

IMMEDIATE OCCUPANCY



**For Lease 163,323 SF
(Divisible to 28,303 SF)**

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Property overview

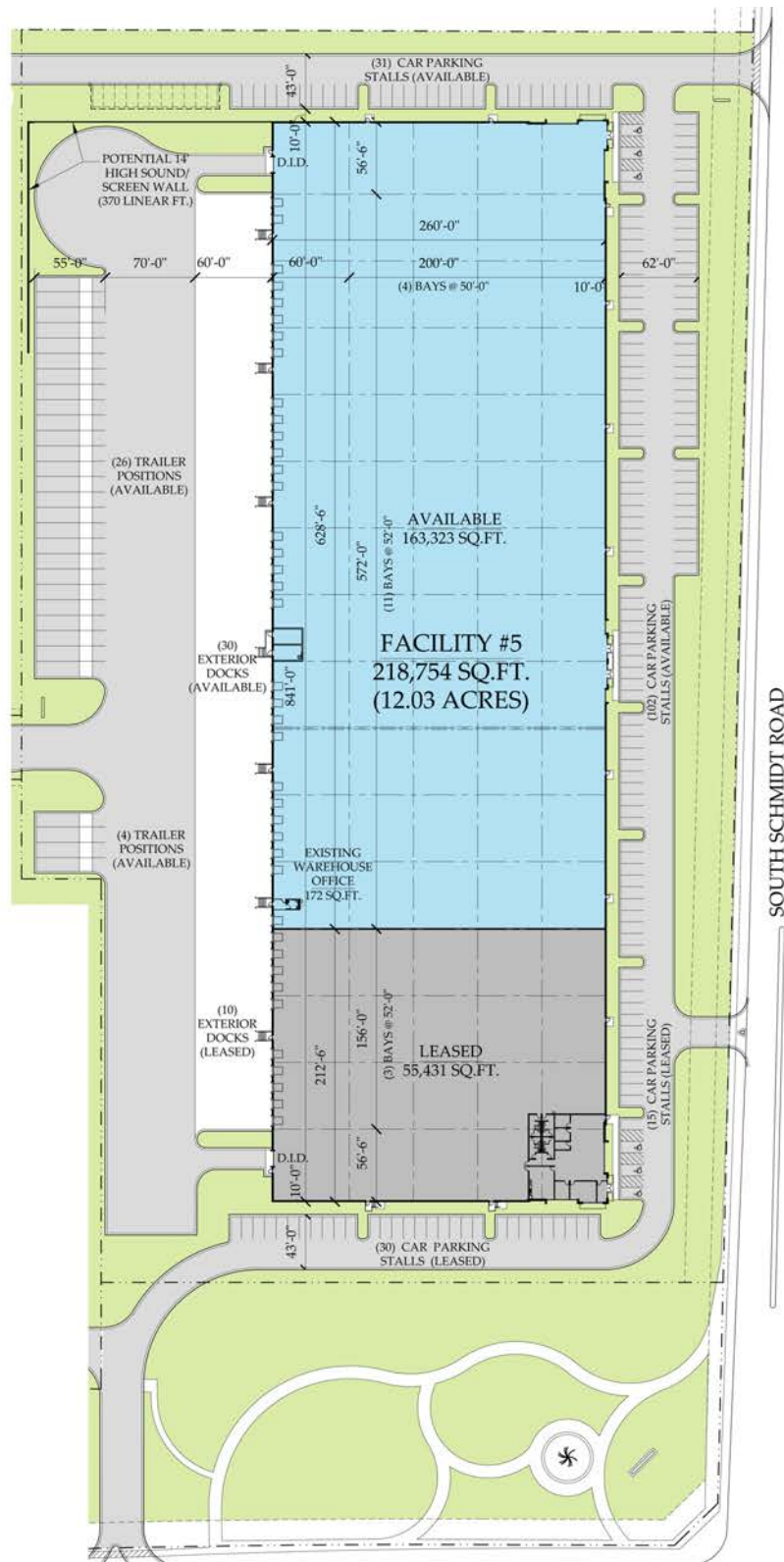
- Available: 163,323 SF (divisible to 28,303 SF)
- Office area: To suit
- Site area: 12.03 acres
- Ceiling height: 32' clear
- Trailer parking: 30 positions away from building
- Dock doors: 22 positions, fully equipped
- Drive-in doors: 1 (12' x 14')
- LED Warehouse lighting
- Bay size: 52' x 50'
- Speed 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

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Site Plan



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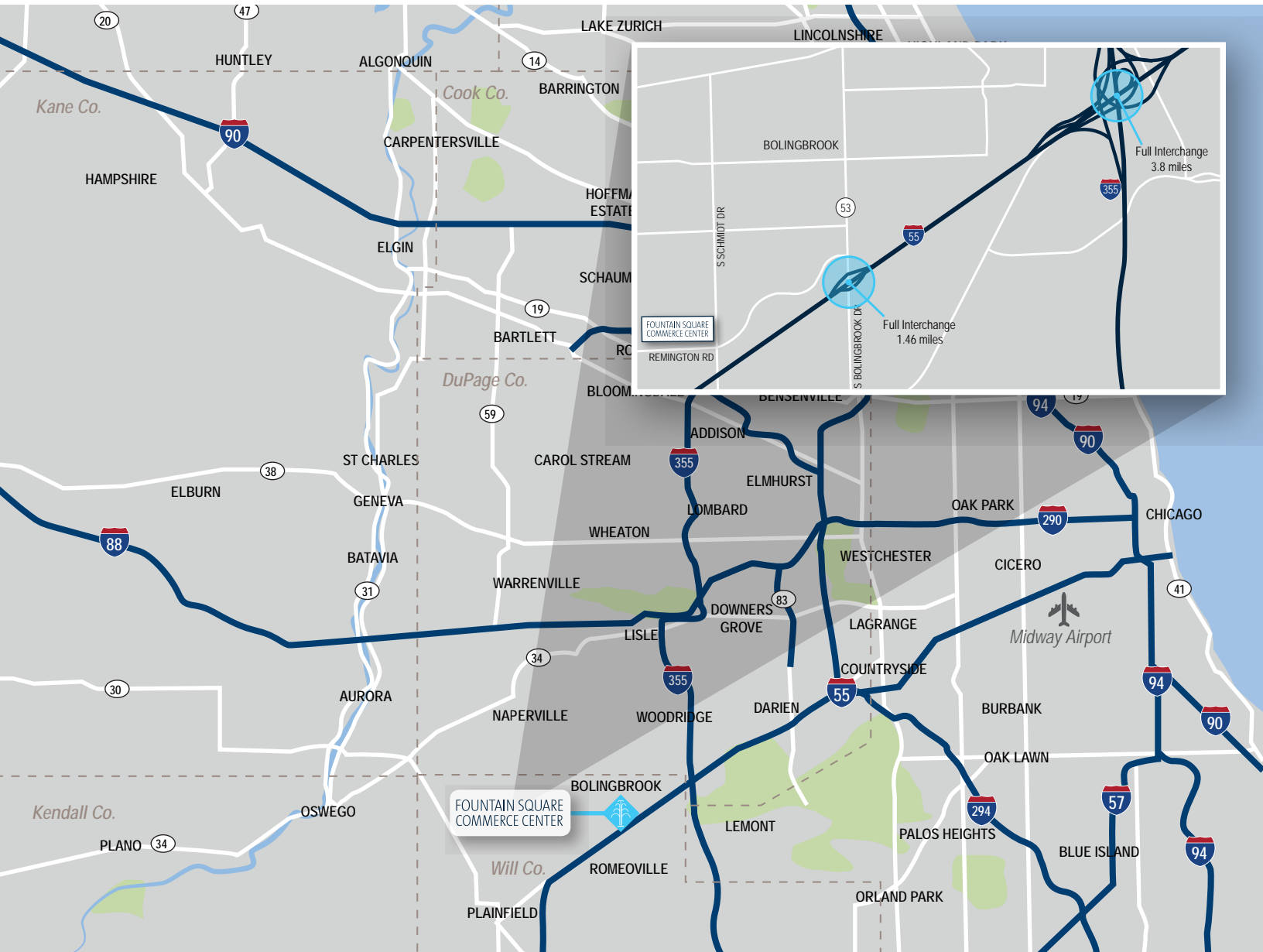
This aerial map illustrates the Fountain Square Commerce Center, a large industrial and commercial development. The center is highlighted by a blue rectangular boundary and labeled "FOUNTAIN SQUARE COMMERCE CENTER" and "SUBJECT". The center is situated at the intersection of Remington Blvd. and Schmidt Road. Surrounding the center are numerous other businesses and landmarks, including:

- Businesses:** innovel, Kimberly-Clark, valspar, BEST BUY, Ferrara, GM, Ashley, PAE, RR DONNELLEY, amazon.com, Foomplace, LG Electronics, GHIRARDELLI, Lesaint, Personalization Mall.com, APL Logistics, WeatherTech, ATI, cep, MULTI-PLASTICS, INC., CRANE, BULLETPROOF, ENGAGED Expedited, TRANE, MAINFRONT, TF Kable, MENASHA, FRESH THYME, KUMHO TIRE, Olam, Saratoga, Old World Industries, KeHE, WLF West Liberty Foods, WMS Material Handling, W, and others.
- Landmarks:** Interstate 55 (I-55) is visible on the left side of the map.
- Other Features:** The map shows a mix of industrial buildings, parking lots, and green spaces. A north arrow is located in the bottom left corner.



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Transportation & Area Map



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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