



THE ONLY
± 1MSF

existing building in
the market today

901 CARLOW DRIVE

997,802 SF CLASS A WAREHOUSE SPACE
BOLINGBROOK, IL | AVAILABLE OCTOBER 2021



PROPERTY HIGHLIGHTS



**CLICK
HERE**
FOR VIDEO

997,802 SF

AVAILABLE OCTOBER 1, 2021

FENCED & SECURED

YARD WITH GUARD SHACK

FOOD GRADE

FACILITY

48.91

ACRE SITE

100%

AIR CONDITIONED FACILITY (68° F)

20K AMP POWER

3 SEPARATE SUBSTATIONS

BUILDING SPECIFICATIONS



SITE AREA	48.91 acres	WAREHOUSE OFFICE	1,390 SF	SPRINKLERS	ESFR
TOTAL AVAILABLE	997,802 SF*	TRAILER PARKING	149 stalls* (potential for up to 376)	NEW ROOF	2019
NORTH OFFICE	12,590 SF	CAR PARKING	504 spaces*	DRIVE-IN DOORS	4 doors
SOUTH OFFICE	9,444 SF	CLEAR HEIGHT	30'	EXTERIOR DOCKS	237 docks*

*The existing 88,291 SF pack center (visible on site plan) can be removed, providing a future facility configuration that would increase the warehouse square footage, total number of exterior docks and total number of trailer stalls while reducing the overall car parking count. Future facility configuration layouts are available upon request.

BOLINGBROOK DEMOGRAPHICS



KEY FACTS



9,643,624
POPULATION



\$67,062
MEDIAN
HOUSEHOLD INCOME



11.2%
PROJECTED
INCOME GROWTH

EMPLOYMENT



5,135,018
LABOR FORCE



8.1%
UNEMPLOYMENT

EDUCATION



21%
HIGH SCHOOL
GRADUATE



23%
BACHELOR'S DEGREE



20%
SOME COLLEGE



10%
GRADUATE OR
PROFESSIONAL DEGREE

LOCATION AND ACCESS





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Video can be viewed at: vimeo.com/612168123

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