

FOR LEASE/SALE

New High Cube Distribution

Bluff Point III
Bluff Point Business Park
Bluff & Joliet Roads - Romeoville, Illinois

- Size:** 506,777 SF divisible to 250,000 SF
- Office Area:** 3% to suit
- Ceiling Height:** 32'
- Truck Loading:** Eighty (80) 9' X 10' exterior docks (expandable) with 40,000 lb levelers
- 4 drive-in-doors
 - Cross dock loading
 - 135' truck maneuvering area
 - 48 trailer stalls (expandable to 120)
- Bay Size:** 50' x 50'
60' staging bay
- Heat:** Positive pressure air rotation units
- Power:** To suit
- Sprinklers:** NFPA Class III ESFR system
- Parking:** 66 cars (expandable to 215 cars)
- Land Area:** 28.54 acres
- Possession:** 4Q 2008
- Price:** Lease: \$3.95
Sale: STO
- Comments:**
- Located at Joliet and Bluff Roads with multiple access to I-55
 - Additional trailer stalls available

FOR FURTHER INFORMATION, PLEASE CONTACT:

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