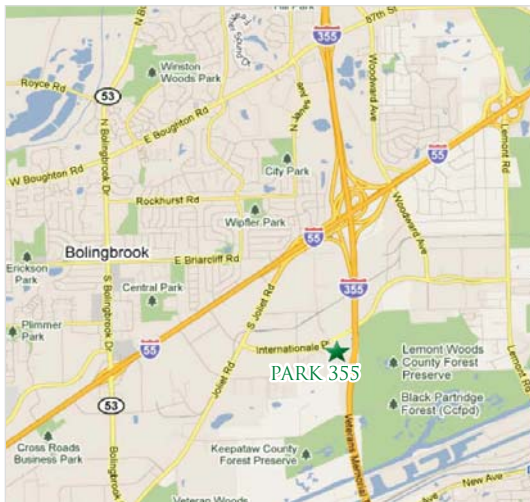


# FOR LEASE

## PARK 355 2145 INTERNATIONALE PARKWAY - WOODRIDGE, IL 9,594 - 67,184 SQUARE FEET AVAILABLE



### Highlights

- ◆ Building size: 254,453 SF
- ◆ Available for Lease: 9,594 - 67,184 SF
- ◆ Office to-suit
- ◆ 30' clear ceiling height
- ◆ ESFR sprinkler system
- ◆ Power to-suit
- ◆ Ample parking
- ◆ Trailer parking available

Park 355 is located adjacent to  
Internationale Centre.  
Frontage along I-355 extension.  
Tenants enjoy easy  
access to I-55 and I-355.  
Will County real estate taxes.

*Owned by*



**WE SUPPLY AMERICA<sup>SM</sup>**  
[industrialincome.com](http://industrialincome.com)

*Leased by*



[hsacommercial.com](http://hsacommercial.com)

For more information, contact:

Tim Thompson, SIOR at 312-683-7260 / e-mail: [tthompson@hsacommercial.com](mailto:tthompson@hsacommercial.com)

Brad Borkowski at 312-458-4330 / e-mail: [bborkowski@hsacommercial.com](mailto:bborkowski@hsacommercial.com)

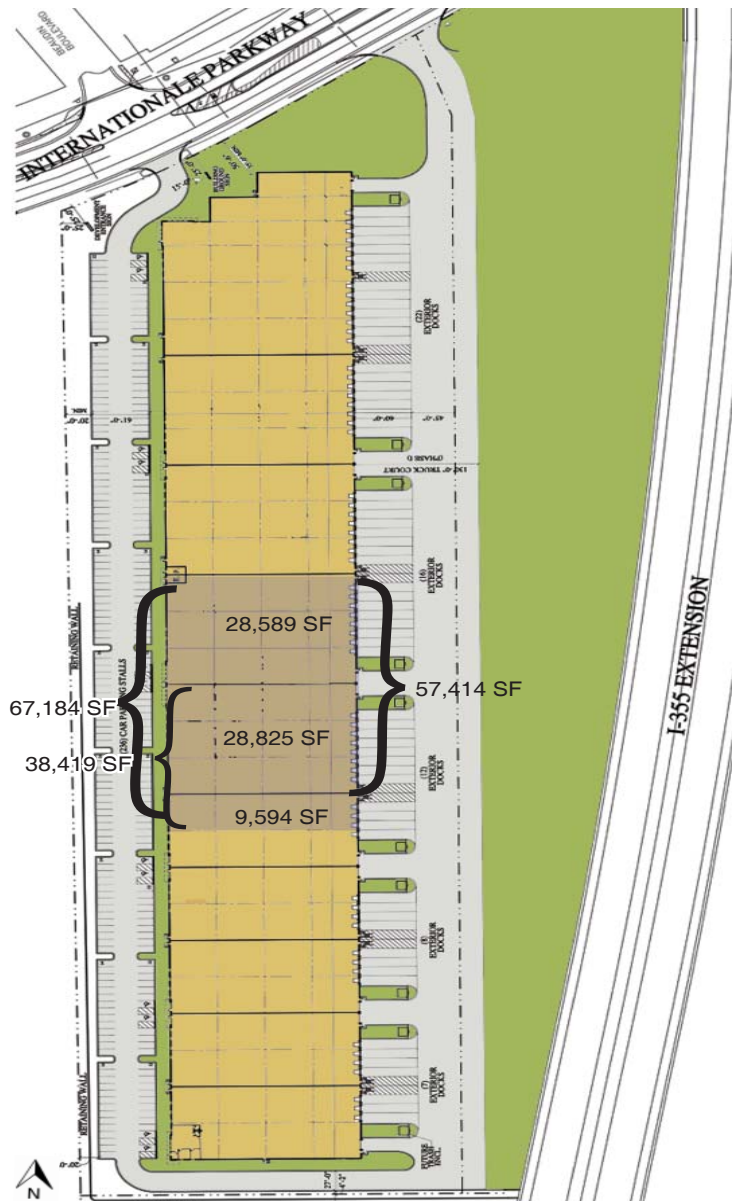
233 S. Wacker Drive, Suite 350, Chicago, IL 60606

# PARK 355

## 2145 INTERNATIONALE PARKWAY - WOODRIDGE, IL

### 9,594 - 67,184 SQUARE FEET AVAILABLE

Available	67,184 sf - 19 exterior docks 2 drive-in doors
	57,414 sf - 16 exterior docks 2 drive-in doors
	38,419 sf - 11 exterior docks 1 drive-in door
	28,825 sf - 8 exterior docks 1 drive-in door
	28,589 sf - 8 exterior docks 1 drive-in door
	9,594 sf - 3 exterior docks



Owned by



**WE SUPPLY AMERICA<sup>SM</sup>**  
[industrialincome.com](http://industrialincome.com)

Leased by



[hsacommercial.com](http://hsacommercial.com)

For more information, contact:

Tim Thompson, SIOR at 312-683-7260 / e-mail: [tthompson@hsacommercial.com](mailto:tthompson@hsacommercial.com)  
 Brad Borkowski at 312-458-4330 / e-mail: [bborkowski@hsacommercial.com](mailto:bborkowski@hsacommercial.com)  
 233 S. Wacker Drive, Suite 350, Chicago, IL 60606

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.



Park 355 - Phase II - Internationale Parkway & I-355 • Woodridge • IL

Park 355 - Phase II - Internationale Parkway & I-355 • Woodridge • IL

Distance From Site in Miles

- Interstate 355 - immediate access
- Interstate 55 - immediate access
- Interstate 88 - approximately 8.2 miles
- Interstate 294 - approximately 8.6 miles
- Interstate 80 - approximately 11.5 miles
- Midway Airport - approximately 15.5 miles
- O'Hare Airport - approximately 24.5 miles

Exclusive Agents

**Brad Borkowski**  
312.458.4330  
bborkowski@hsacommercial.com

**Paul Broderick**  
312.683.7257  
pbroderick@hsacommercial.com

**Tim Thompson, SIOR**  
312.683.7260  
tthompson@hsacommercial.com



Highlights

- Park 355 is located on the southwest quadrant of Internationale Parkway along the new I-355 extension. The 37 acre development will comprise of two buildings.
- Phase I features 13.1 acres and consists of a 254,453 square foot facility with a total of 67,184 square feet available, divisible to 9,594 | 28,589 | 28,825 | 38,419 and 57,414 square feet.
- Phase II features 19.17 acres available for build-to-suit up to 371,170 square feet.
- Park 355 offers high visibility from the new I-355 extension.
- Easy access to I-55 and I-355.
- Low Will County real estate taxes.
- Offices to-suit.
- Trailer parking available.
- Adjacent to the prestigious Internationale Centre business park.

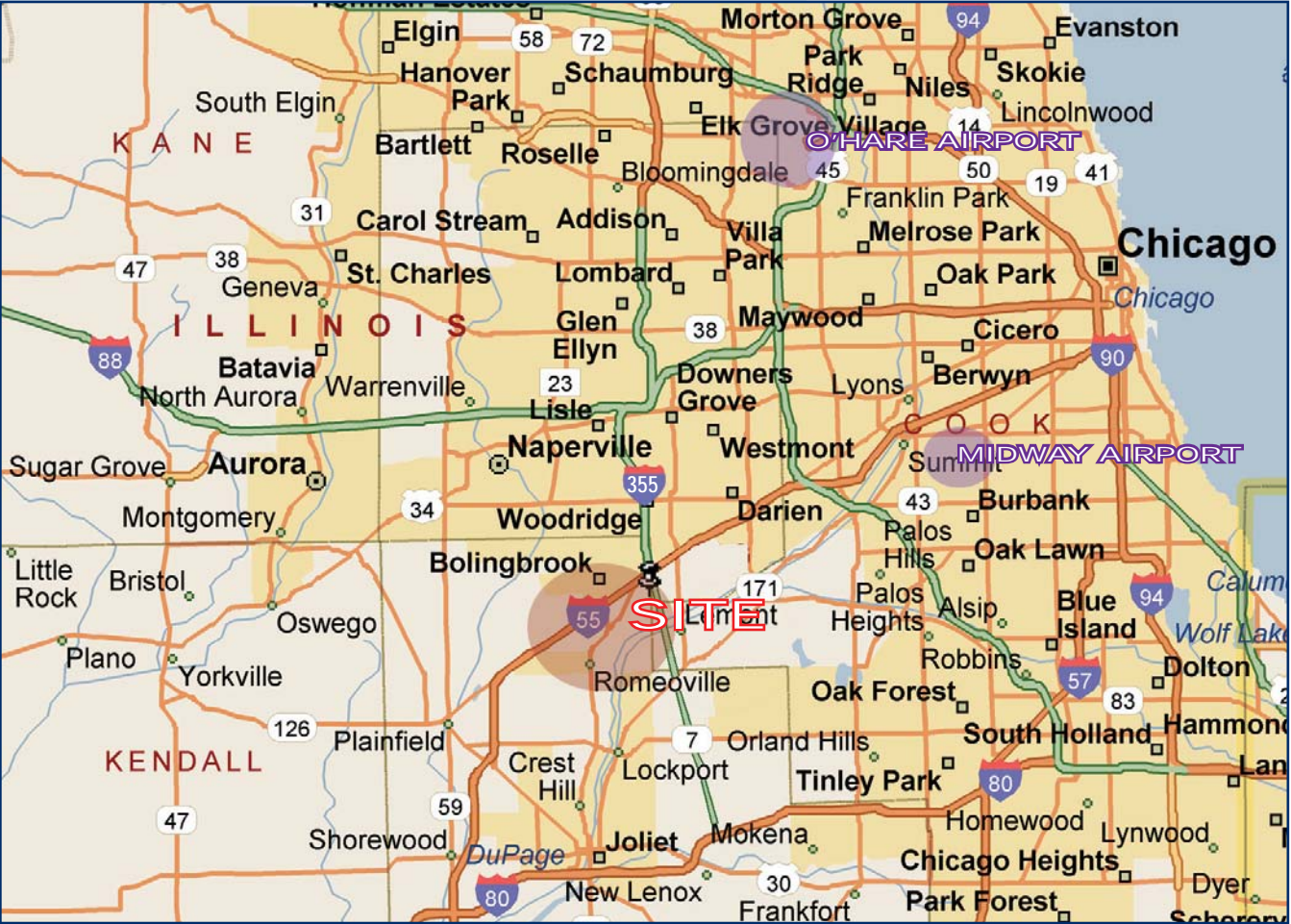


Exclusive Agents

**Brad Borkowski**  
312.458.4330  
bborkowski@hsacommercial.com

**Paul Broderick**  
312.683.7257  
pbroderick@hsacommercial.com

**Tim Thompson, SIOR**  
312.683.7260  
tthompson@hsacommercial.com



INDUSTRIAL



Park 355 - Phase II - Internationale Parkway & I-355 • Woodridge • IL

Park 355 - Phase II - Internationale Parkway & I-355 • Woodridge • IL

Building Specifications

Building Size	371,170 sf
Divisible to	15,000 sf
Office	To-Suit
Ceiling Height	30' clear ceiling
Sprinkler	ESFR
Loading	41 exterior, expandable 2 drive-in doors, expandable
Power	To-Suit
Parking	324 car parking
Trailing Parking	65 trailer positions

