

10321 BEAUDIN
BLVD

37,400 SQ FT
AVAILABLE FOR LEASE OR SALE

**SPEC OFFICE COMPLETE
IMMEDIATE OCCUPANCY**

[VIEW DRONE VIDEO](#)

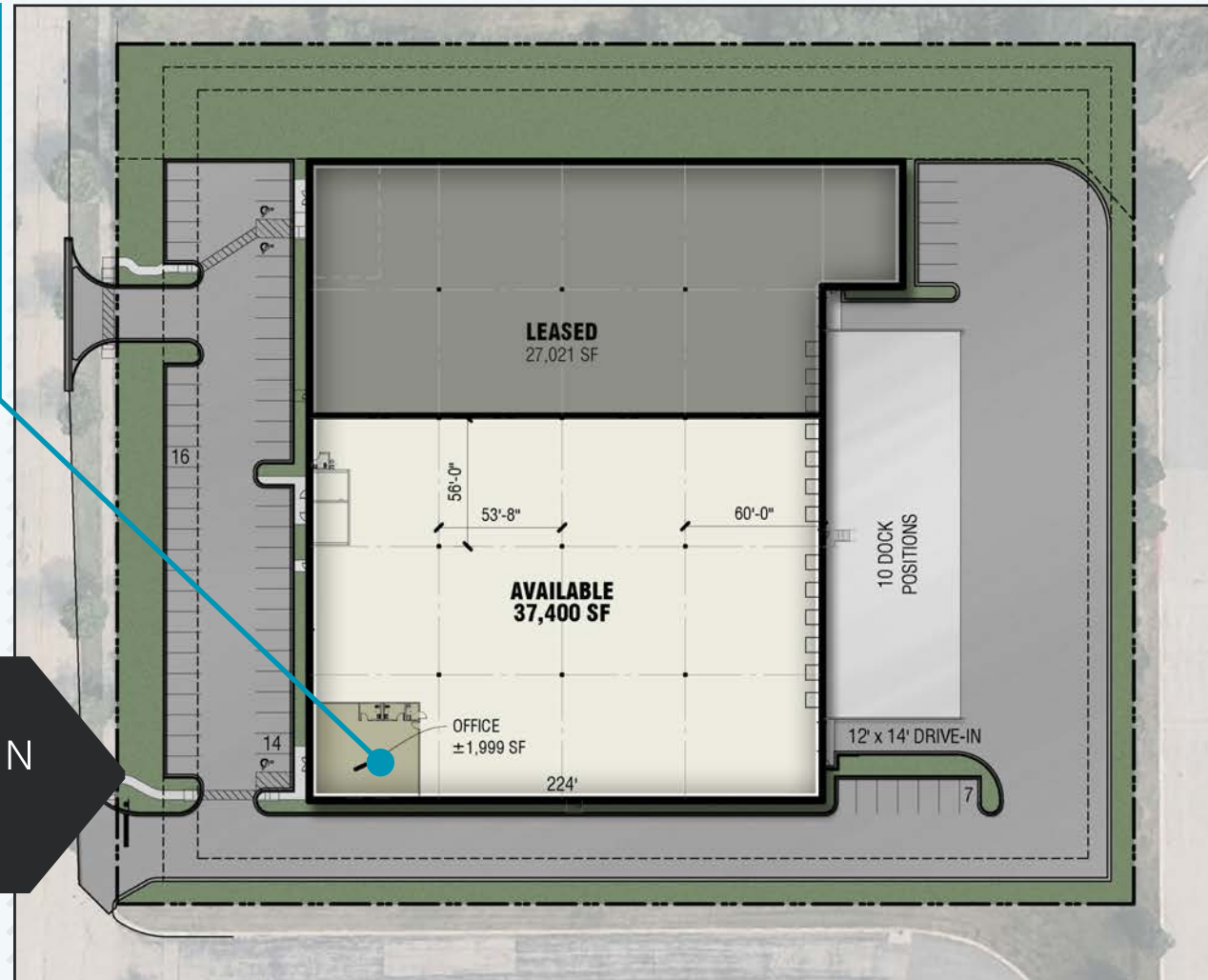
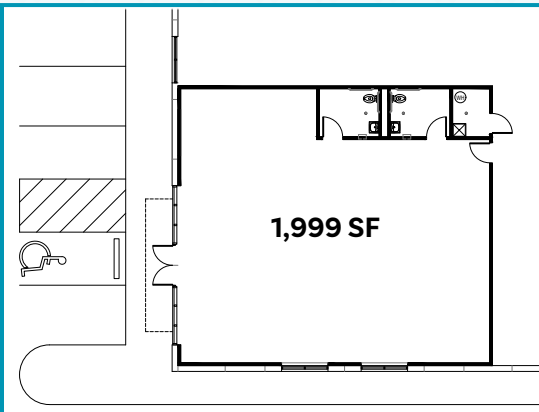
CBRE

SEEFRIED
INDUSTRIAL PROPERTIES

WOODRIDGE, ILLINOIS

BUILDING SPECS

	Building SF	64,421 SF		Clear Height	32'
	Available SF	37,400 SF		Drive-in Door	1 Door
	Exterior Docks	10 Docks		Sprinklers	ESFR
	Car Parking	37 Stalls		Power	400 amps
	Spec Office	1,999 SF		Site Area	3.81 acres



10321 BEAUDIN
BLVD

IMMEDIATE HIGHWAY ACCESS

 **2.6 MILES**

67

53


 **1.3 MILES**

 **3.6 MILES**

Bolingbrook

53

Welco
Corners

10321 BEAUDIN
BLVD

**INTERNATIONALE
PKWY**

JOILET RD

ROUTE
US
66

 **355**

53

Lemont

Main

NEARBY TENANTS

IN GOOD COMPANY



STRATEGICALLY LOCATED, INDUSTRIALLY DESIGNED



27.5 MILES

↑
TO O'HARE
INTERNATIONAL AIRPORT



21.4 MILES

↑
TO MIDWAY
INTERNATIONAL AIRPORT



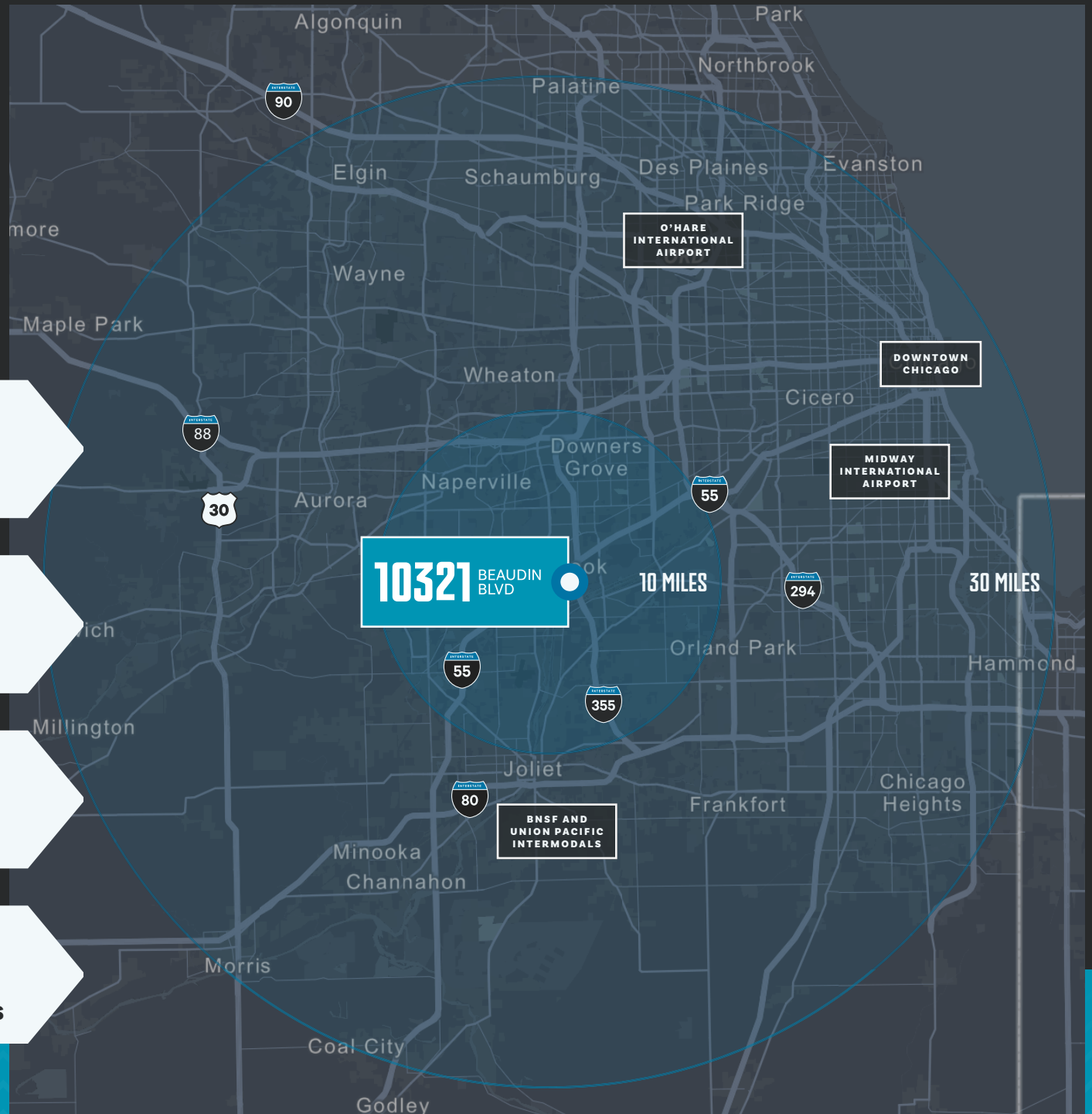
28 MILES

↑
TO DOWNTOWN
CHICAGO



22 MILES

↑
TO THE BNSF AND
UNION PACIFIC INTERMODALS



37,400 SQ FT

AVAILABLE FOR LEASE OR SALE

10321 BEAUDIN
BLVD



LEASING CONTACTS

ROWAN MCDONNELL

Vice President

+1 773 951 4045

rowan.mcdonnell@cbre.com

TRACI PAYETTE

Executive Vice President

+1 630 573 7104

traci.payette@cbre.com

STEPHANIE PARK

Senior Vice President

+1 630 573 7121

stephanie.park@cbre.com



©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_February2025