

FOR LEASE > 218,754 SF (DIVISIBLE TO 30,000 SF)

Fountain Square Commerce Center

599 S. SCHMIDT RD | BOLINGBROOK, ILLINOIS



**IMMEDIATE OCCUPANCY
3,958 SF SPEC OFFICE**



About This Property

- > Building area: 218,754 SF (divisible to 30,000 SF)
- > Office area: 3,958 SF
- > Site area: 12.03 acres
- > Ceiling height: 32' clear
- > Auto parking: 178 stalls (future 11)
- > Trailer parking: 30 positions away from building
- > Dock doors: 40 positions, fully equipped
- > Drive-in doors: 2 (12' x 14')
- > LED Warehouse lighting
- > Bay size: 52' x 50'
- > Speed bay: 52' x 60'
- > Low Will County real estate taxes
- > Excellent access via IL Route 53
- > Less than 2 miles / 6 minutes from 4-way interchange to I-55
- > High end Remington Lakes Business Park setting



Contact Us

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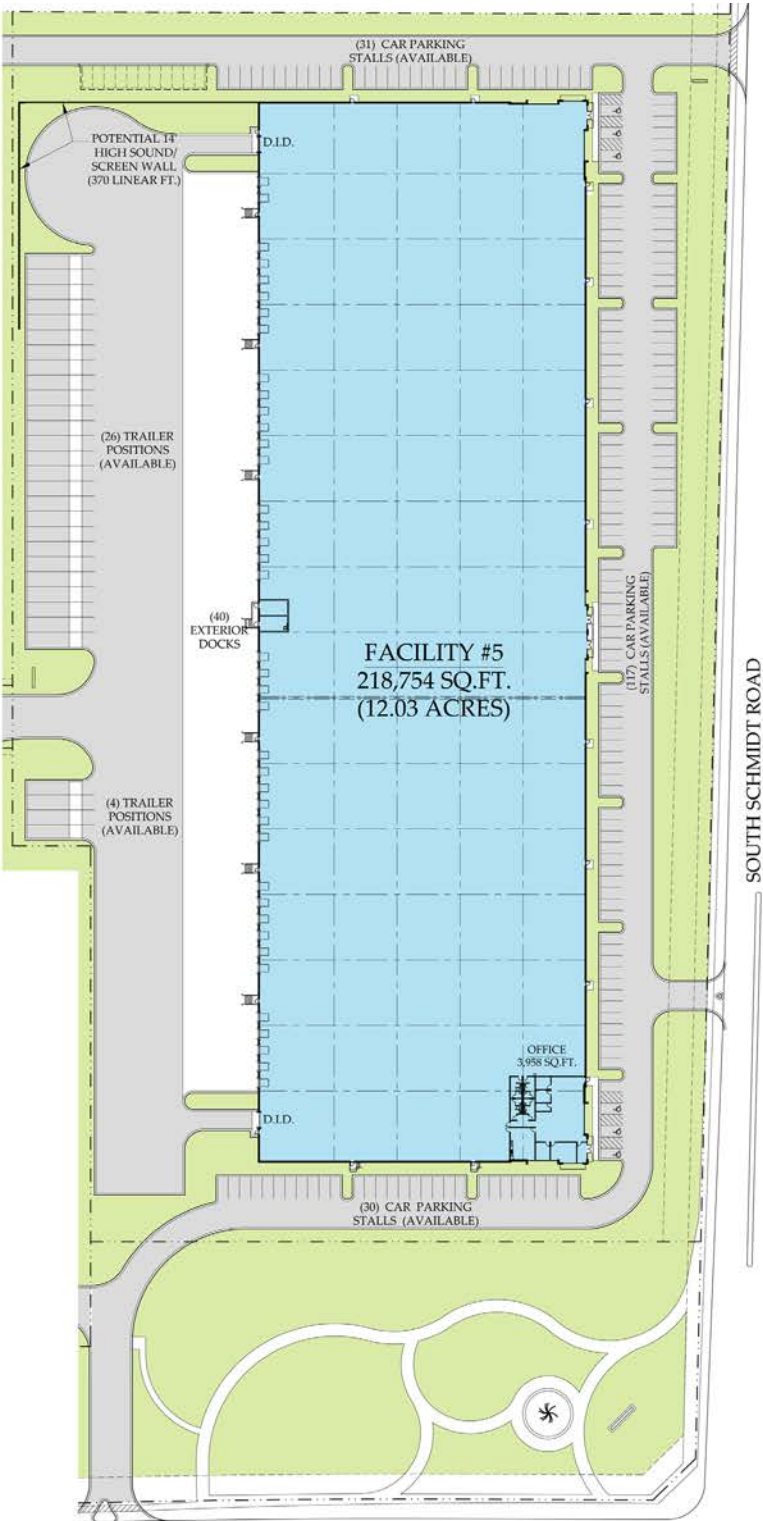
COLLIERS INTERNATIONAL

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SITE PLAN

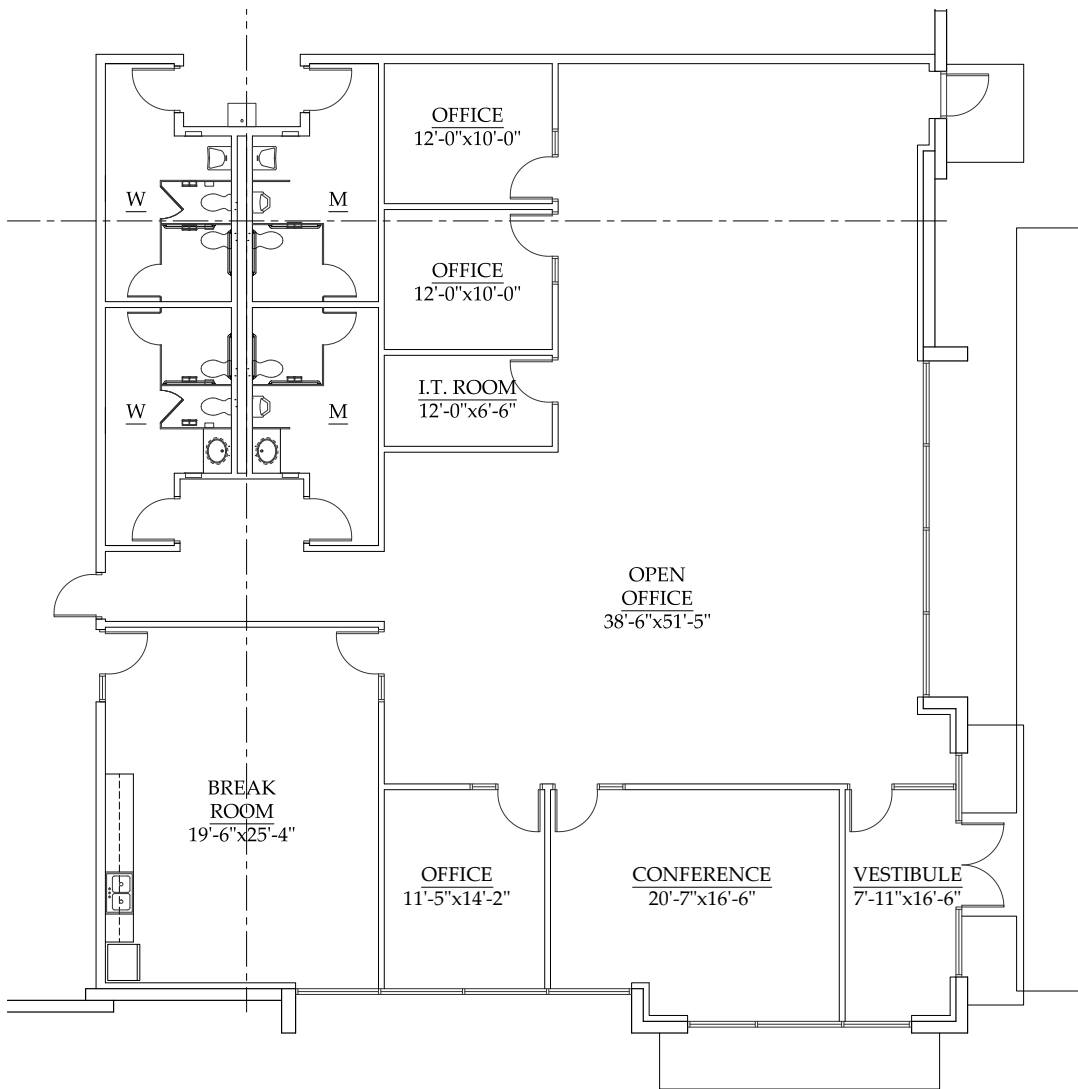


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OFFICE PLAN



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OFFICE PHOTOS



 **BRIDGE**

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SURROUNDING CORPORATE USERS

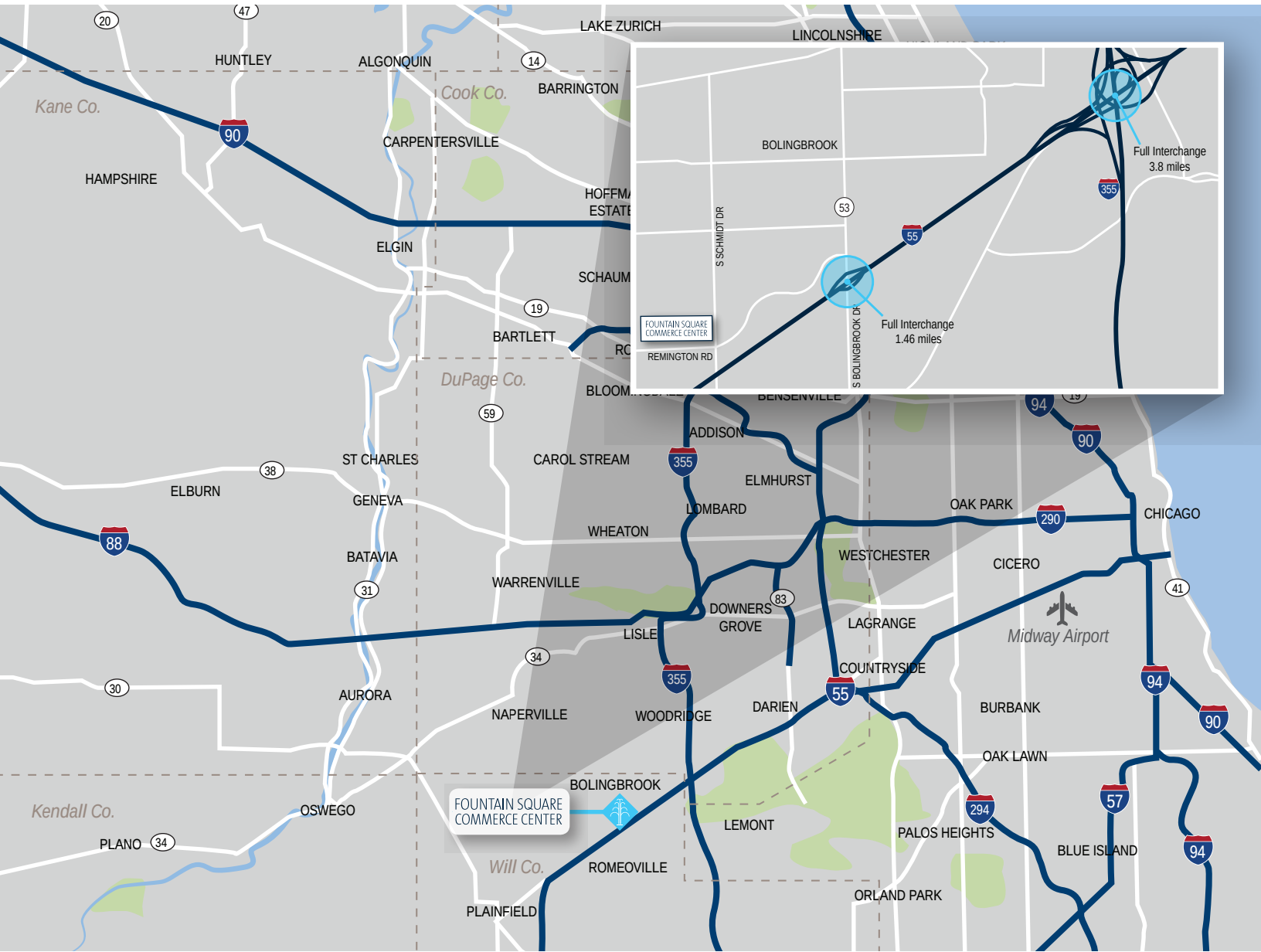


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TRANSPORTATION & AREA MAP



Owned by Bridge Development Partners, Fountain Square Commerce Center is a new, state-of-the-art industrial park in the highly desired I-55 Industrial Corridor located within Bolingbrook, Illinois. The park features four speculative facilities totaling 740,000 square feet with 218,756 square feet under construction. The tranquil setting features numerous fountains and open outdoor green space, while the buildings offer ample on-site vehicle and truck parking, substantial dock door positions, efficient truck maneuverability, 32' clear height, ESFR sprinkler systems and office space to-suit individual tenants.



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