

PROLOGIS®

ROMEDEVILLE



**Build-to-Suit
Opportunity**

**NEC OF WEBER ROAD &
RENWICK ROAD**
ROMEDEVILLE, ILLINOIS



Prologis Park Romeoville Benefits



One of the few remaining development opportunities in the heart of the I-55 corridor



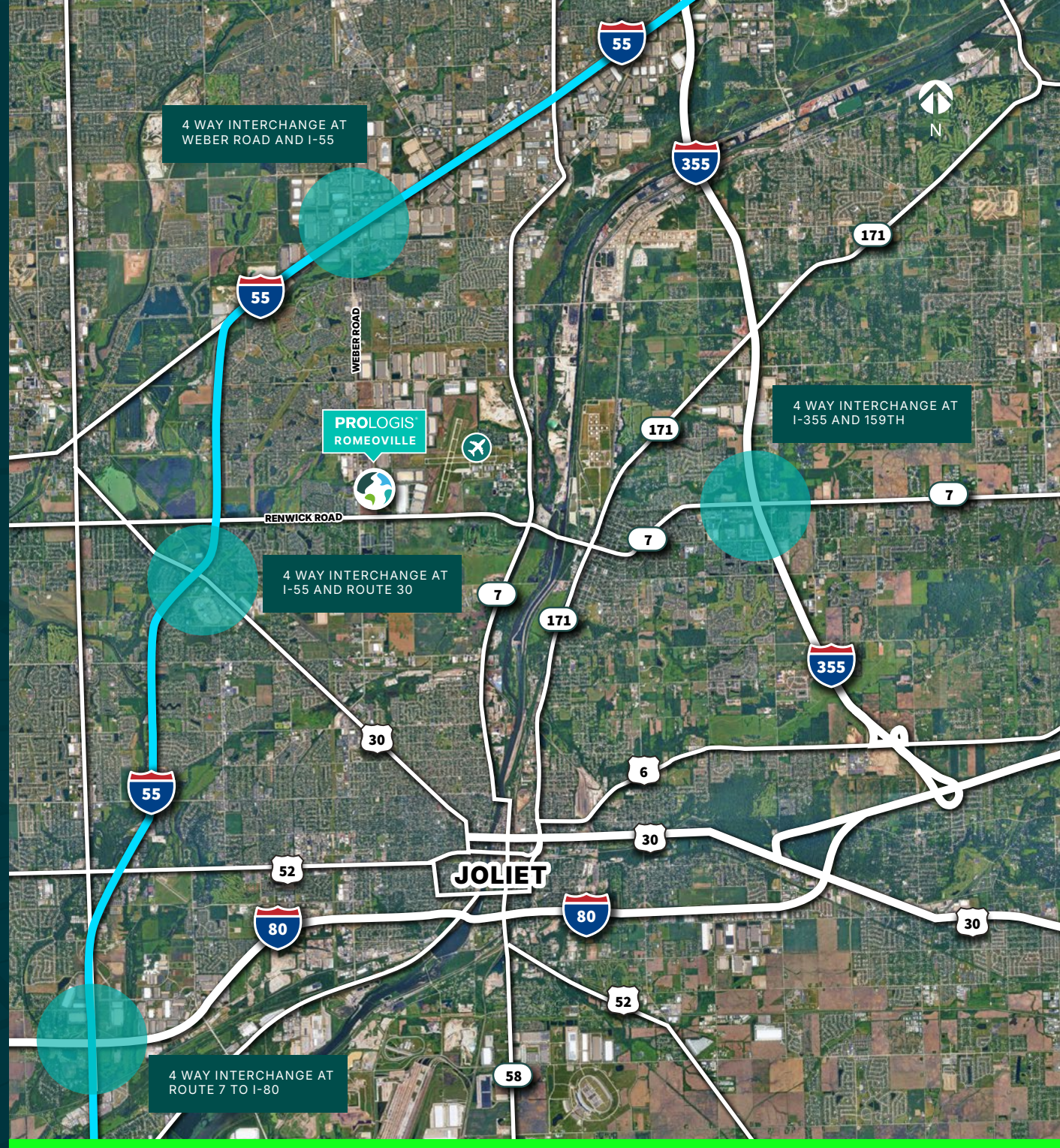
High profile Weber Road location, just four miles south of the Weber Road/I-55 diamond interchange



Ideal setting for a logistics operation or a manufacturing headquarters



Access to 927,299 people within 30 minutes and 6,712,837 people within a one-hour distribution radius



Property Specs

OPTION 1



507,275 SF
Available



BUILD TO SUIT
Office



40'
Clear Height



72 (EXPANDABLE TO 103)
Loading Docks (Cross Dock)



4
Drive-In Doors



ESFR
Sprinklers



407
Car Parking Spaces

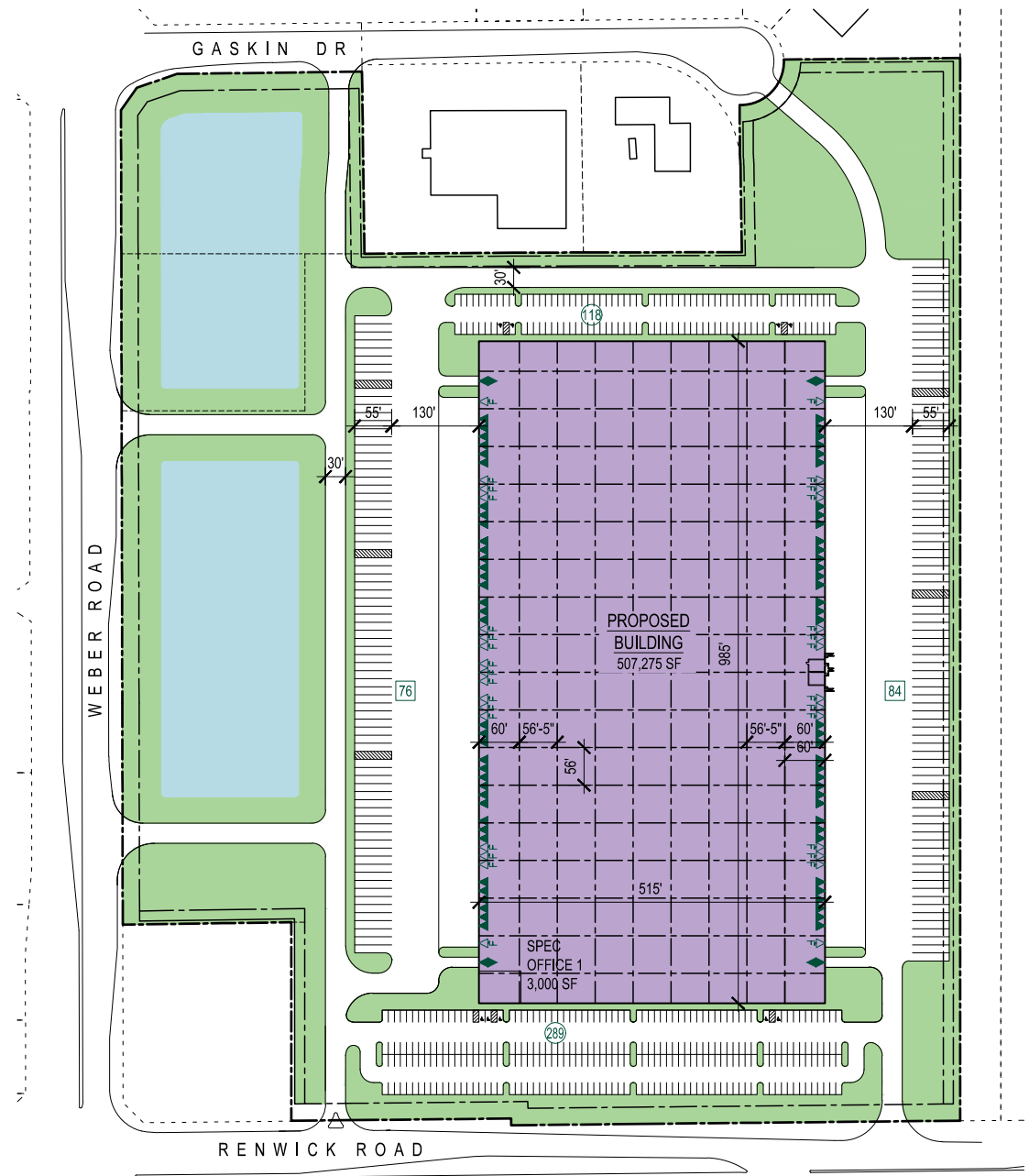


160
Trailer Parking Stalls



Q1 2027
Anticipated Delivery

Option 1



Property Specs

OPTION 2



450,300 SF
Available



BUILD TO SUIT
Office



40'
Clear Height



46 (EXPANDABLE TO 64)
Loading Docks



2
Drive-In Doors



ESFR
Sprinklers



1082
Car Parking Spaces

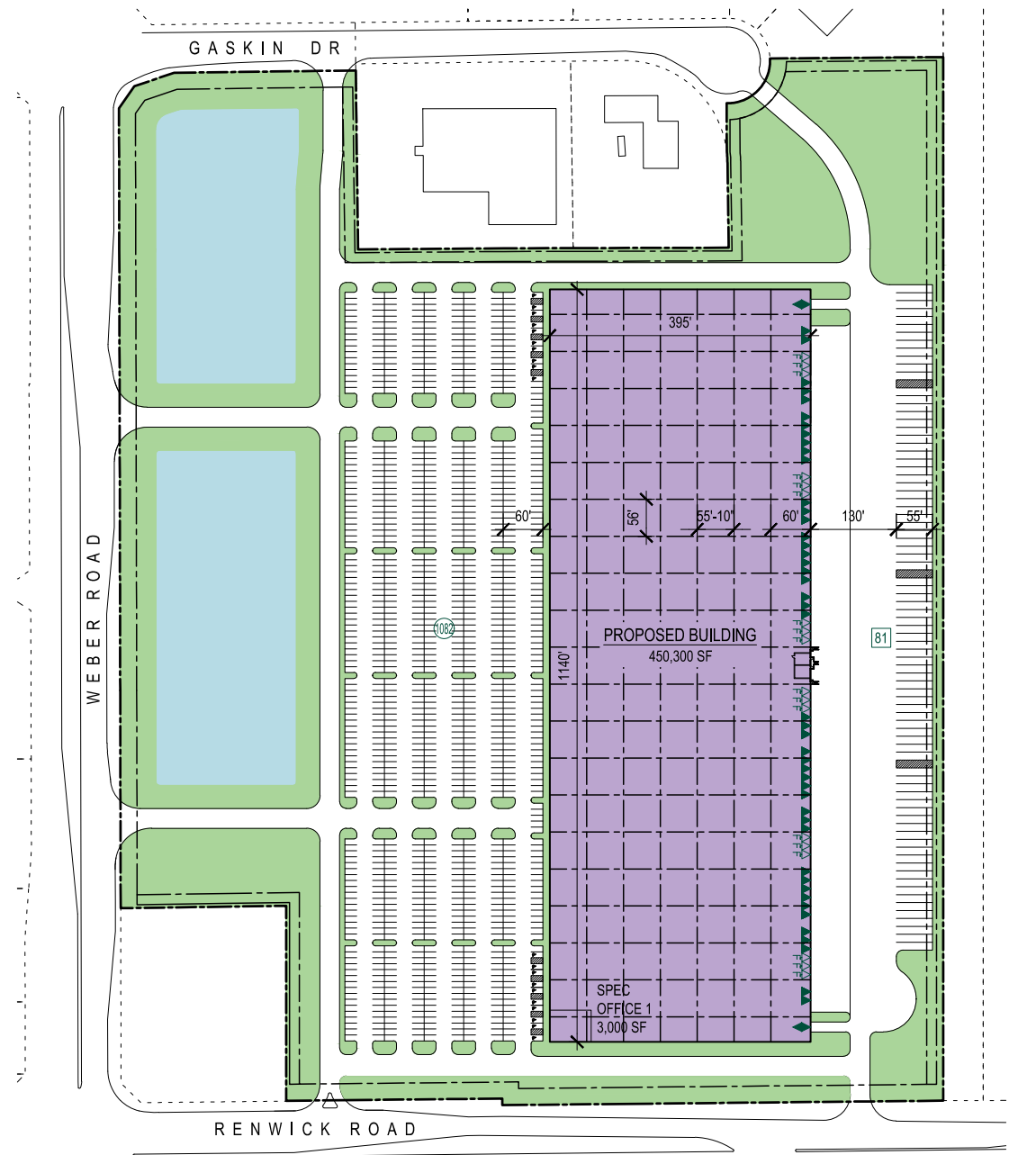


81
Trailer Parking Stalls



Q1 2027
Anticipated Delivery

Option 2



Property Specs

OPTION 3



615,600 SF

Available (Over Two Buildings)



BUILT TO SUIT

Office



40'

Clear Height



92 (EXPANDABLE TO 132)

Loading Docks



4

Drive-In Doors



ESFR

Sprinklers



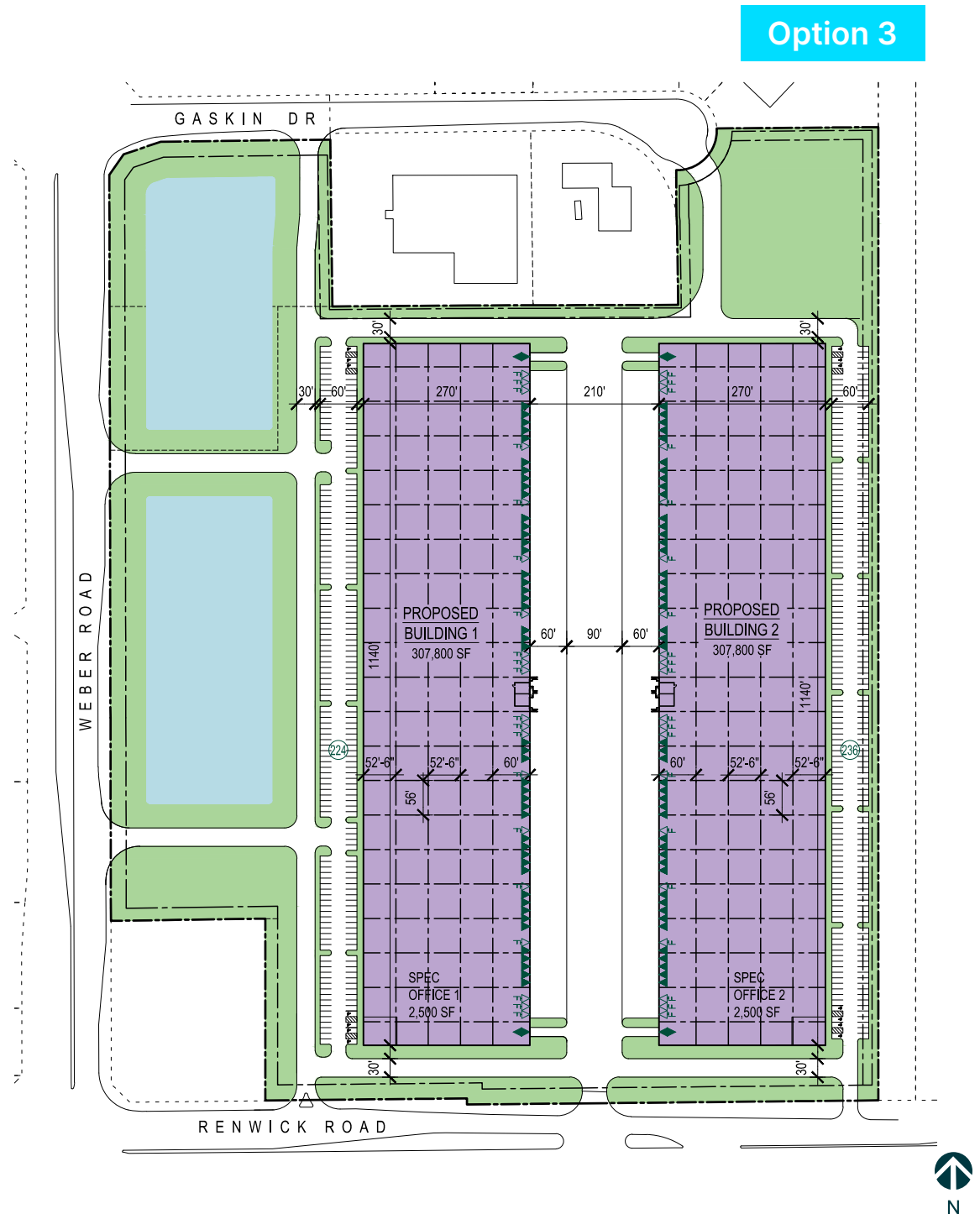
460

Car Parking Spaces



Q1 2027

Anticipated Delivery



Option 3



Property Specs

OPTION 4



399,840 SF

Available (Over Two Buildings)



BUILT TO SUIT

Office



40'

Clear Height



72 (EXPANDABLE TO 104)

Loading Docks



4

Drive-In Doors



ESFR

Sprinklers



370

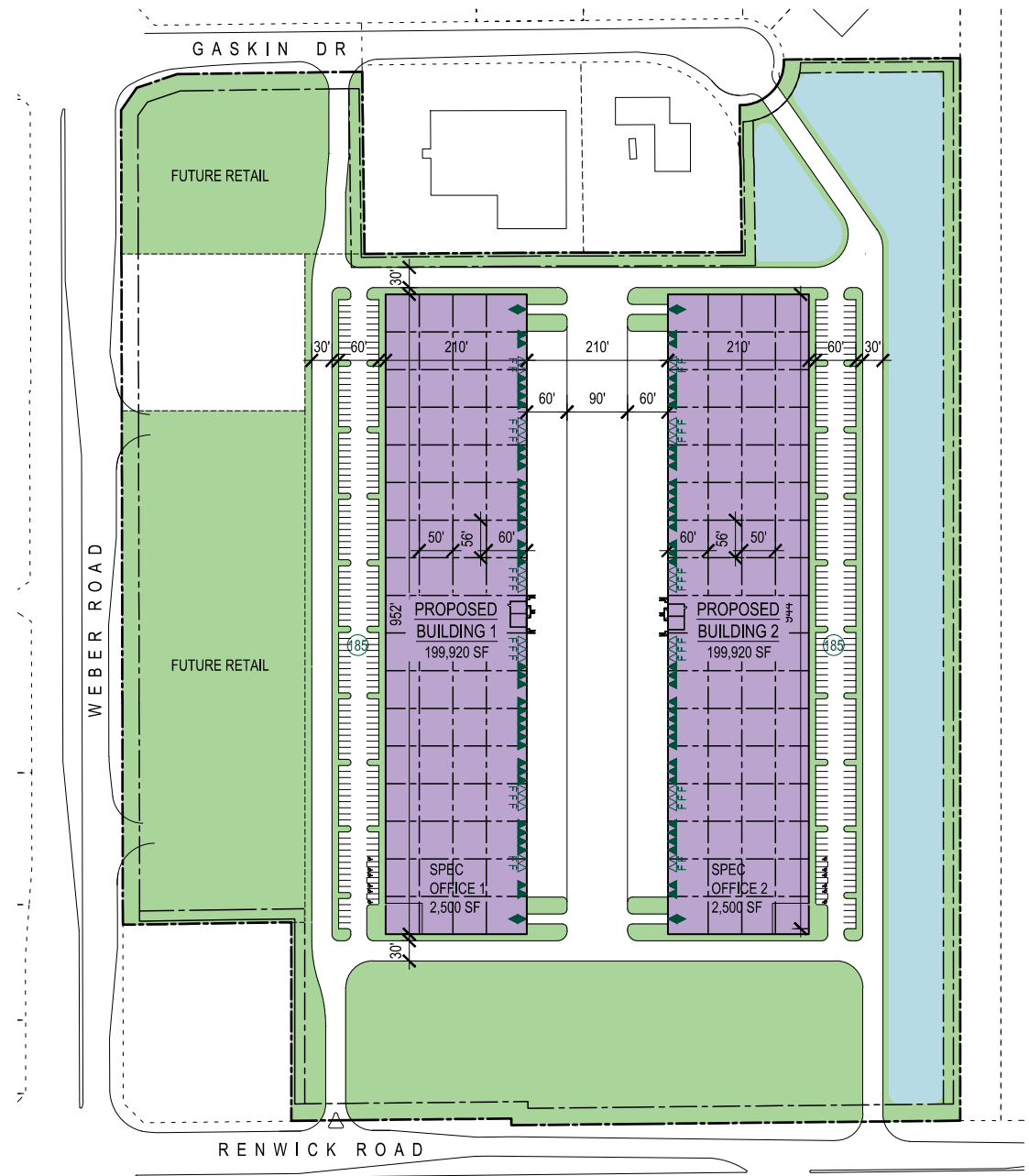
Car Parking Spaces



Q1 2027

Anticipated Delivery

Option 4



Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse design & optimization
- Move in transition support
- Materials handling equipment & storage
- Integrated project management

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



Partner
with
Prologis

Clear,
Simple,
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises
so you can deliver on yours.



PROLOGIS®

PARK ROMEOVILLE



Ryan O'Leary

Market Lead

+1 630 781 7908

ryan.oleary@kbcadvisors.com

Jeff Fischer

Market Lead

+1 630 992 3108

jeff.fischer@kbcadvisors.com



Maggie Tullier

Senior Leasing Manager

+1 847 420-4145

mtullier@prologis.com

Josh Bauer

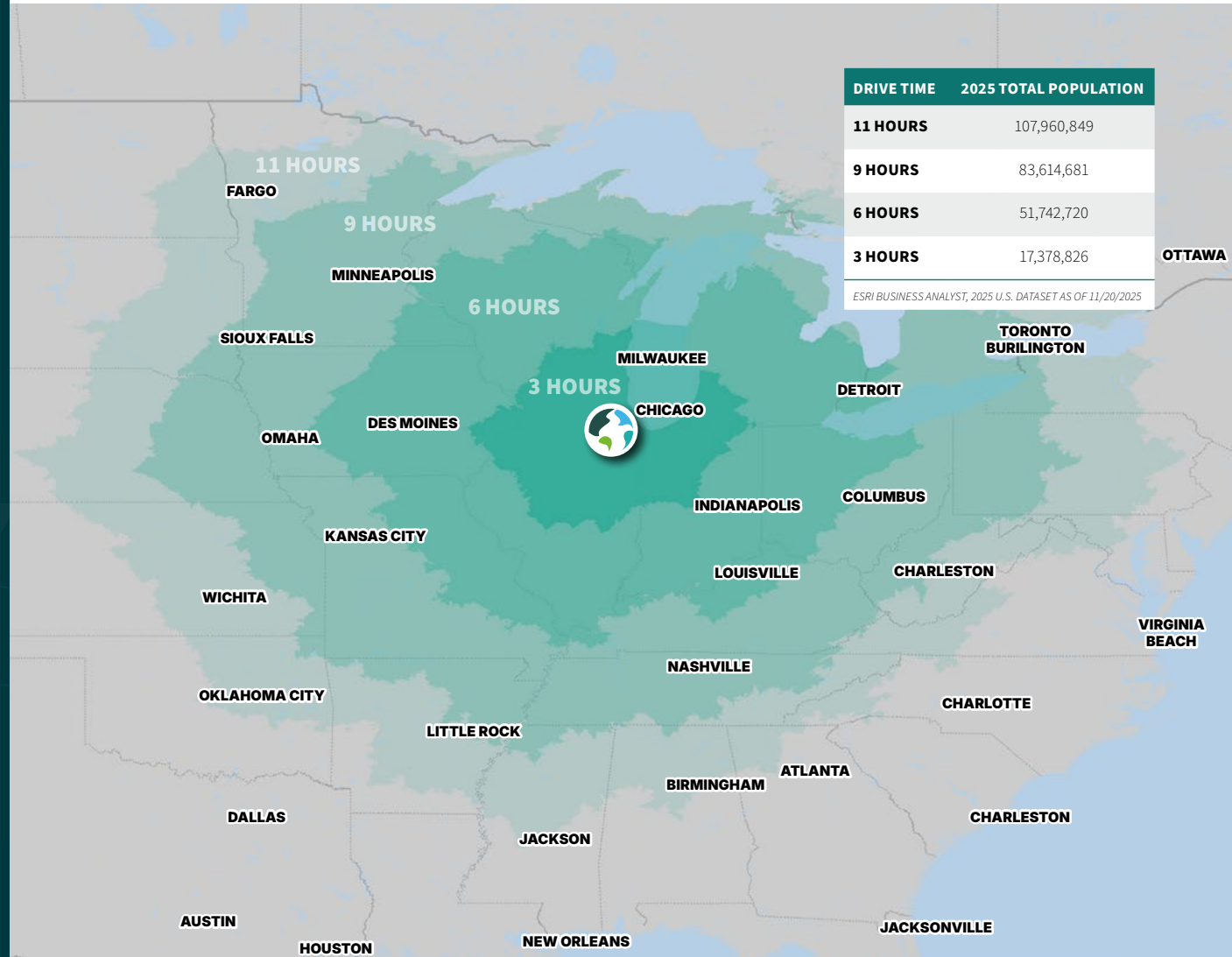
Vice President

Investment Officer

+1 847 609 3828

jbauer2@prologis.com

Drive Times



© 2025 KBC ADVISORS This information has been obtained from sources believed to be 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. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.