

Newly Available! Prime I-55 Distribution Facility Windham Industrial Center VI | Romeoville, IL

453,568 SF – AVAILABLE FOR LEASE



**1120-1140 Remington Blvd.
Romeoville, Illinois**

- 121 exterior dock doors across three sides of the building
- Fenced and secured truck court with electric gates and guardhouse
- Easy access to I-55 via the nearby full interchange at Weber Road

jccwic6.com



COLLIERS | CHICAGO

David Bercu, SIOR

Principal

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Charles Canale

Senior Vice President

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For more information,
please contact:

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Owned by:



JAMES CAMPBELL
COMPANY

Colliers

No warranty or representation is made to the accuracy of this information.
It is believed to be accurate but is not warranted.



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COMPANY

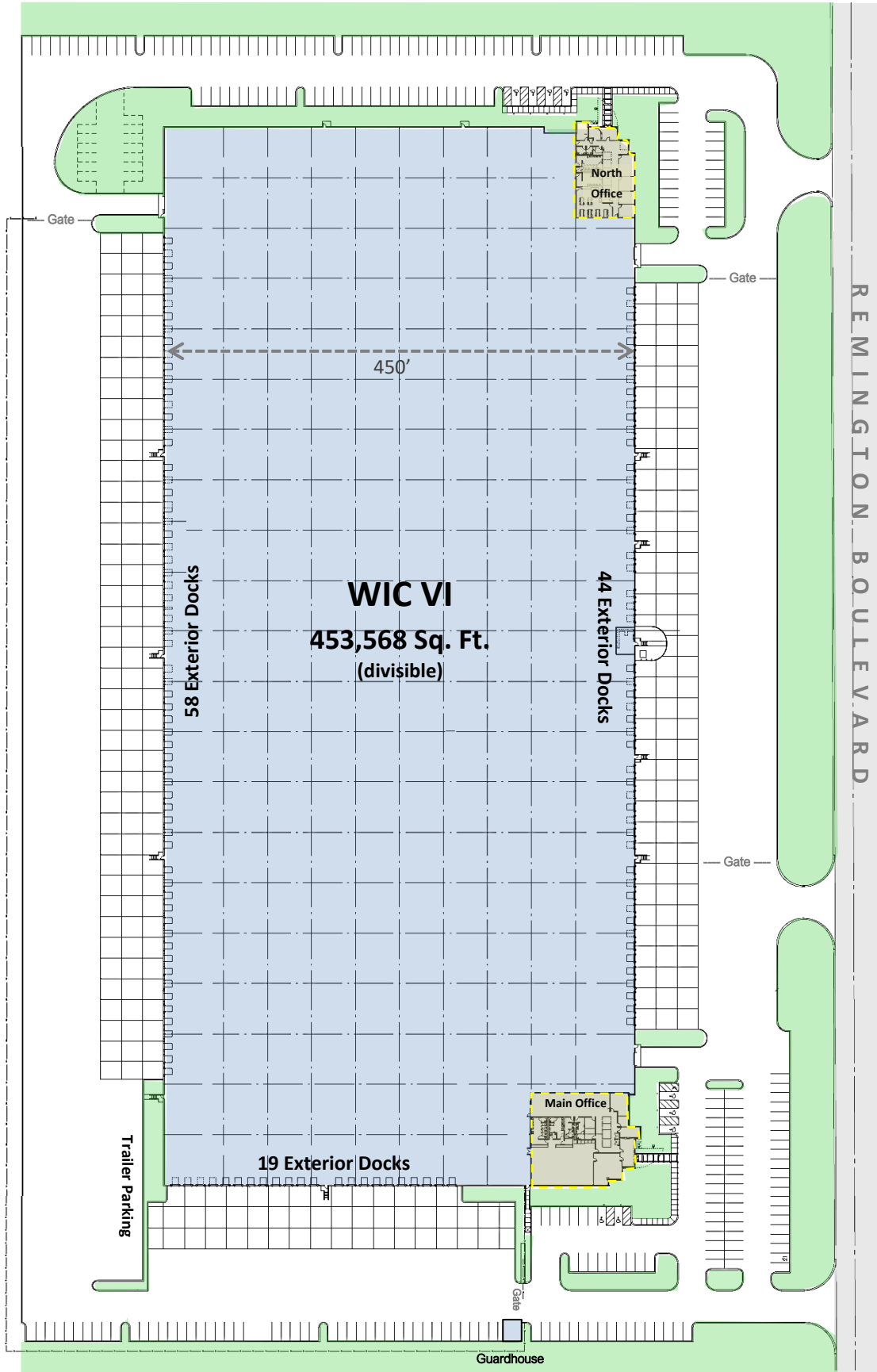
Building Size:	453,568 Sq. Ft. (divisible)
Land Site:	23.5 acres
Office Space:	Main Office Area: ±8,200 Sq. Ft. North Office Area: ±4,600 Sq. Ft.
Ceiling Height:	30' clear
Loading:	121 exterior docks (docks on 3-sides of building) 3 drive-in doors
Sprinklers:	ESFR System
Lighting:	New, high-output LED fixtures (2025) Warehouse is very bright with white walls & ceiling - clerestory windows throughout
Warehouse HVAC:	<ul style="list-style-type: none">Positive-pressure, makeup-air systemLarge ceiling-mounted fans throughoutRadiant heat in dock door areas
Power:	2,000 amps @ 480 volts (3-phase)
Bay Spacing:	42' x 48' (56' staging bays) 450' depth
Parking:	213 cars (expandable to 260+) 28 trailers (expandable)
Construction:	Precast concrete panels – built in 2002
R.E. Taxes:	\$1.14 PSF (2024)
CAM & Insurance:	\$0.55 PSF (estimated)
Lease Rate:	Subject to offer
Possession:	Immediate
Amenities:	<ul style="list-style-type: none">Fully-docked on 3-sides of the building; ideal for fulfillment distribution usesFenced and secured truck loading & parking areas with electric gates and a guard houseEasy access to I-55 via the nearby full interchange at Weber RoadLow property taxes and operating costsVisit the property website at JCCWIC6.com

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SITE PLAN

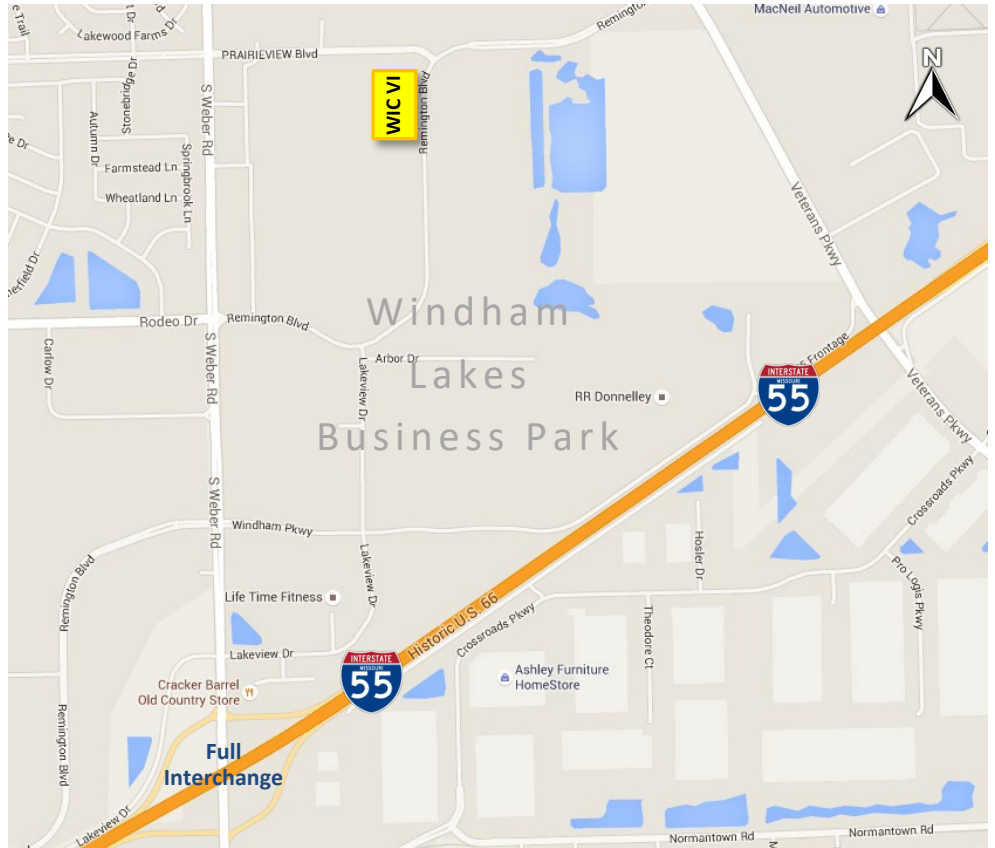


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LOCATOR MAP WINDHAM INDUSTRIAL CENTER VI



AERIAL WINDHAM LAKES BUSINESS PARK



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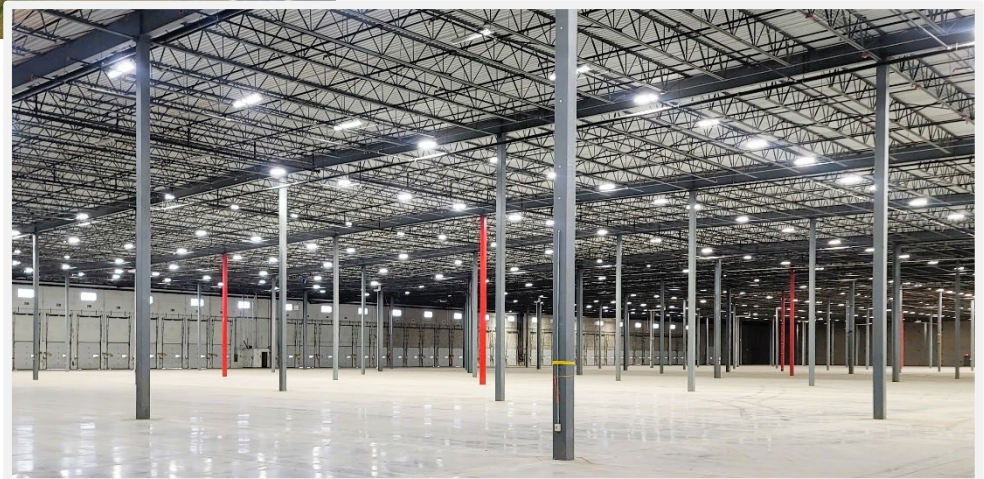
BUILDING PHOTOS

WINDHAM INDUSTRIAL CENTER VI



- Located in the prestigious **Windham Lakes Business Center**
- Fully-docked on 3-sides of the building; ideal for retail or ecommerce distribution uses
- Fenced and secured truck loading & parking areas with electric gates and a guard house
- Forklift battery charging stations and battery transfer station in place

- New LED lights installed throughout the building in 2025
- Easy access to I-55 via a full interchange at nearby Weber Rd.
- Very low property taxes and operating expenses
- Visit the property website at JCCWIC6.com



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BUILDING AERIAL – WIC VI

