



ROMEOVILLE GATEWAY

351,870 SF

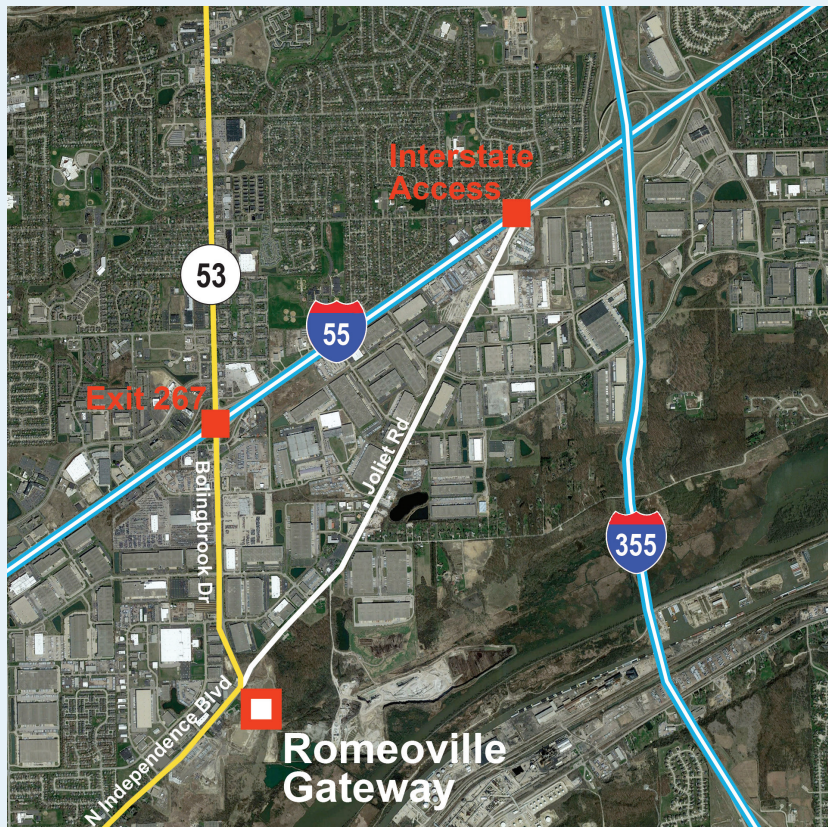
1301 N. Abbott Road, Romeoville, IL

351,870 available square feet

TOTAL BUILDING: 351,870 SF (divisible)

OFFICE AREA: Build-to-suit

CLEAR HEIGHT: 36'

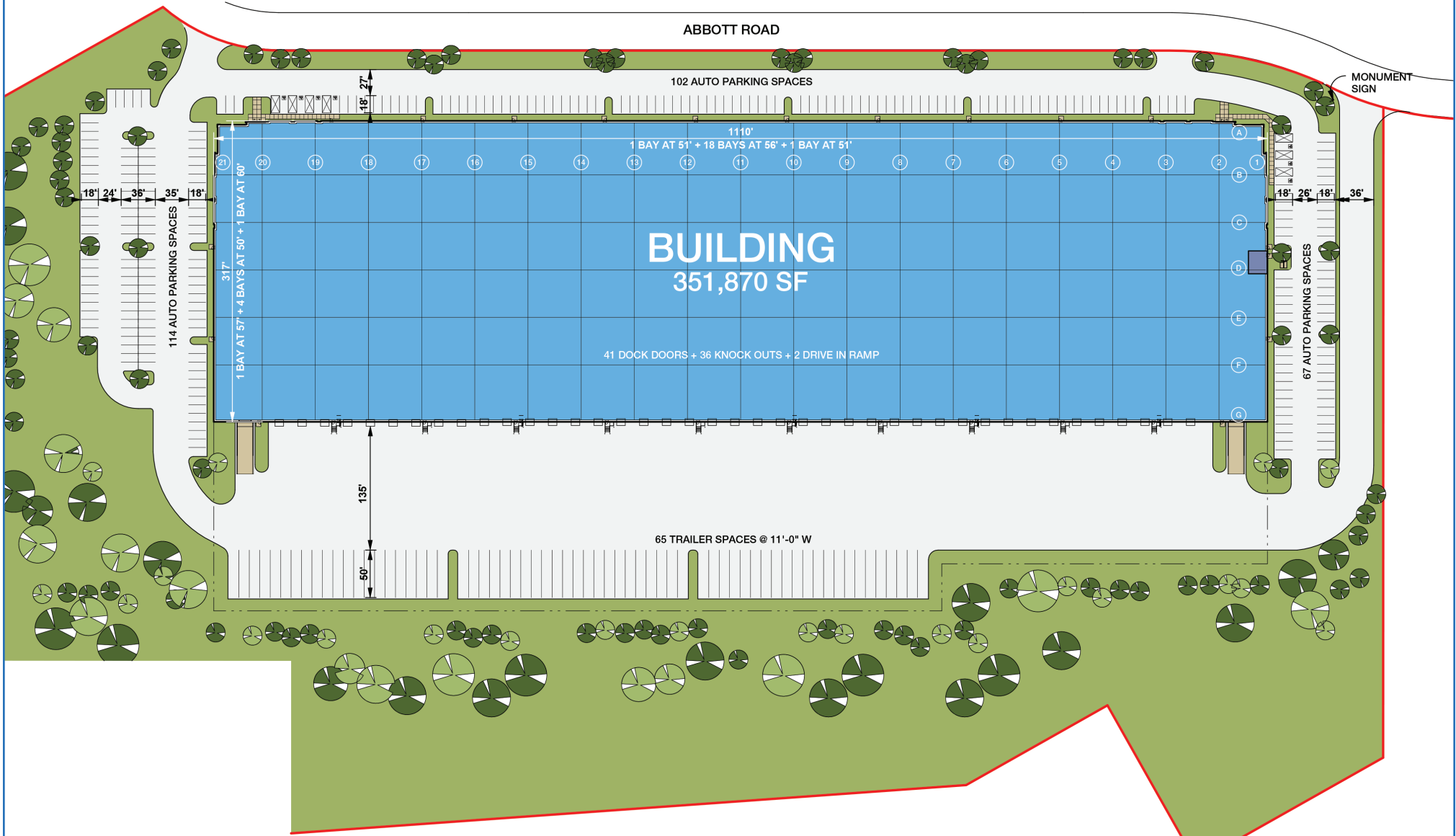


New Construction Available Q1 2021

DOCKS:	41 (expandable to 77)
AUTO PARKING:	285 spaces + expandable with adjacent site
TRAILER PARKING:	65 stalls + potential for over 1,000 additional stalls
FLOOR SYSTEM:	Ductilcrete™
ROOF SYSTEM:	EPDM Ballasted (R30 Factor)
SPEED BAYS:	57' x 56'
FIRE SPRINKLER:	ESFR
POWER:	4,000 amps 277/480 volt 3-phase



ROMEOVILLE GATEWAY





Sustainability Matters

At IDI Logistics, we proudly design and develop our buildings to help save our customers money and contribute to a healthier planet. Romeoville Gateway will feature:

- ▶ R-30 roof
- ▶ LED warehouse lighting with motion sensors
- ▶ Ductilcrete™ floor with burnished finish
- ▶ Naturalized vegetation
- ▶ Dark-Sky compliant exterior lighting
- ▶ Skylights and clerestory windows
- ▶ White roof deck and white interior walls

ABOUT IDI LOGISTICS

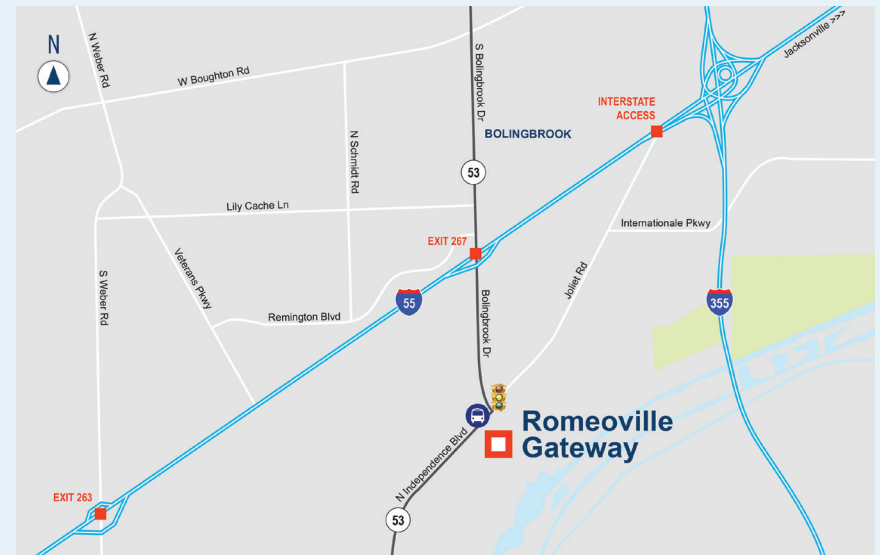
IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

Class A Development with Easy Access to Major Highways and Public Transportation

Access to:

- I-55 via Rt. 53 (1.2 miles)
- I-55 via Joliet Rd. (2.5 miles)
- Bus Route Line
- Stoplight Controlled Intersection
- 20 miles to Chicago



Call us today for the latest listing information.



Commercial Real Estate Services, Worldwide.

Dan Leahy

+1.630.691.0604

dleahy@hiffman.com

Adam Roth, CCIM, SIOR

+1.630.691.0607

aroth@hiffman.com

Packy Doyle

+1.630.691.0601

pdoyle@hiffman.com

Kevin D. Cooney

+1.630.691.0640

kcooney@hiffman.com

Scott Gibbel

+1.630.919.1042

scott.gibbel@idilogistics.com

www.idilogistics.com

