

# FOR LEASE

## 1010 W. Taylor Road | Romeoville, IL

INDUSTRIAL OPPORTUNITY

824,723 SF AVAILABLE

**MOLTO**   
**PROPERTIES**

Colliers

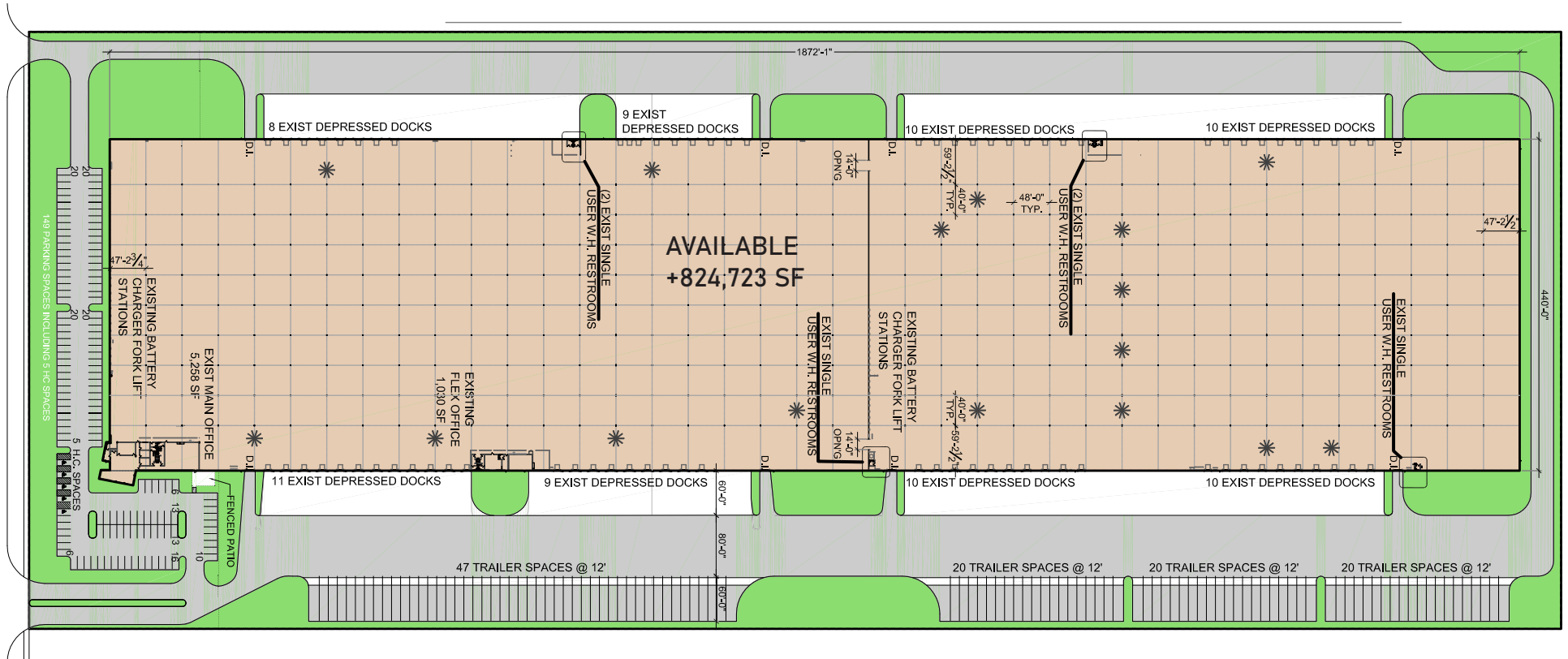


### CONTACT:

**JIM ESTUS, SIOR**  
+1 847 698 8235  
[jim.estus@colliers.com](mailto:jim.estus@colliers.com)

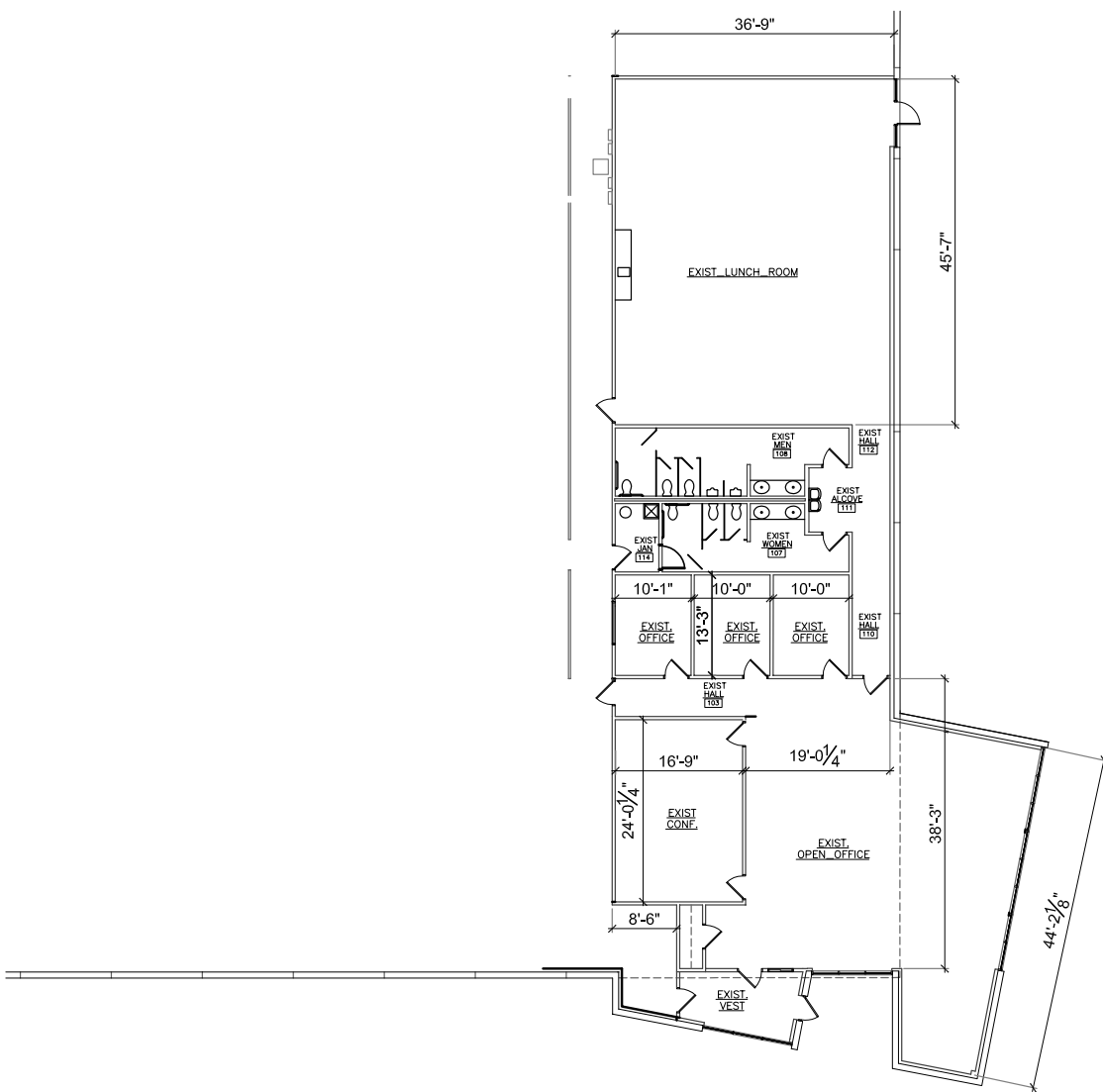
**MATTHEW STAUBER, SIOR**  
+ 847 698 8236  
[matthew.stauber@colliers.com](mailto:matthew.stauber@colliers.com)

# SITE PLAN

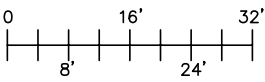


- **AVAILABLE SF:** 824,723 SF
- **MAIN OFFICE:** 5,258 SF
- **WAREHOUSE OFFICE:** 1,030 SF
- **YEAR BUILT:** 2004, expanded in 2008
- **CLEAR HEIGHT:** 30'
- **LOADING:** 77 exterior docks including 47 new positions, 8 drive-in doors
- **LIGHTING:** LED with motion sensors
- **FLOOR THICKNESS:** 7"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

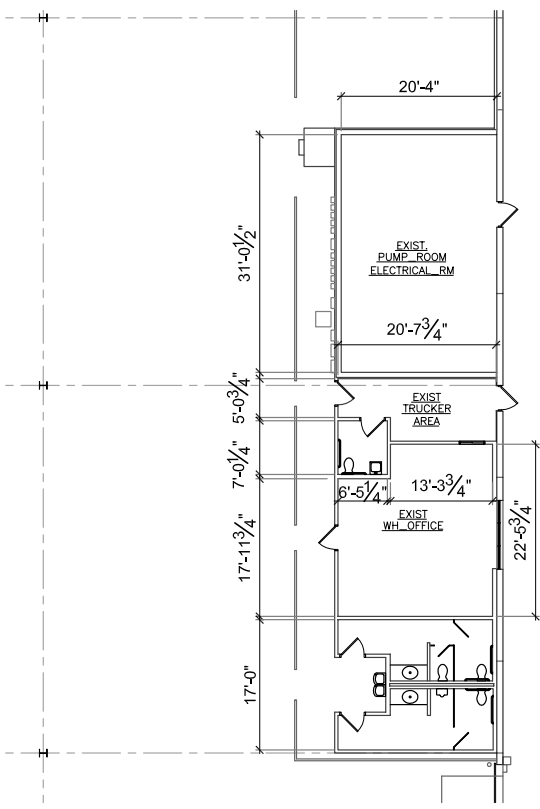
# OFFICE PLAN



EXISTING MAIN OFFICE



±5,258 SF



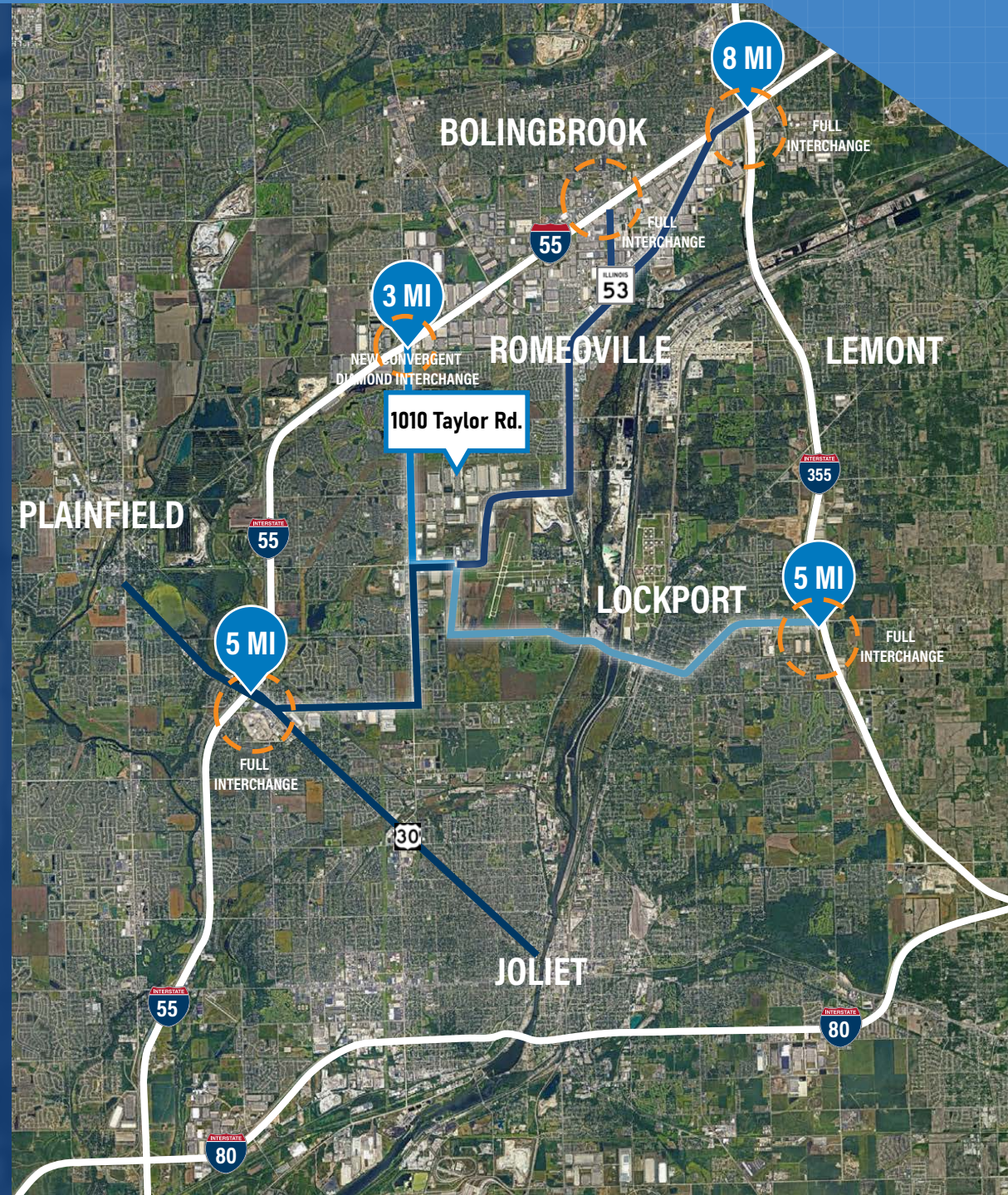
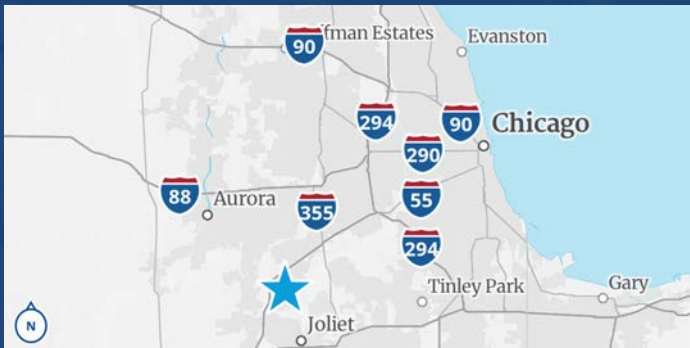
EXIST EAST WH OFFICE

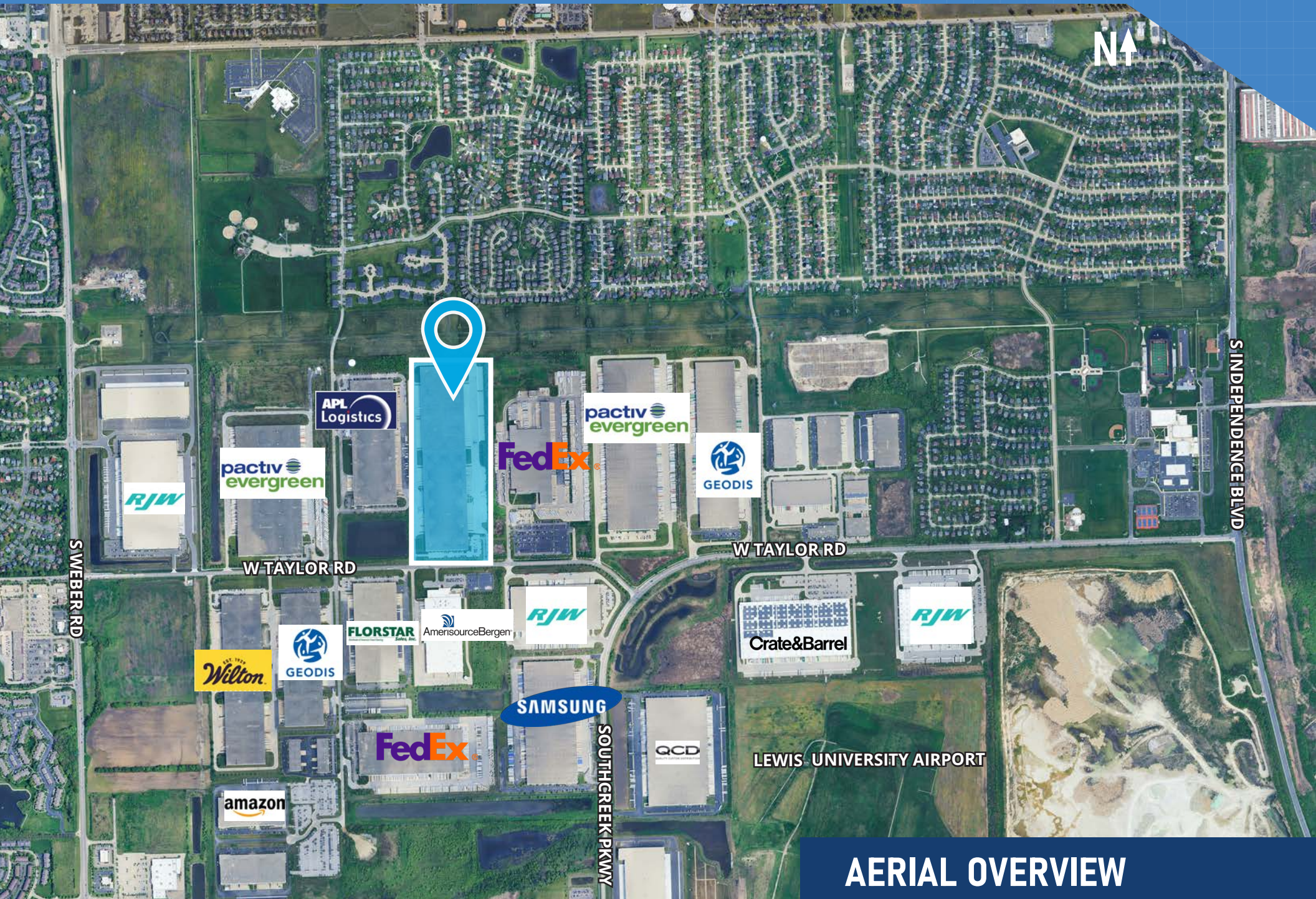
±1,030 SF

# 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, Home Depot, Crate & Barrel, Florstar, Samsung Electronics, Wilton Industries and other businesses who all benefit from Will County's low taxes.

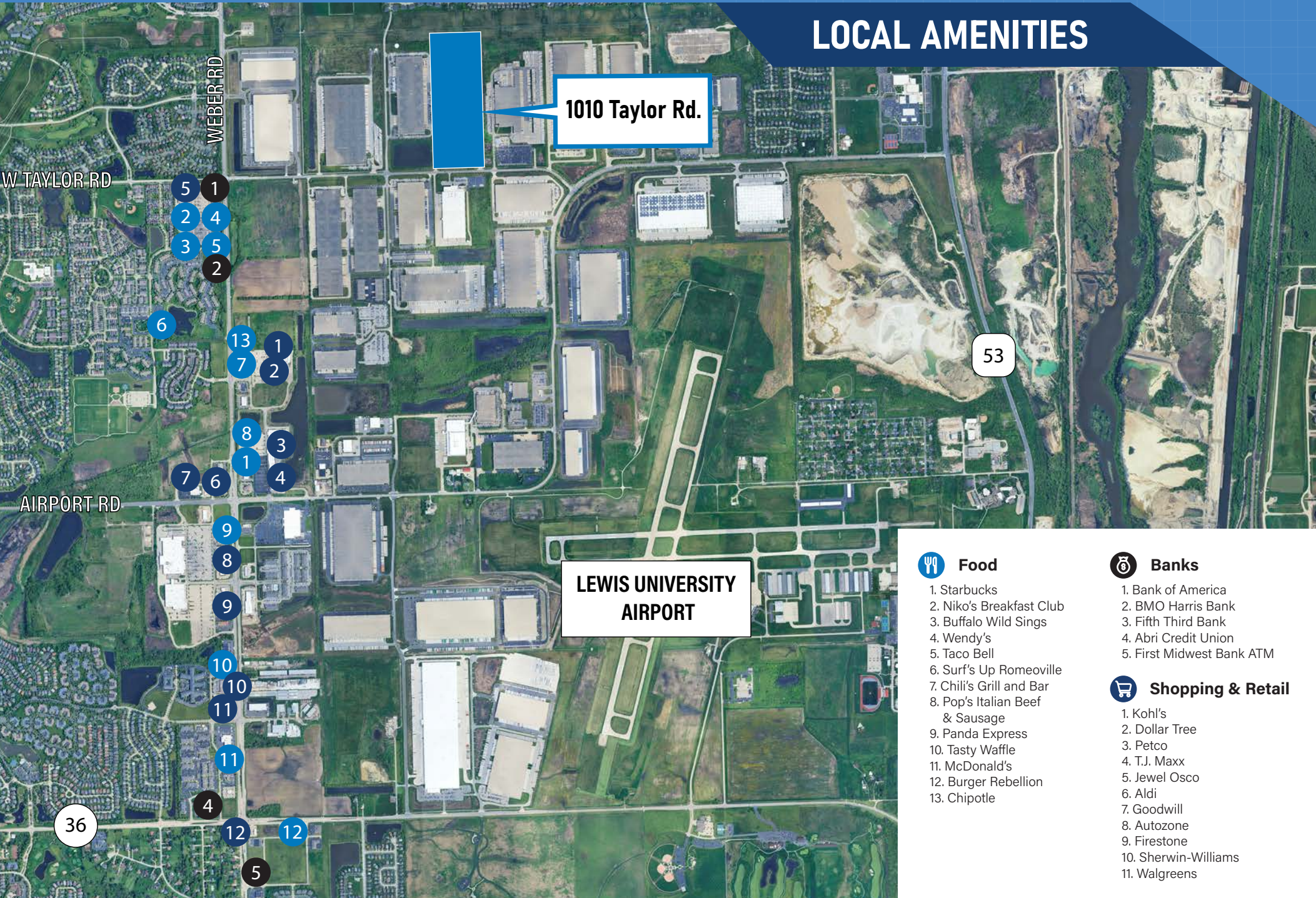
Ideal location allows delivery to  
**50%** of the US within one day





## AERIAL OVERVIEW

# LOCAL AMENITIES



1010 Taylor Rd.

LEWIS UNIVERSITY  
AIRPORT



## Food

1. Starbucks
2. Niko's Breakfast Club
3. Buffalo Wild Wings
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](mailto:jim.estus@colliers.com)

**MATTHEW STAUBER, SIOR**

+1 847 698 8236

[matthew.stauber@colliers.com](mailto: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.