Phase III

+/-48,282 SF Available for Lease

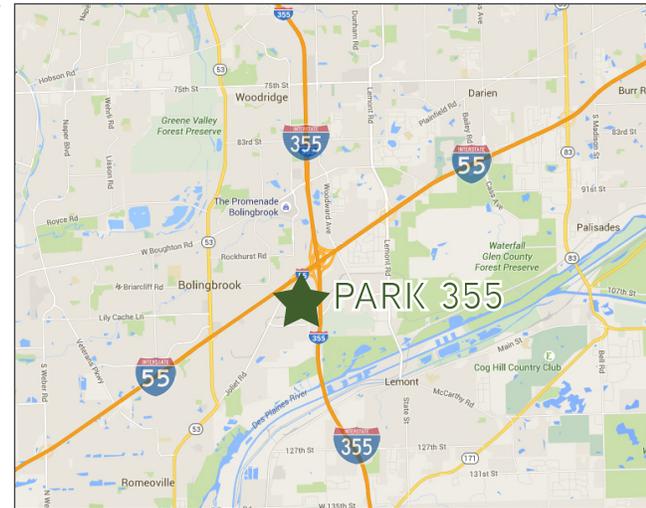


SWQ I-355 & INTERNATIONALE PKWY | WOODRIDGE, ILLINOIS

## 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  $\pm$  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

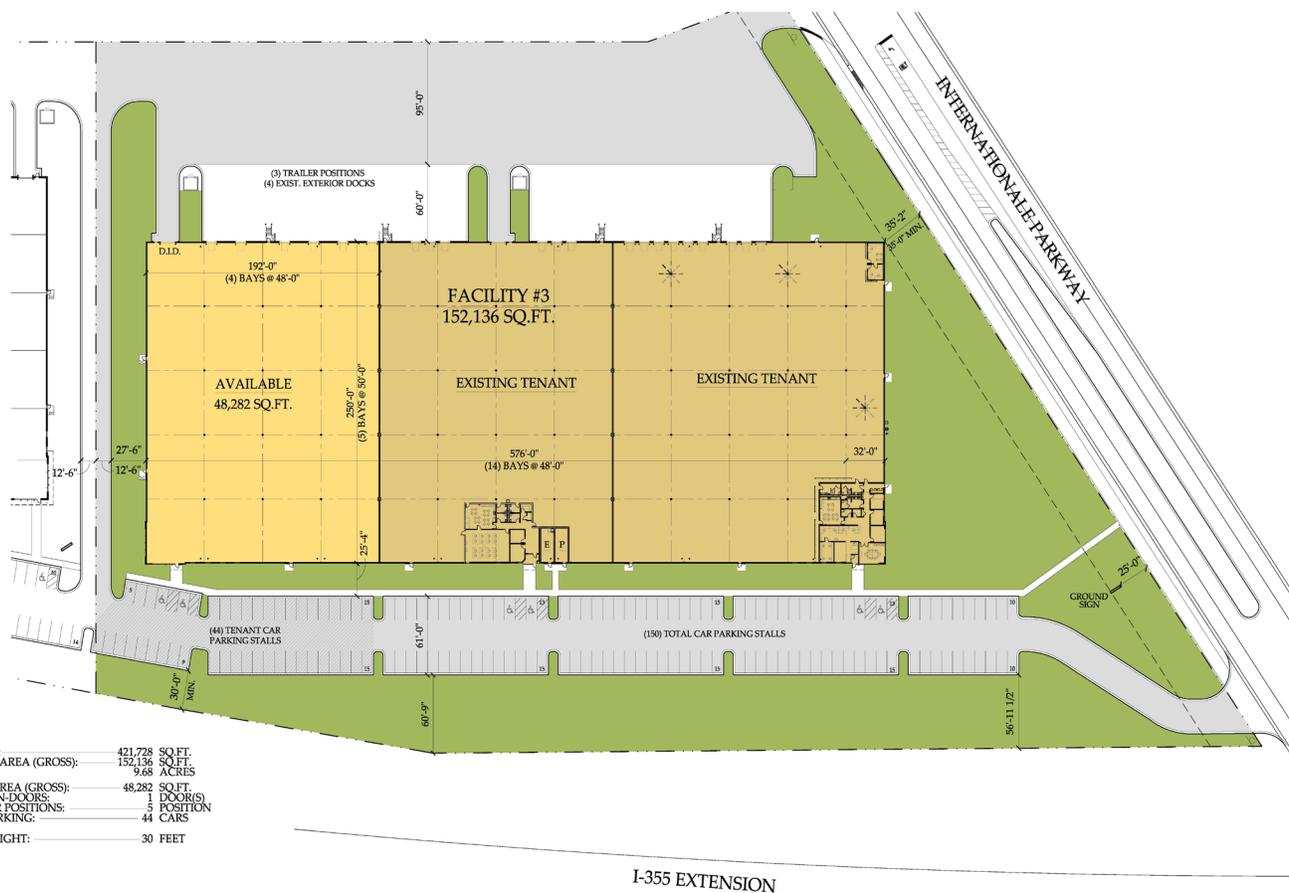
**Tim Thompson, SIOR**  
312.683.7260  
tthompson@hsacommercial.com



HSA Commercial: 100 S Wacker Drive, Suite 950 • Chicago • Illinois • 60606 • [hsacommercial.com](http://hsacommercial.com)  
*Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice. Listing agent is one of the members and / or officers of the ownership entity and is a licensed RE Broker.*

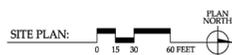
# Leasing Opportunities

**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 Internationale 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.



**DATA:**

SITE AREA:	421,728 SQ.FT.
BUILDING AREA (GROSS):	152,136 SQ.FT.
	9.68 ACRES
TENANT AREA (GROSS):	48,282 SQ.FT.
DRIVE-IN DOORS:	1 DOOR(S)
TRAILER POSITIONS:	5 POSITION
CAR PARKING:	44 CARS
CLEAR HEIGHT:	30 FEET



2141 Internationale Pkwy

## AVAILABLE SPACE - FACILITY #3, PARK 355

SUITE A, 2141 INTERNATIONALE PARKWAY, WOODRIDGE, IL

PARK 355 L.L.C.

NOVEMBER 1, 2017 #15162

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**Cornerstone**  
 Architects Ltd.

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

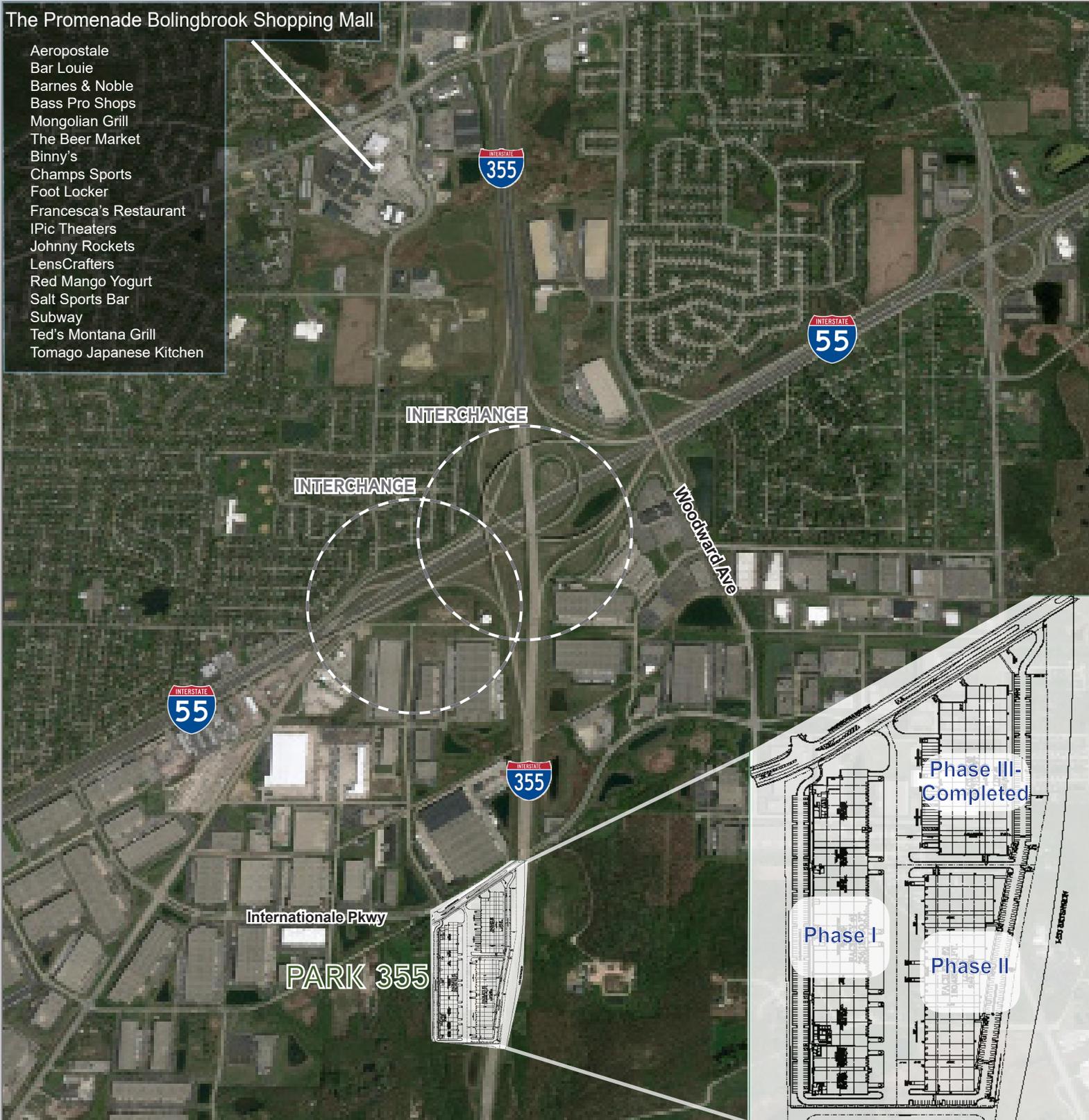
<b>Available Space</b>	48,282 sf
<b>Clear Height</b>	30'
<b>Office Area</b>	To-suit
<b>Power</b>	800 amps / 480 volts / 3-phase (expandable)
<b>Sprinkler</b>	ESFR
<b>Occupancy</b>	Immediate

# 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)



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