

ROMEOVILLE GATEWAY

AVAILABLE
Q4 2026

FOR LEASE | 351,870 SF AVAILABLE

1301 N. Abbott Road, Romeoville, IL 60446



- Easy access to major highways and public transportation
- In the heart of the I-55 business corridor
- Stop-light-controlled ingress/egress

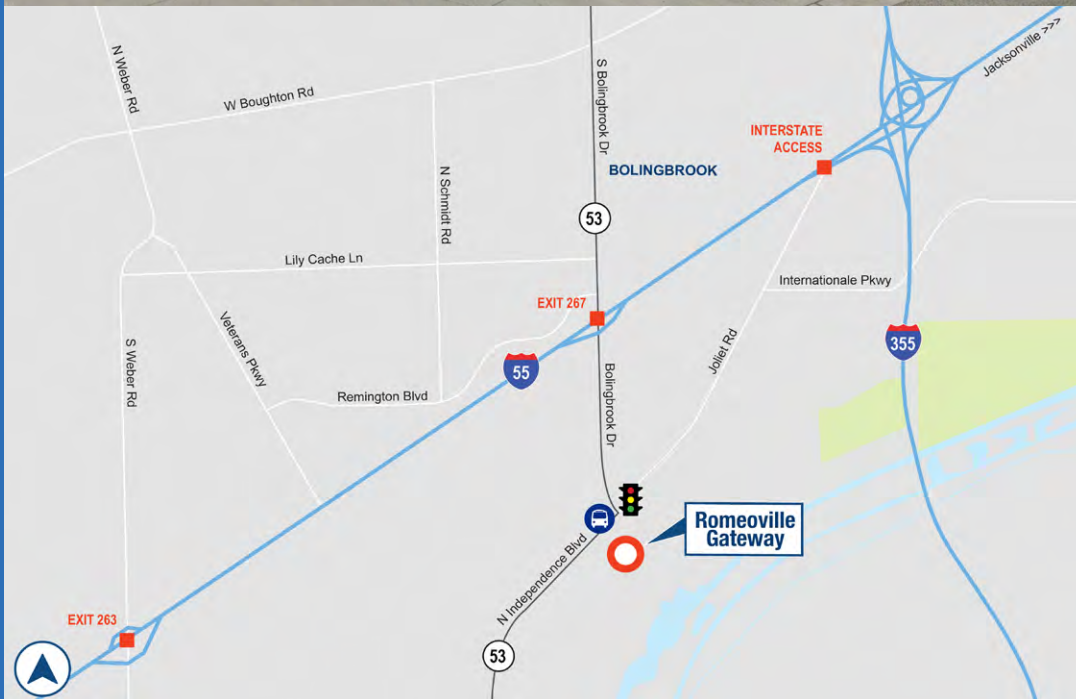
 **IDI Logistics**

NAIHiffman
Commercial Real Estate Services, Worldwide

SITE INFORMATION



Romeoville Gateway is a Class A development offering 351,870 square feet of divisible space, 36-foot-clear ceiling height and on-site trailer storage. It is located 20 miles from Chicago in the heart of the I-55 Business Corridor with easy access to major freeways/highways and stop-light-controlled ingress/egress.



DRIVING DISTANCES

METRO AREAS

Downtown Chicago 30 miles
Milwaukee 105 miles

MAJOR ROADS

I-55 1.4 miles
I-355 3.3 miles
I-88 11 miles
I-294 11 miles

AIR

Midway Int'l Airport 20 miles
O'Hare Int'l Airport 30 miles

RAIL

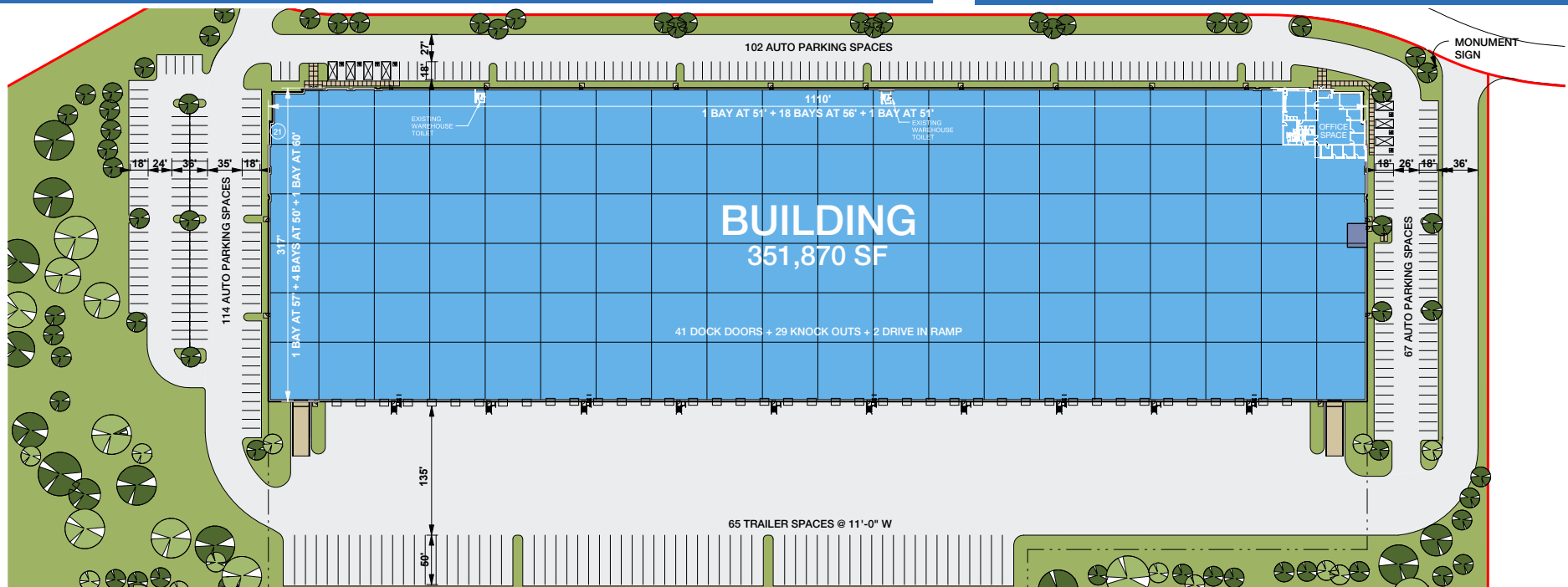
Union Pacific Intermodal.. 16 miles
BNSF Intermodal 21 miles

AVAILABLE SPACE

351,870 SQUARE FEET

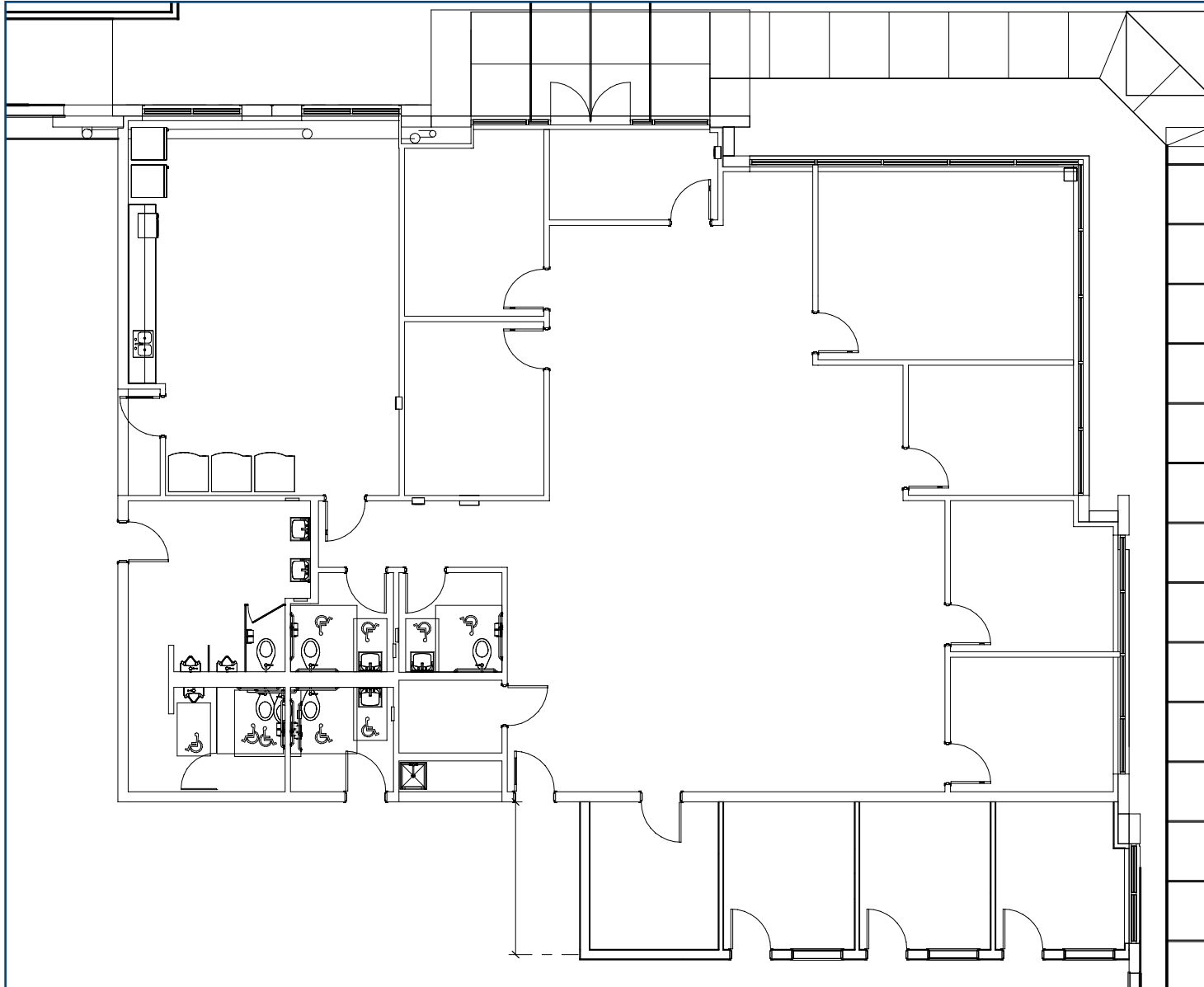


TOTAL BUILDING:	351,870 SF
CLEAR HEIGHT:	36'
OFFICE SPACE:	4,159 SF
DOCKS:	41 (9' x 10')
DRIVE-IN DOORS:	2 (12' x 14')
TRUCK COURT:	135'
AUTO PARKING:	285 spaces
TRAILER	65 stalls
FLOOR SYSTEM:	Ductilcrete
ROOF SYSTEM:	EPDM Ballasted (R30 Factor)
POWER:	4,000 amp service 277/480 volt 3 phase
FIRE SPRINKLER:	ESFR

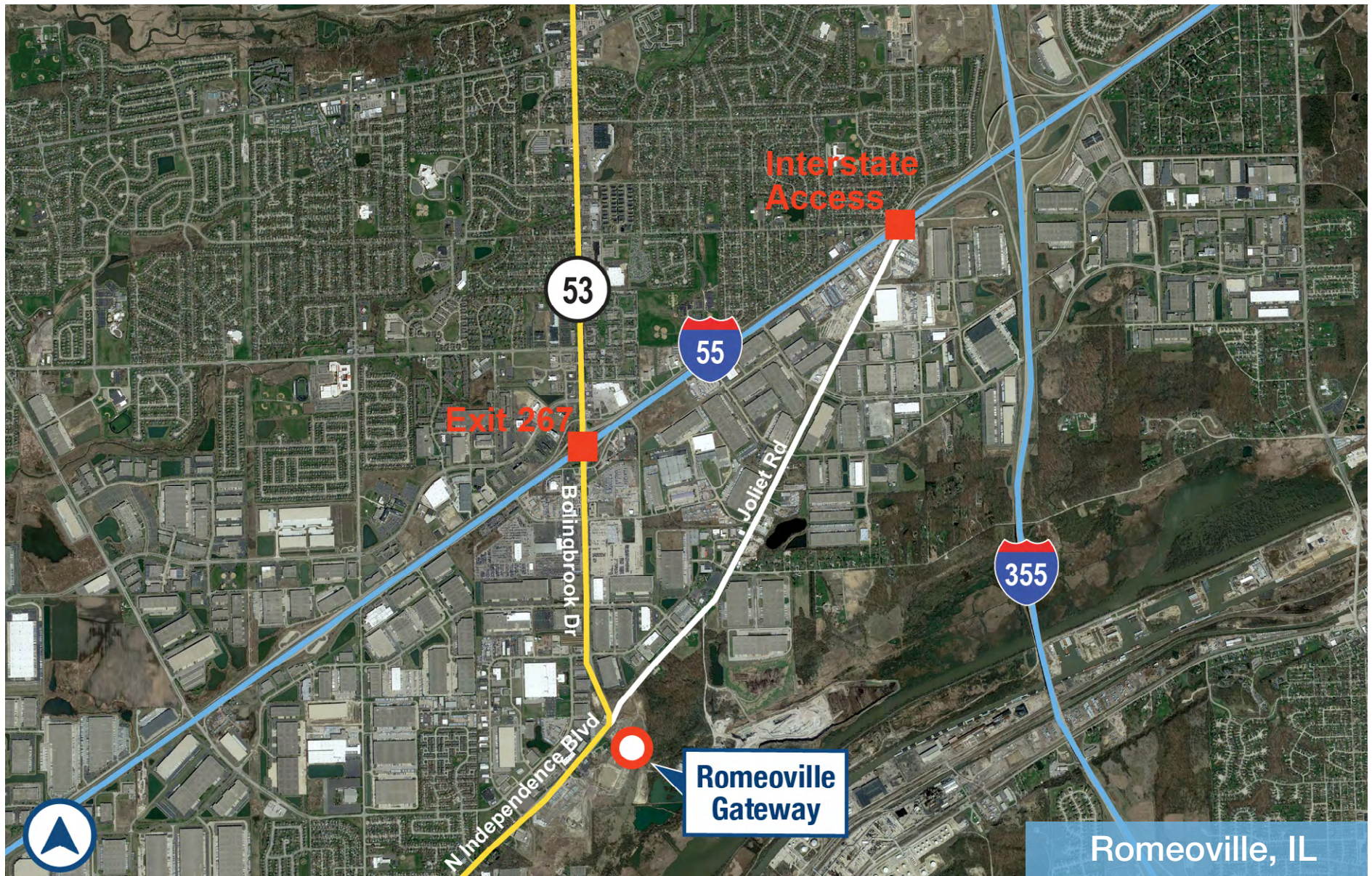


OFFICE SPACE

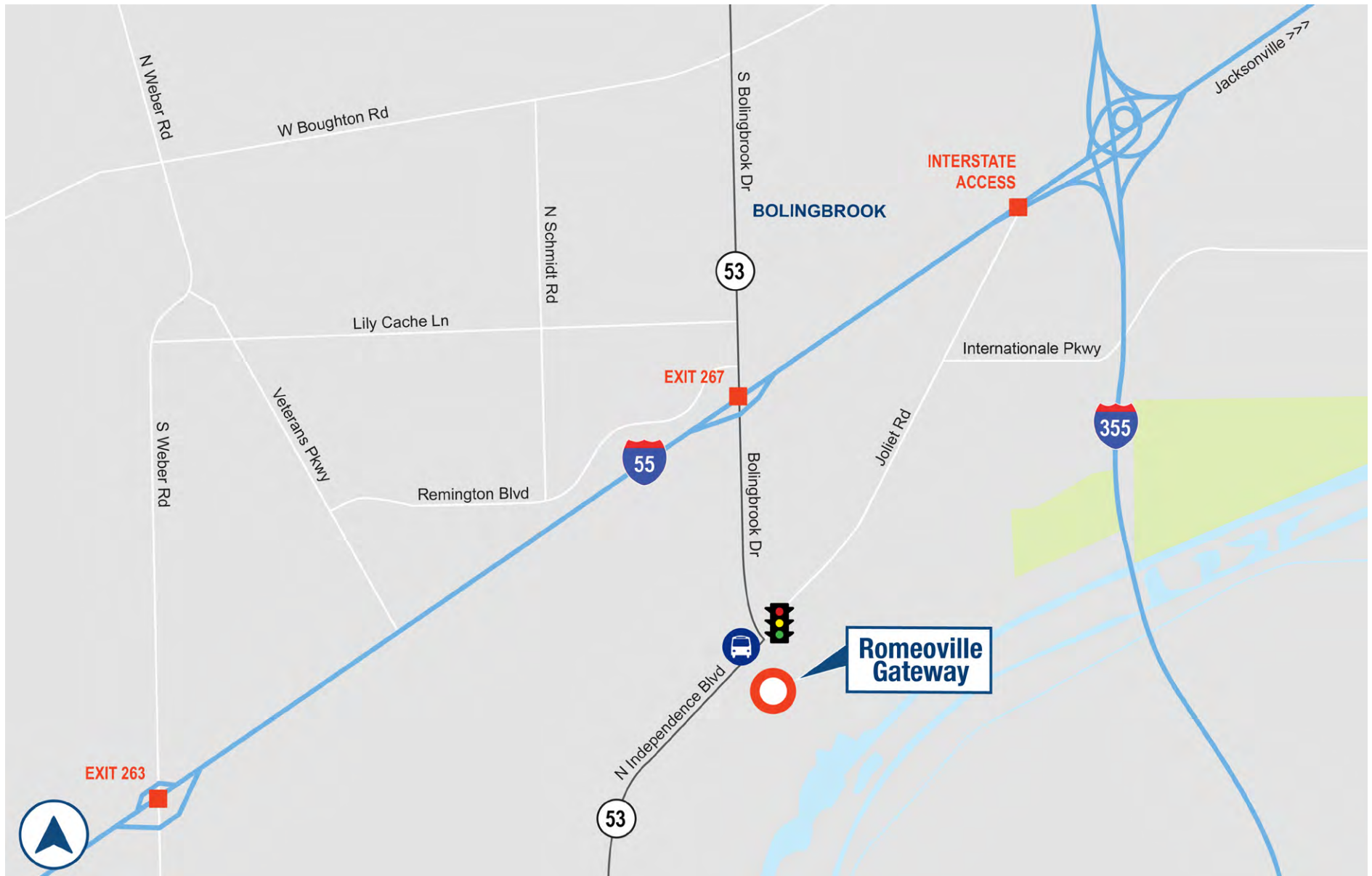
4,159 SQUARE FEET



BUILDING LOCATION



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For more information, or to set up a tour, please contact:

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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.

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