

FOR LEASE

1010 W. Taylor Road | Romeoville, IL

INDUSTRIAL OPPORTUNITY

824,723 SF AVAILABLE

MOLTO 
PROPERTIES

Colliers



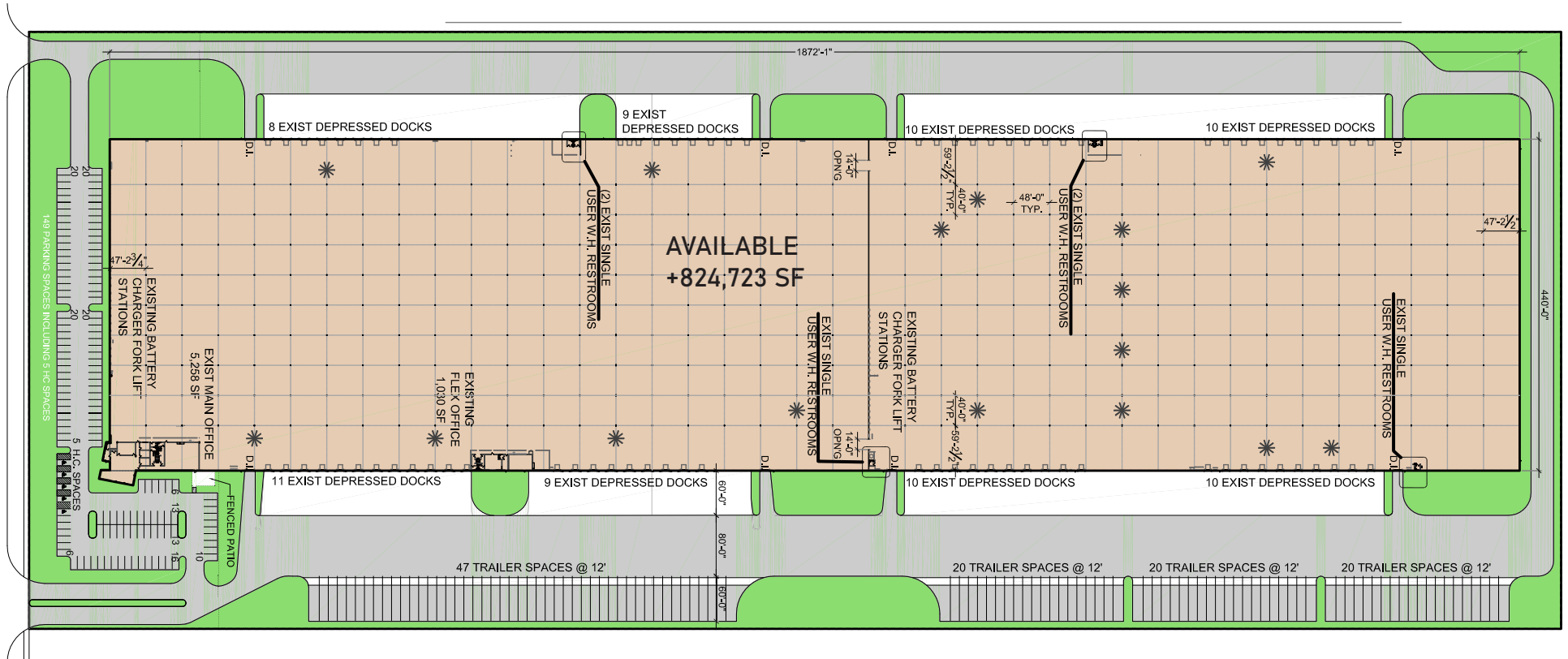
CONTACT:

JIM ESTUS, SIOR
+1 847 698 8235
jim.estus@colliers.com

MATTHEW STAUBER, SIOR
+ 847 698 8236
matthew.stauber@colliers.com

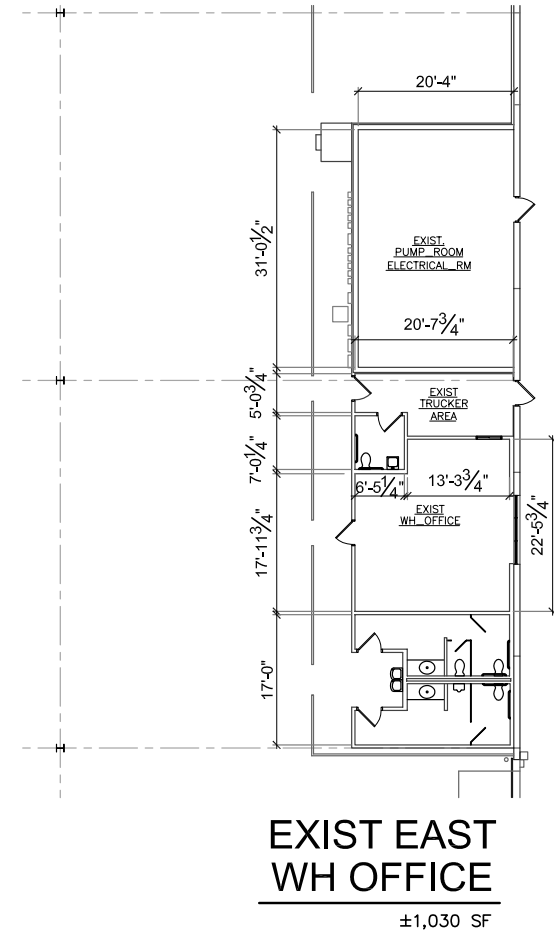


SITE PLAN



- **AVAILABLE SF:** 824,723 SF
- **MAIN OFFICE:** 5,258 SF
- **WAREHOUSE OFFICE:** 1,030 SF
- **YEAR BUILT:** 2004, expanded in 2008
- **CLEAR HEIGHT:** 30'
- **LOADING:** 77 exterior docks including 47 new positions, 8 drive-in doors
- **LIGHTING:** LED with motion sensors
- **FLOOR THICKNESS:** 7"
- **TRAILER PARKING:** 107 positions
- **CAR PARKING:** 154 spaces
- **EXTERIOR FENCING:** Fully fenced perimeter
- **LEASE RATE:** Subject to offer

1010 W. Taylor Rd. | Romeoville, IL



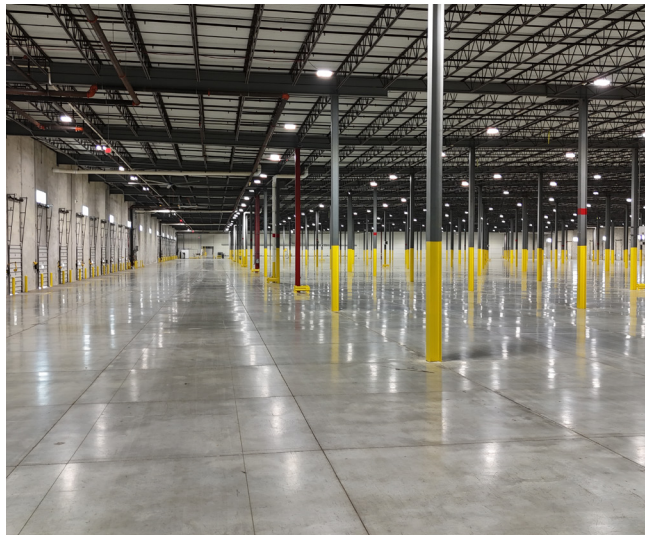
BUILDING IMPROVEMENTS

Office Improvements



- New office and breakroom carpet & LVT
- New acoustical tile & painted existing grid + grid repair as needed.
- New office restroom fixtures and partitions
- New office breakroom cabinetry/ millwork (new upper and lower cabinets at increased length)
- New office LED lighting upgrades

Warehouse Improvements



- New LVT in Warehouse Shipping office area
- New LVT in Warehouse bathrooms
- New acoustical tile & painting existing grid - WH Office area
- New fixtures and partitions in warehouse restrooms
- New Epoxy at two (2) forklift charging stations
- Warehouse painting of columns, bollards, roof access, guardrails, dock levelers
- New WH LED lighting upgrades (WH & WH office)
- Dock door repairs throughout building

Exterior Improvements

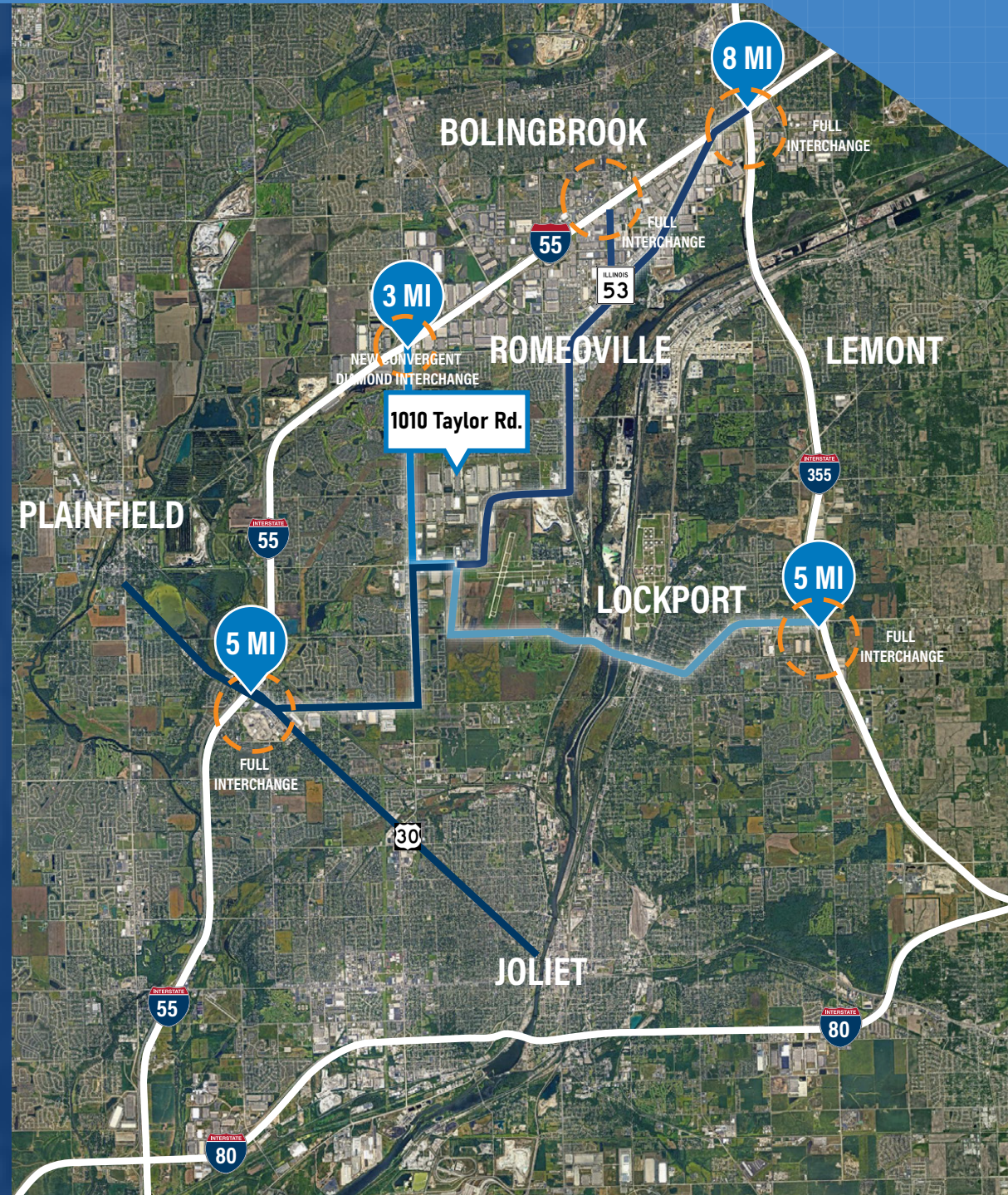
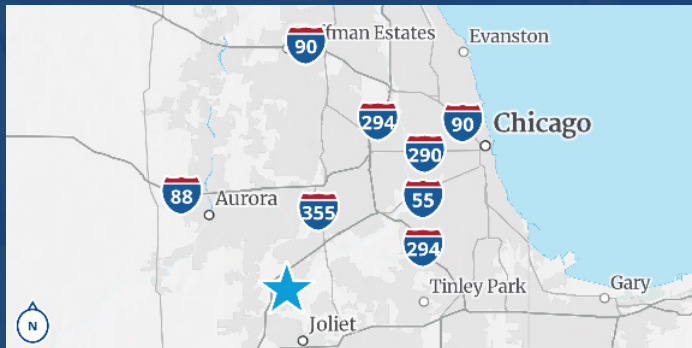


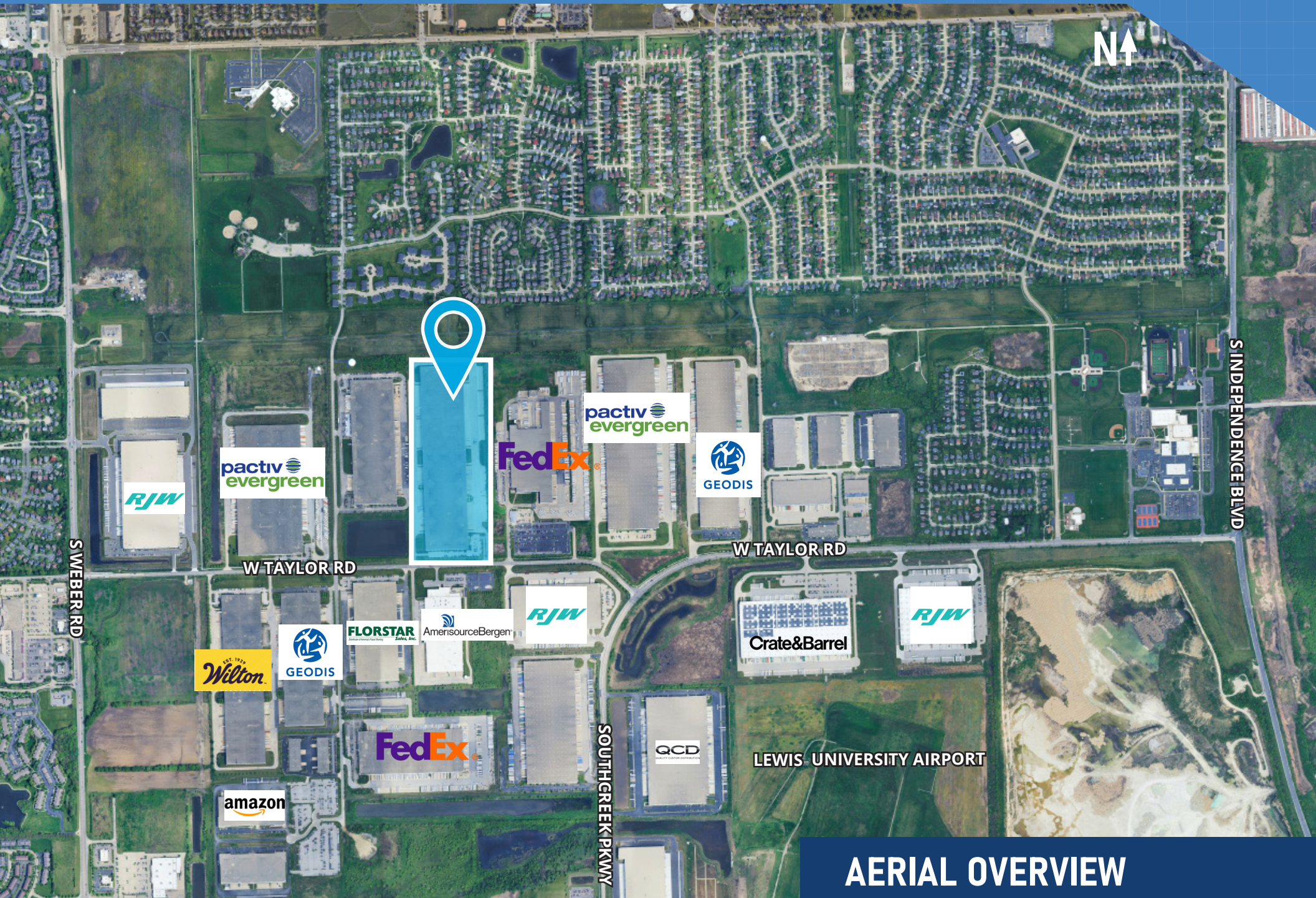
- Seal Caulking of entire building (all vertical pre-cast control joints)
- Painted bump out and horizontal accent stripe
- Painted all exterior fixtures (man doors/frames, dock levelers, bollards, staircases & railings etc.)
- Asphalt full Mill & Pave around entire building
- Auto Park seal & stripe

HIGHWAY ACCESS

- 1010 Taylor Road, Romeoville, IL is located within I-55's premier Pinnacle Business Park and features easy access to the fully redesigned Weber Road interchange via Taylor and Weber Road.
- I-55 provides convenient local, regional, and national distribution with access points to I-80, I-355 and I-294.
- 1010 Taylor Road includes a variety of distribution, manufacturing, and ecommerce neighbors, such as FedEx ground hub, Crate & Barrel, Florstar, Wayfair, Geodis, Wilton Industries and other businesses who all benefit from Will County's low taxes.

Ideal location allows delivery to
50% of the US within one day





AERIAL OVERVIEW

LOCAL AMENITIES



1010 Taylor Rd.

LEWIS UNIVERSITY
AIRPORT



Food

1. Starbucks
2. Niko's Breakfast Club
3. Buffalo Wild Sings
4. Wendy's
5. Taco Bell
6. Surf's Up Romeoville
7. Chili's Grill and Bar
8. Pop's Italian Beef & Sausage
9. Panda Express
10. Tasty Waffle
11. McDonald's
12. Burger Rebellion
13. Chipotle



Banks

1. Bank of America
2. BMO Harris Bank
3. Fifth Third Bank
4. Abri Credit Union
5. First Midwest Bank ATM



Shopping & Retail

1. Kohl's
2. Dollar Tree
3. Petco
4. T.J. Maxx
5. Jewel Osco
6. Aldi
7. Goodwill
8. Autozone
9. Firestone
10. Sherwin-Williams
11. Walgreens

CONTACT:

JIM ESTUS, SIOR

+1 847 698 8235

jim.estus@colliers.com

MATTHEW STAUBER, SIOR

+1 847 698 8236

matthew.stauber@colliers.com

Legal Disclaimer

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.