

# FOR LEASE

## 139,636 SF

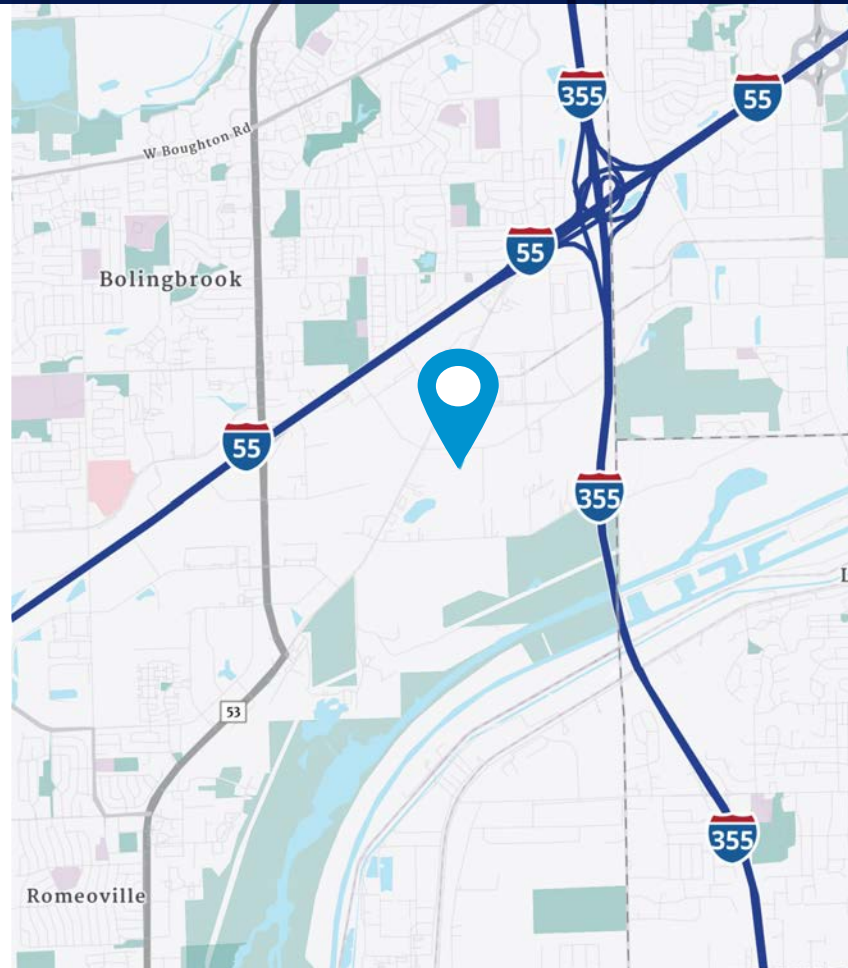
BRISTOL GROUP



## 2715 DAVEY ROAD, WOODRIDGE, IL

### PROPERTY HIGHLIGHTS

- Available Size: 139,636 SF (divisible to 35,701 SF)
- Building Size: 139,636 SF
- Site Size: 7.41 acres
- Office Size: Main: 13,400 SF; North: 6,542 SF
- Ceiling Height: 30' clear
- Loading: 14 exterior docks, 3 drive-in doors
- Sprinklers: ESFR
- Car Parking: 169 spaces
- Power: 4,500 amps, 480v - 3 phase
- Year Built: 2004
- Recently renovated with new rollup doors
- Energy efficient LED lighting
- New TPO roof overlay with a 20 year warranty
- Close proximity to I-55 at Joliet Road
- Lease Rate: Subject to Offer
- Low Will County Taxes: \$1.14/PSF (2026 Estimate)
- CAM and Insurance: \$1.18/PSF (2026 Estimate)

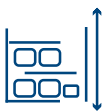
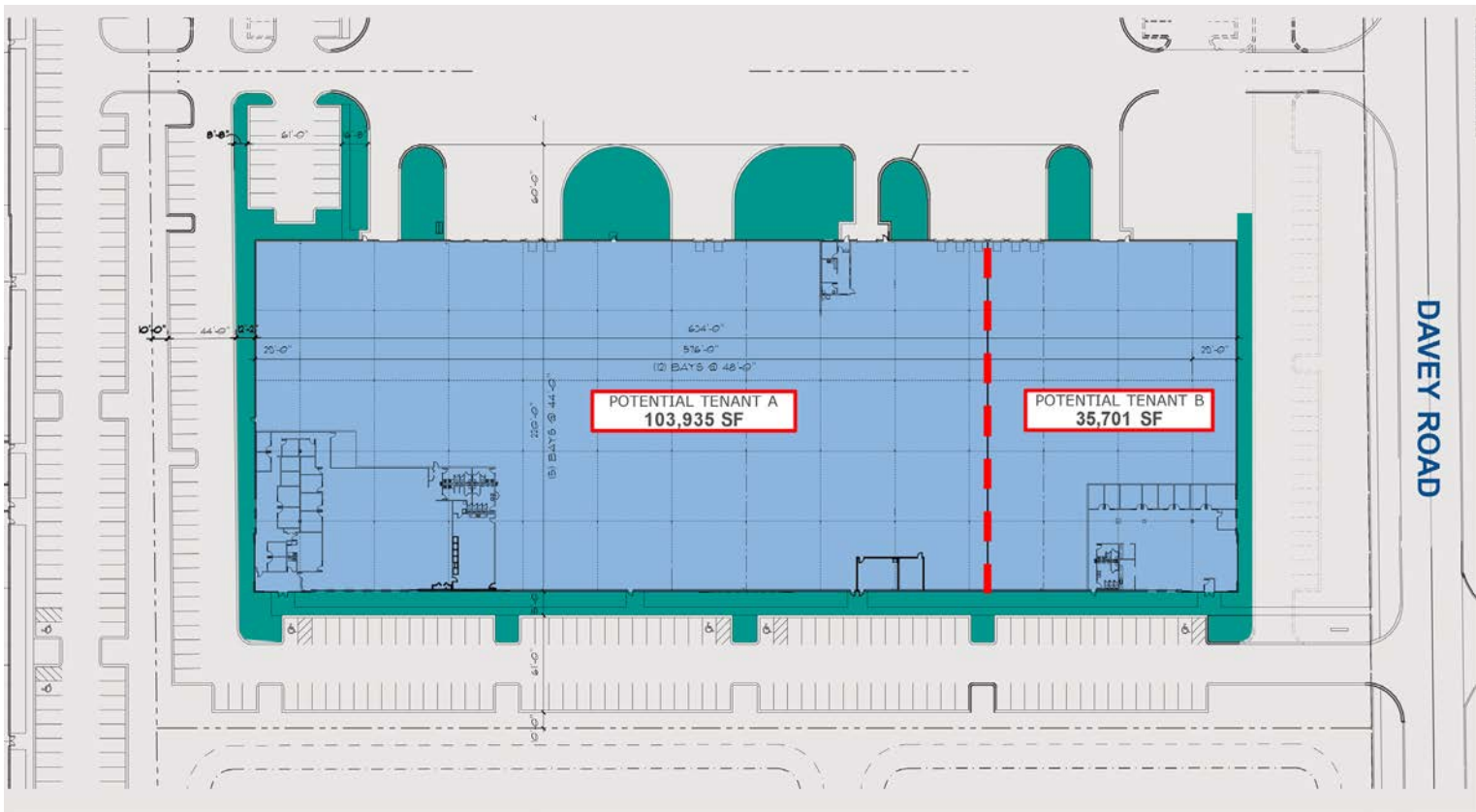


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## SITE PLAN



**30' CLEAR HEIGHT**



**169 CAR PARKING**



**13,400 SF MAIN OFFICE  
6,542 SF NORTH OFFICE**



**14 EXTERIOR DOCKS  
3 DRIVE-IN DOORS**



**4,500 AMPS, 480V, 3-PHASE**



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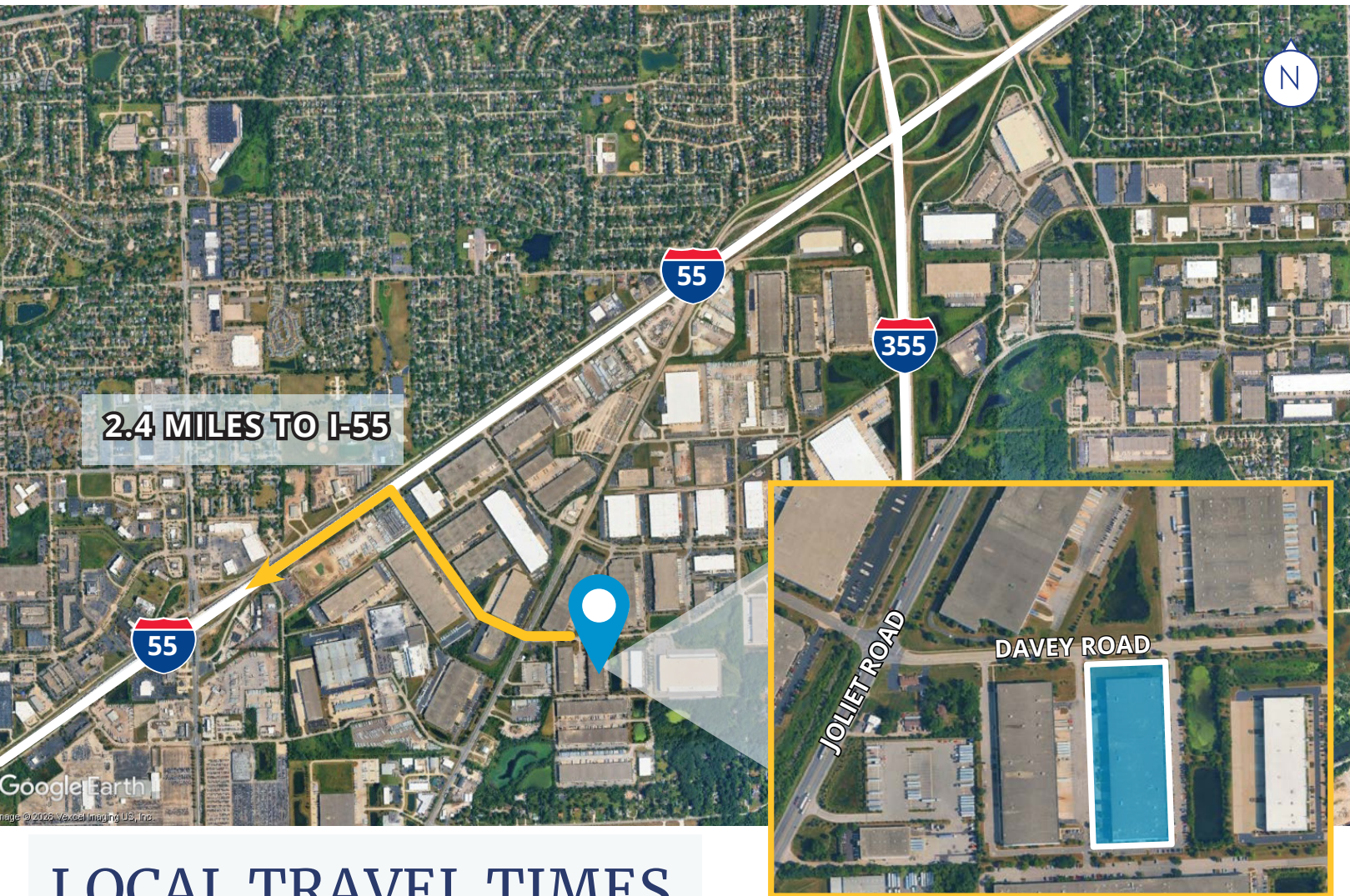
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## LOCATION



## LOCAL TRAVEL TIMES

|                  |            |            |
|------------------|------------|------------|
| I-55             | 6 minutes  | 2.4 miles  |
| I-355            | 9 minutes  | 5.4 miles  |
| I-294            | 15 minutes | 10.9 miles |
| O'HARE AIRPORT   | 27 minutes | 20 miles   |
| DOWNTOWN CHICAGO | 37 minutes | 28 miles   |
| MIDWAY AIRPORT   | 27 minutes | 20 miles   |



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## PHOTOS



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## OFFICE PHOTOS



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