

SEC 1-355 & BOUGHTON ROAD, BOLINGBROOK, ILLINOIS

# 2-9 Buildable Acres For Sale



**Perry Higa**  
630 693 0684  
phiga@hiffman.com

# SEC I-355 & BOUGHTON ROAD, BOLINGBROOK, ILLINOIS

## 2-9 Buildable Acres For Sale



**PROJECT DATA:**

<b>SITE 1 AREA:</b>	
GROSS:	5.04 AC
<b>BUILDING FOOTPRINT:</b>	
219,506 SF	
<b>BUILDING USE:</b>	
WAREHOUSE	92,081 SF
OFFICE @ 2%	1,879 SF
<b>COVERAGE:</b>	
GROSS:	43%
<b>PARKING REQUIRED:</b>	
WAREHOUSE 1/1500 SF	61 STALLS
OFFICE 1/300 SF	6 STALLS
TOTAL	68 STALLS
<b>PARKING PROVIDED:</b>	
AUTO:	69 STALLS
REQ. ACCESSIBLE	@0.73/1000 SF
	3 STALLS
<b>TRUCK DOCKS:</b>	
▲ DOCK-HIGH DOORS	8
○ GRADE-LEVEL DOORS	2

<b>SITE 2 AREA:</b>	
GROSS:	4.26 AC
<b>BUILDING FOOTPRINT:</b>	
185,465 SF	
<b>BUILDING USE:</b>	
DRIVE-THRU	4,048 SF
RETAIL 1	7,679 SF
RETAIL 2	14,664 SF
TOTAL FOOTPRINT:	26,391 SF
<b>BUILDING USE:</b>	
RETAIL	22,343 SF
DRIVE-THRU	4,048 SF
<b>COVERAGE:</b>	
GROSS:	14%
<b>PARKING REQUIRED:</b>	
RETAIL 1/200 SF	112 STALLS
DRIVE-THRU 1/150 SF	27 STALLS
TOTAL	139 STALLS
<b>PARKING PROVIDED:</b>	
AUTO:	232 STALLS
REQ. ACCESSIBLE	@8.79/1000 SF
	7 STALLS

**DEVELOPMENT STANDARDS:**

ZONING:	B-2
MAX. F.A.R.:	0.35
MAX. COVERAGE:	35%
MAX. HEIGHT:	40 FT
<b>BUILDING SETBACKS:</b>	
FRONT:	30 FT
SIDE:	10 FT
REAR:	20 FT
<b>LANDSCAPE SETBACKS:</b>	
FRONT:	30 FT
SIDE:	10 FT
REAR:	10 FT
<b>LANDSCAPE REQ.:</b>	
OFF-STREET PARKING:	
STANDARD:	9X19
COMPACT %:	
DRIVE AISLE:	24 FT
FIRE LANE:	
OVERHANG:	9 FT
TREE WELL:	

REQ. PARKING RATIO BY USE:  
 WAREHOUSE: N/A  
 OFFICE: N/A  
 RETAIL: 1/200 SF  
 DRIVE-THRU: 1/150 SF

NOTES:  
 1. Plus 1 per employee on duty, no less than 10 spaces.  
 2. 1.5 for every 100 stalls.

**DEVELOPMENT STANDARDS:**

ZONING:	I-1
MAX. F.A.R.:	0.50
MAX. COVERAGE:	80%
MAX. HEIGHT:	42 FT
<b>BUILDING SETBACKS:</b>	
FRONT:	35 FT
SIDE:	25 FT
REAR:	25 FT
<b>LANDSCAPE SETBACKS:</b>	
FRONT:	35 FT
SIDE:	10 FT
REAR:	10 FT
<b>LANDSCAPE REQ.:</b>	
OFF-STREET PARKING:	
STANDARD:	9X19
COMPACT %:	
DRIVE AISLE:	24 FT
FIRE LANE:	
OVERHANG:	9 FT
TREE WELL:	

REQ. PARKING RATIO BY USE:  
 WAREHOUSE: N/A  
 OFFICE: N/A  
 RETAIL: 1/200 SF  
 DRIVE-THRU: 1/150 SF

NOTES:  
 1. Plus 1 per employee on duty, no less than 10 spaces.  
 2. 1.5 for every 100 stalls.

### Conceptual Siteplan

East Boughton Road  
 Woodridge, IL 60517



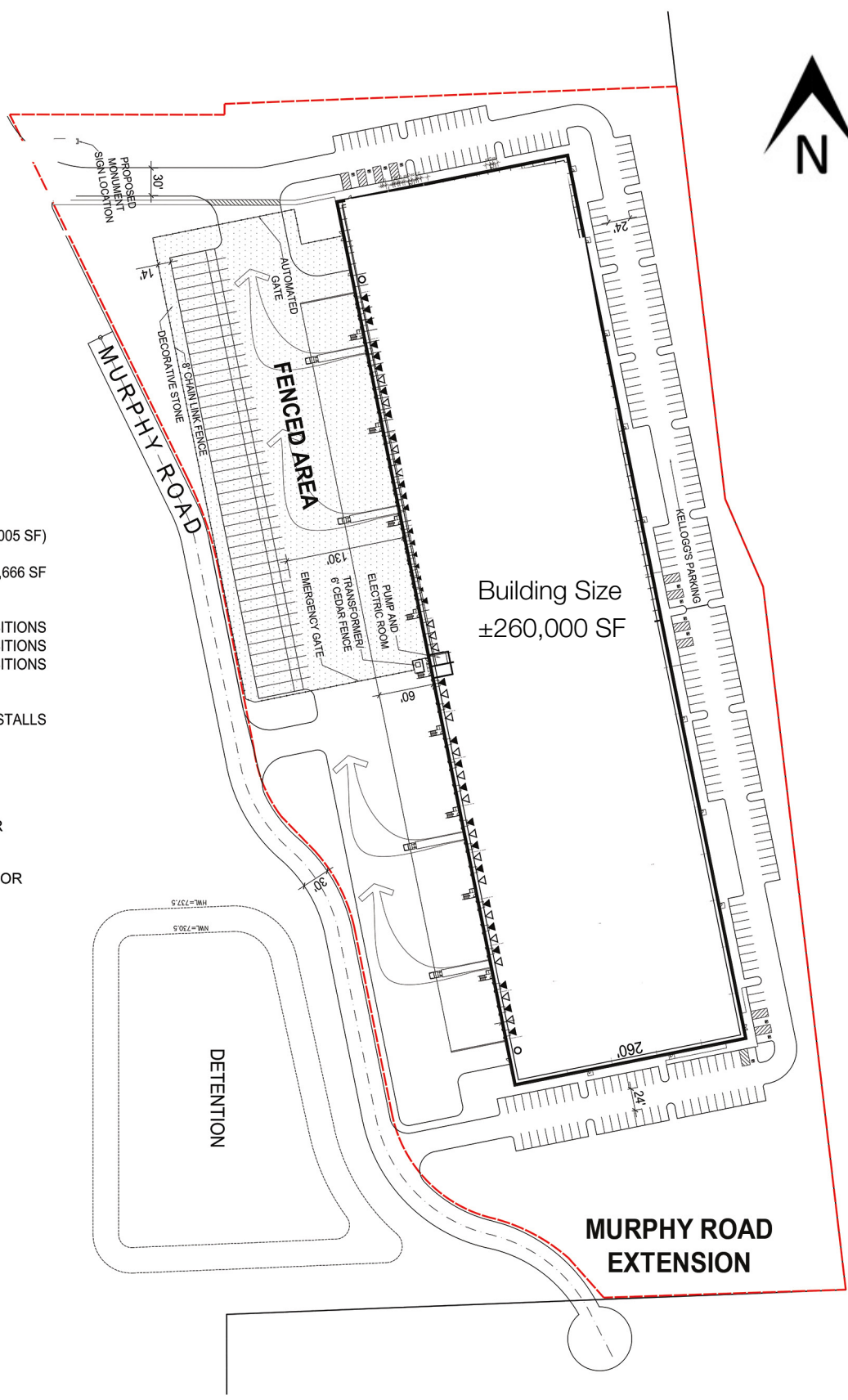
### Conceptual Siteplan

**PROJECT DATA:**

SITE AREA:	16.71 AC (728,005 SF)
AVAILABLE AREA:	121,666 SF
AVAILABLE :	
DOCK DOORS:	14 POSITIONS
FUTURE DOCKS:	13 POSITIONS
DRIVE-IN DOORS:	1 POSITIONS
<b>PARKING:</b>	
AUTO:	125 STALLS

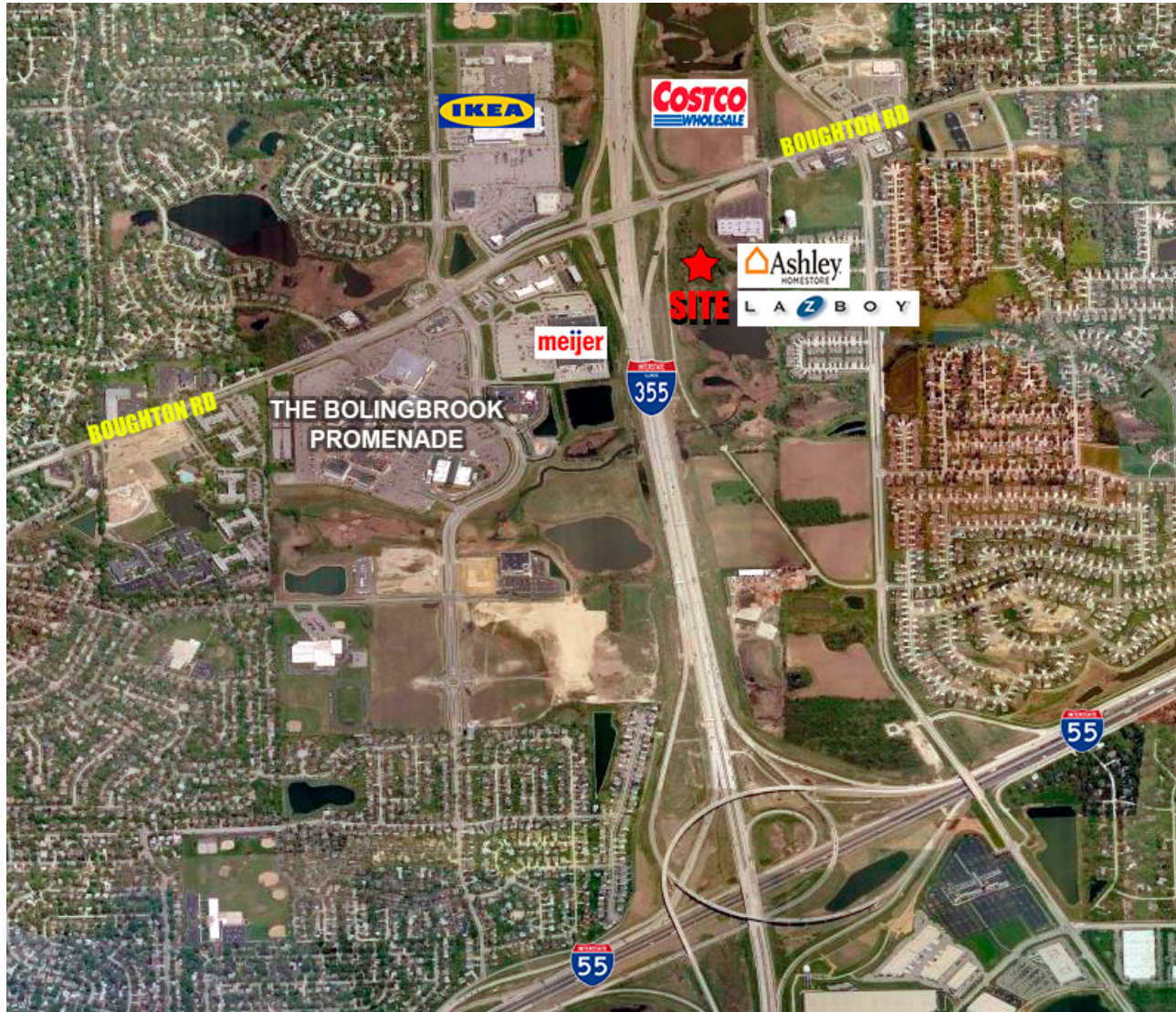
**SITE LEGEND:**

- ◀ DOCK HIGH TRUCK DOOR
- ◁ FUTURE DOCK DOOR
- GRADE LEVEL TRUCK DOOR



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## PROPERTY DETAILS

- ±2-9 Buildable Acres For Sale
- Frontage on Boughton Road, with potential access from both Boughton and from Murphy Road to Woodward Avenue
- Easily visible from I-355
- B2 Zoning - Community Retail District
- Near the 750,000 SF open-air shopping center - The Promenade Bolingbrook
- Adjacent to the full I-355 and Boughton Road Interchange
- High daily traffic counts on Boughton Road (26,900 ADT) and I-355 (123,900 ADT)

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