

FOR LEASE

1010 W. Taylor Road | Romeoville, IL

INDUSTRIAL OPPORTUNITY

824,723 SF AVAILABLE

MOLTO 
PROPERTIES

Colliers



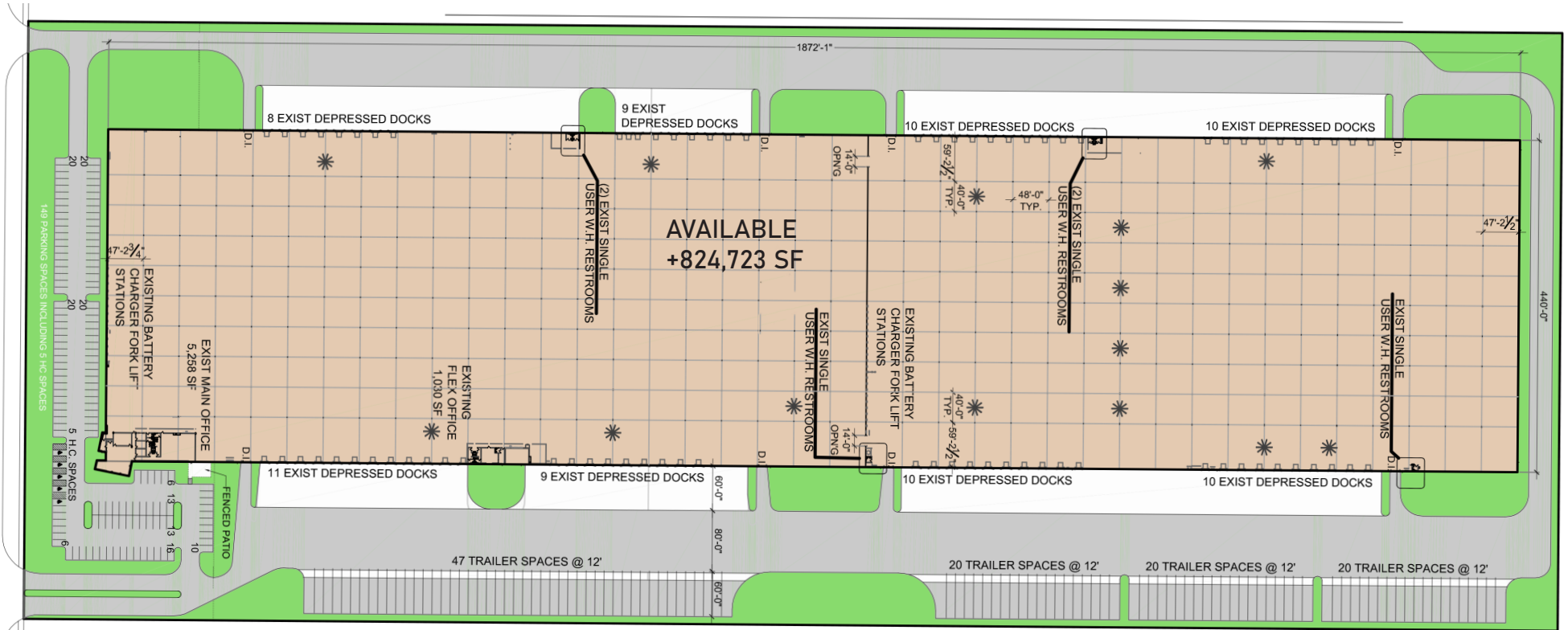
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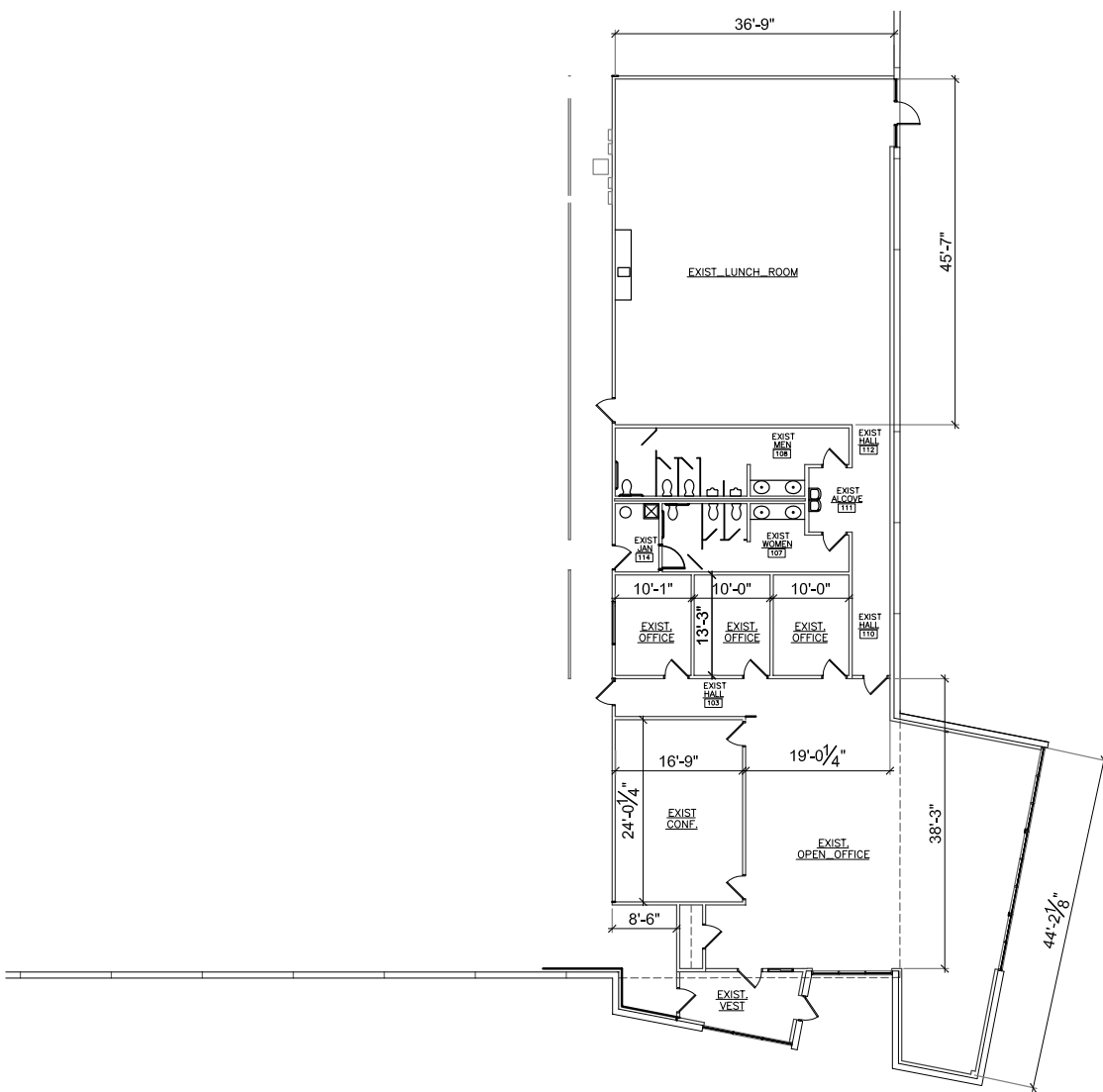


SITE PLAN

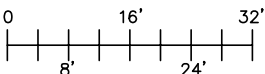


- AVAILABLE SF: 824,723 SF
- MAIN OFFICE: 5,258 SF
- WAREHOUSE OFFICE: 1,030 SF
- YEAR BUILT: 2004, expanded in 2008
- CLEAR HEIGHT: 30'
- LOADING: 77 exterior docks including 47 new positions, 8 drive-in doors
- LIGHTING: LED with motion sensors
- FLOOR THICKNESS: 7"
- TRAILER PARKING: 107 positions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

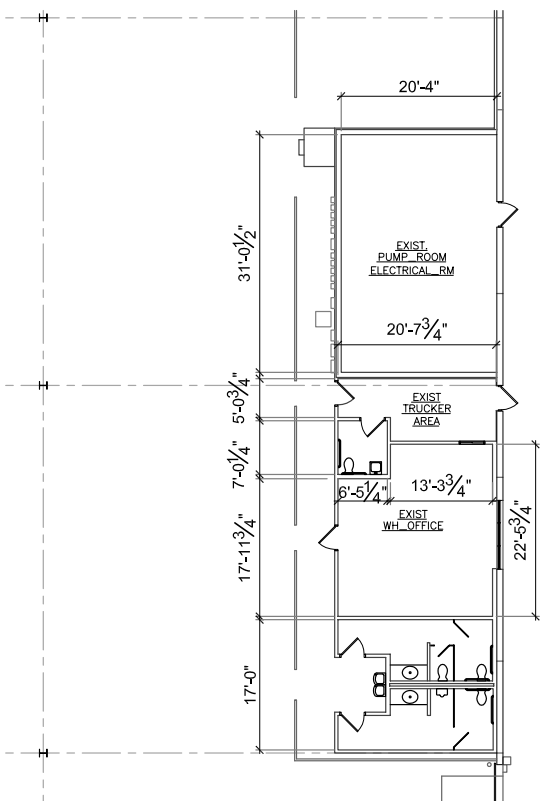
OFFICE PLAN



EXISTING MAIN OFFICE



±5,258 SF



EXIST EAST WH OFFICE

±1,030 SF

BUILDING IMPROVEMENTS

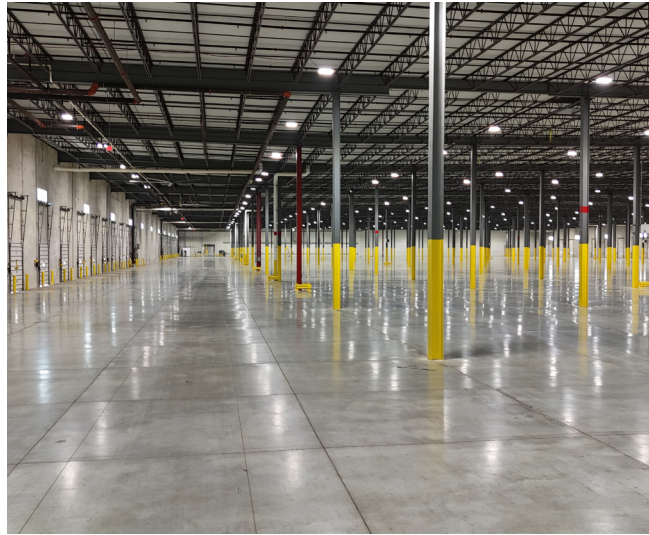
Office Improvements



Fully renovated and ready for immediate occupancy with improvements including:

- Updated office and restroom flooring.
- New acoustical tile and painting throughout.
- Updated breakroom area with expanded built-in cabinetry.
- Upgraded LED lighting throughout.

Warehouse Improvements



Improved functionality and cosmetic upgrades including:

- Fully renovated shipping office and warehouse restrooms.
- New epoxy flooring at two (2) charging stations.
- Painting of all columns, bollards, guardrails and dock levelers.
- LED lighting upgrades throughout warehouse and shipping office space.

Exterior Improvements



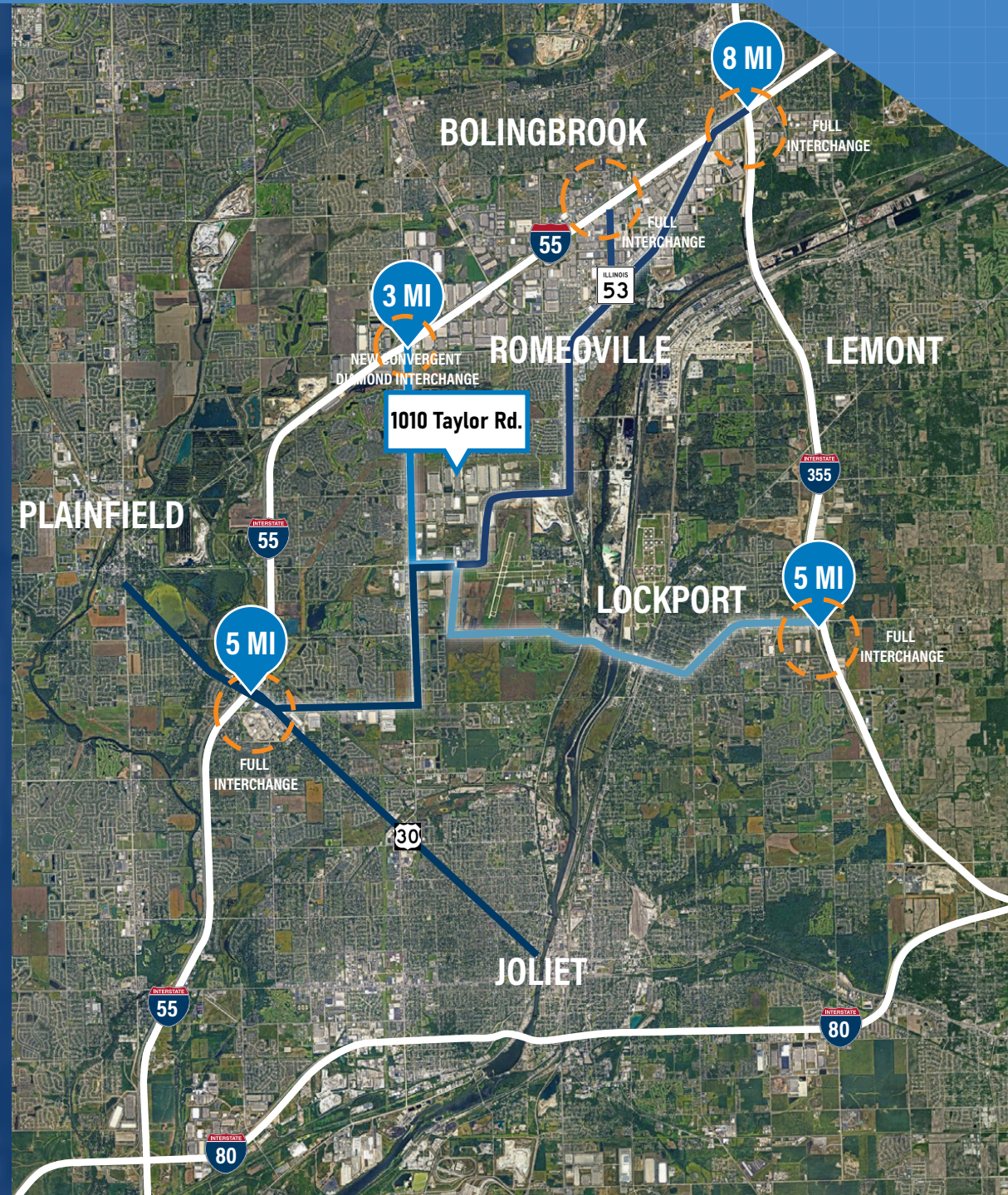
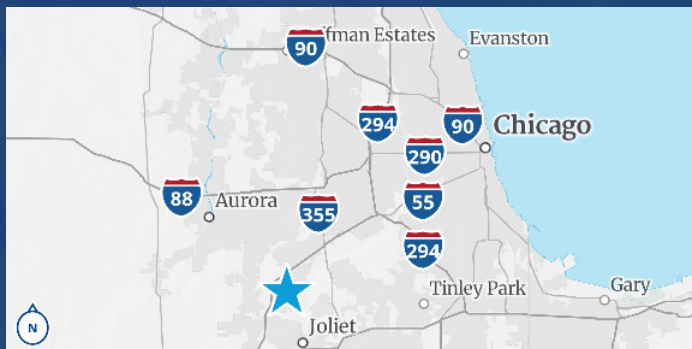
Improved operational efficiency and curb appeal with:

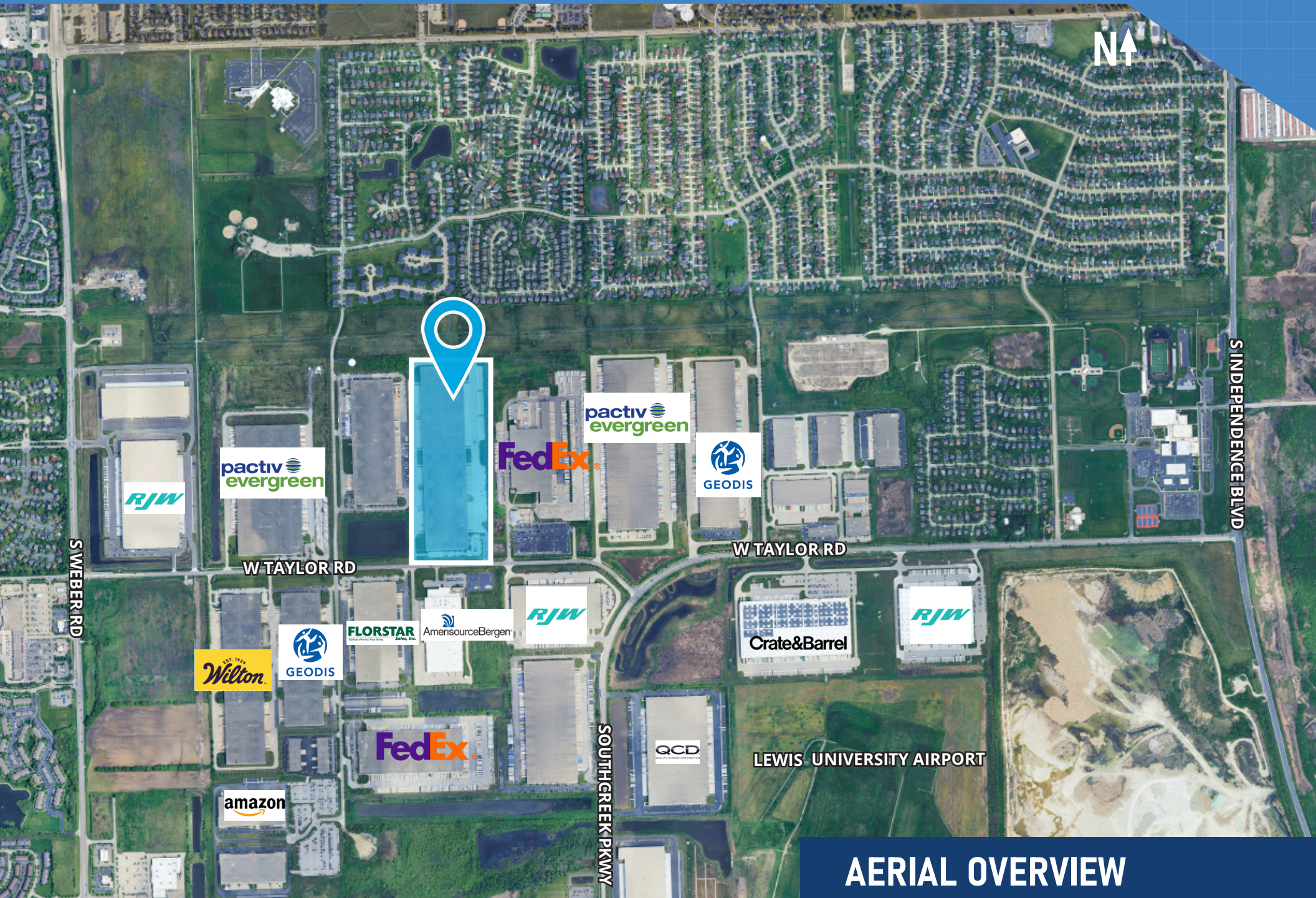
- Full asphalt mill and repave of truck court.
- Seal coat and restripe of main auto parking area.
- Exterior painting including all exterior fixtures and precast reveals.

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

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