

## ILLINOIS TOLLWAY EXCESS PROPERTY FOR SALE

Sealed bids for the public sale of ILLINOIS STATE TOLL HIGHWAY owned excess property will be received by THE ILLINOIS TOLLWAY until 10:30 A.M. on **Monday, July 12, 2021** at 2700 Ogden Avenue, Downers Grove, Illinois 60515-1703.

Tollway Parcel Number NS-700-19-001.EX

PIN: 28-02-13-403-004 (Will County)

Common Description: Approximately 418,000 square feet (9.59+/- Acres) located at 2379 Davey Road, Woodridge, IL 60517

Improvements: "AS-IS" Industrial Building consisting of:

<b>Building Size:</b>	124,740 SF (198' x 630')
<b>Site Size:</b>	9.62 acres
<b>Office Size:</b>	To suit
<b>Ceiling Height:</b>	32' clear
<b>Roof:</b>	45-mil EPDM with double layer insulation
<b>Lighting:</b>	LED 30-foot-candles
<b>Loading Docks:</b>	18 exterior docks (expandable by 22 docks for a total of 40 exterior docks)
<b>Drive-in Doors:</b>	2 (12' x 14')
<b>Trailer Parking:</b>	22 spaces
<b>Car Parking:</b>	149 spaces
<b>Floor Slab:</b>	7" unreinforced
<b>Column Spacing:</b>	52' x 46'   60' speed bay
<b>Sprinkler System:</b>	ESFR
<b>Electrical Service:</b>	2,400 amps   480 volt   3 phase
<b>Comments:</b>	<ul style="list-style-type: none"><li>▪ Ideal for warehouse/distribution</li><li>▪ Excellent I-55 and I-355 access</li><li>▪ Will County, Illinois</li></ul>

No representations are made as to zoning, fitness or condition for Bidder's purpose  
Minimum Bid: \$13,600,000.00

**Opportunities to view property will be held on May 17, 2021, May 26, 2021 and June 4, 2021 between 10 a.m. - 3 pm.**

Contact: [Tollwayproperty@getipass.com](mailto:Tollwayproperty@getipass.com) for bid package.