

In the Heart of the I-55 Corridor

PLUG 'N PLAY OPPORTUNITY

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FOR SUBLEASE

333 Gibraltar Drive | Bolingbrook, IL 60440

354,170 SF Available – 15,810 SF Brand New, High Image Office

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Summary

Prime Location

Strategically located in Bolingbrook, 333 Gibraltar Drive offers convenient access to major transportation corridors. The property is approximately one mile from I-55 via IL-53 and two miles from the I-355/I-55 interchange. This prime location provides efficient connectivity to the greater Chicago metropolitan area and beyond, making it an ideal choice for businesses requiring easy access to regional and national markets. In a highly sought-after area, this office space offers easy access to major highways, public transit, and nearby business hubs, ensuring maximum convenience for both employees and clients.

Convenient Access

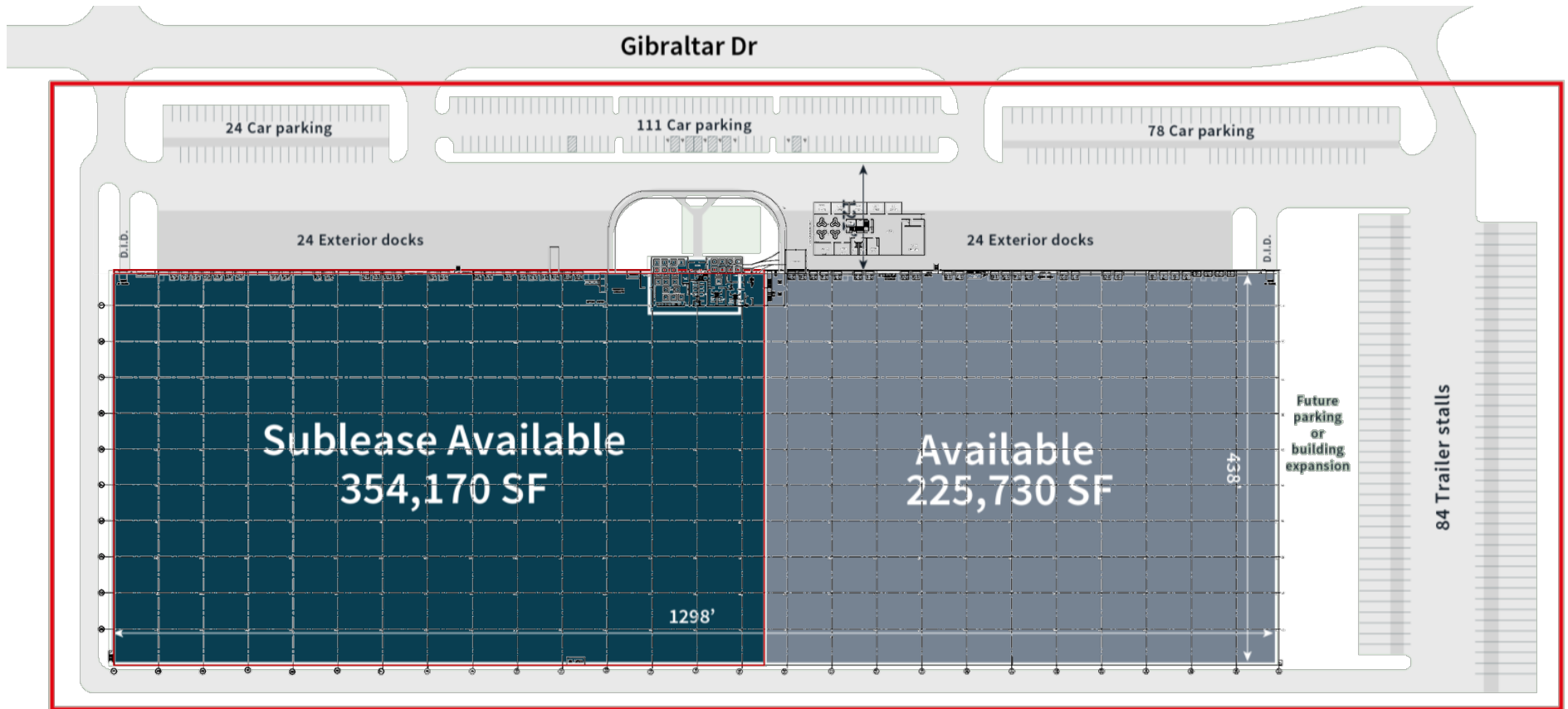
MIDWAY INTERNATIONAL AIRPORT	18 miles
O'HARE INTERNATIONAL AIRPORT	22 miles
DOWNTOWN CHICAGO	25 miles

For Sublease | 333 Gibraltar Drive, Bolingbrook, IL 60440

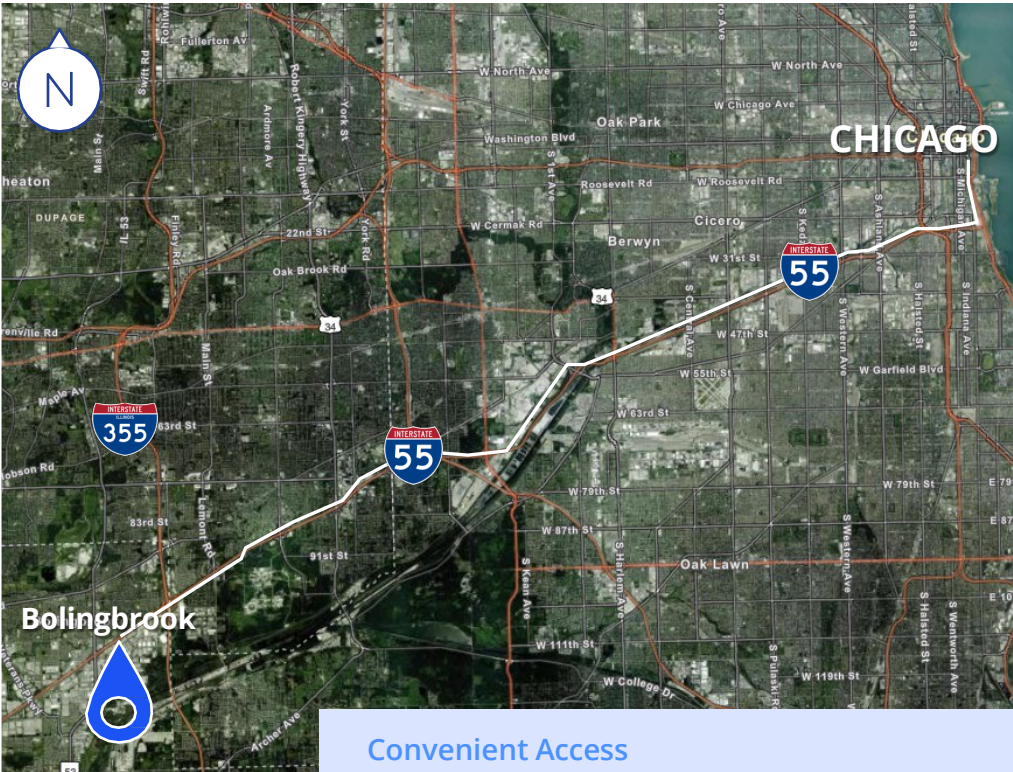
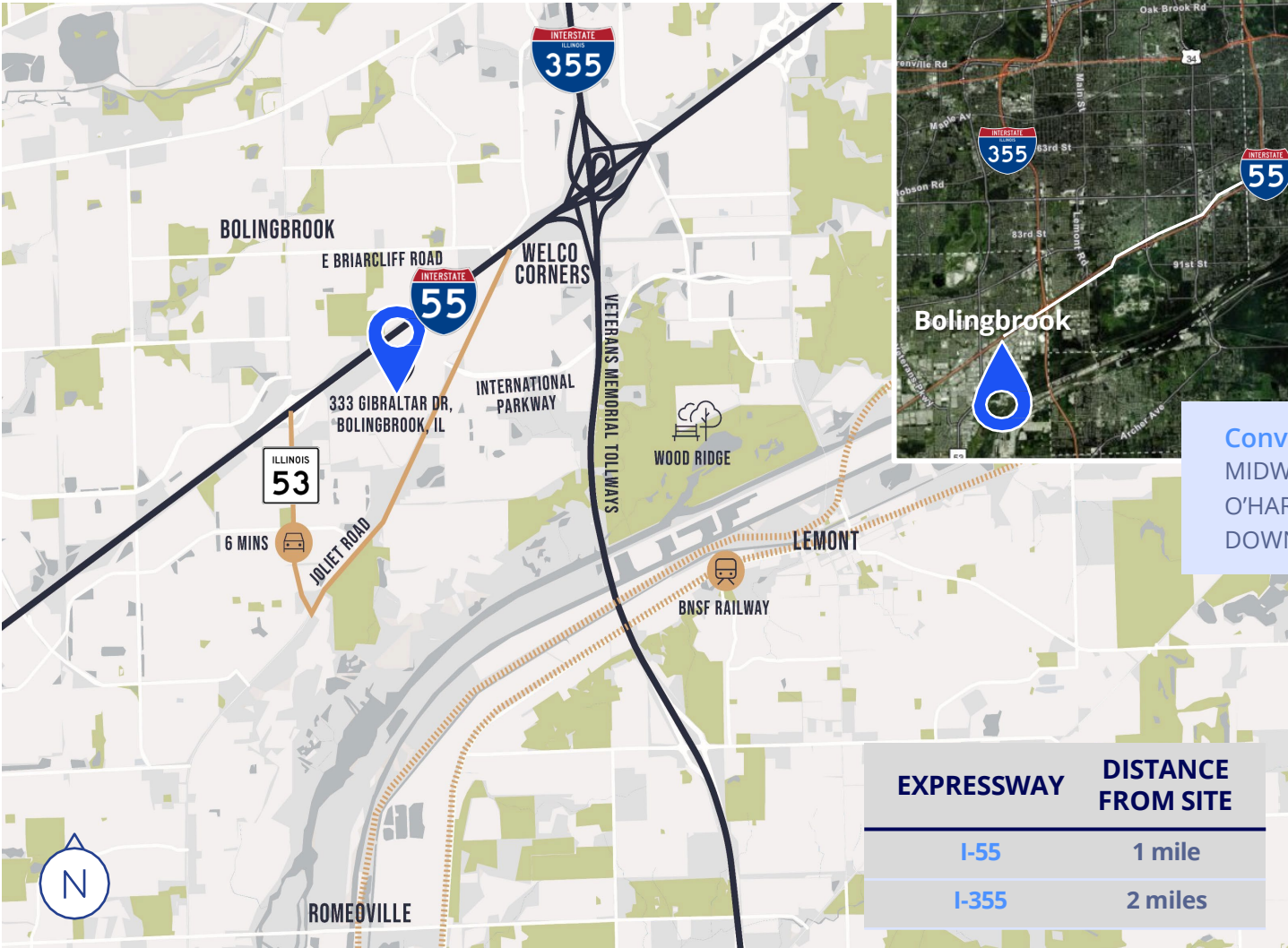
DETAILS

Building Size	579,900 SF
Available Size	354,170 SF (Divisible)
Office Size	15,810 SF Brand new, high image office
Loading	24 Exterior Docks (with Dock-Locks) 1 DID
Clear Height	28'
Sprinklers	ESFR
Lighting	T-5
Power	600amps @ 480volt
Zoning	I-1 (warehousing, distribution, manufacturing, storage, etc.)
HVLS	6 Big-Ass Fans
Sublease Expiration	7/31/2032
Taxes + CAM/Insurance	\$1.12 PSF + \$0.43 PSF
Sublease Rate	\$7.00 PSF Gross

Site Plan



Property & Area Details



Convenient Access

MIDWAY INTERNATIONAL AIRPORT	18 miles
O'HARE INTERNATIONAL AIRPORT	22 miles
DOWNTOWN CHICAGO	25 miles

EXPRESSWAY	DISTANCE FROM SITE
I-55	1 mile
I-355	2 miles

Building Photos



Highlights

- ❖ Racking Included in lease rate
- ❖ Office furniture included in lease rate

Broker Specialists

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