

# WEST CORTLAND COURT

1765 - 1795 CORTLAND COURT, ADDISON, IL 60101

## INDUSTRIAL/FLEX SPACE FOR LEASE



### OFFERING SUMMARY

<b>Available RSF:</b>	1,380 - 5,365 RSF
<b>Clear Height:</b>	14.5 Ft. Clear
<b>Loading:</b>	See Site Plan
<b>Power:</b>	100 - 400 Amps
<b>Fire Protection:</b>	Wet Sprinklers
<b>Access:</b>	24-Hour Access
<b>Parking Ratio:</b>	1.0/1,000 SF Ratio
<b>Complex Size:</b>	83,745 SF
<b>Lease Rate:</b>	\$11.75 PSF (MG)

### PROPERTY HIGHLIGHTS

- Institutionally Owned and Managed
- Conveniently located close to many area restaurants and amenities, minutes from I- 355

Professionally Managed and Owned by:



JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

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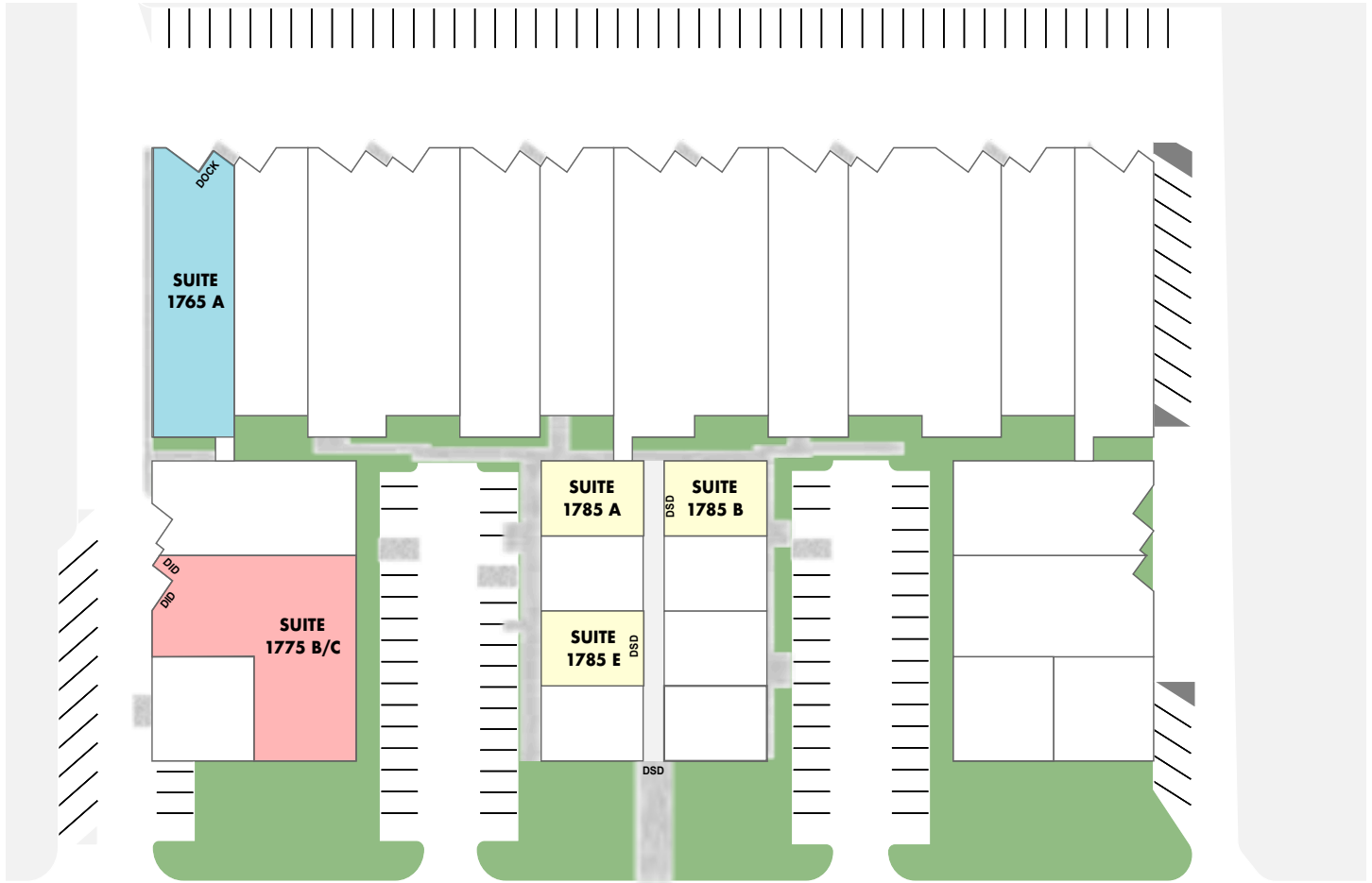
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## SITE PLAN



### CORTLAND CT

#### LOADING: DOUBLE SERVICE DOOR

SPACE	LEASE RATE	YEAR 1 MONTHLY RENT	SIZE (SF)	POWER	AVAILABILITY & NOTES
1785 A	\$11.75 PSF (MG)	\$1,351.25	1,380 SF	100 AMPS	
1785 B	\$11.75 PSF (MG)	\$1,351.25	1,380 SF	100 AMPS	
1785 E	\$11.75 PSF (MG)	\$1,351.25	1,380 SF	100 AMPS	

#### LOADING: DOCK

SPACE	LEASE RATE	YEAR 1 MONTHLY RENT	SIZE (SF)	POWER	AVAILABILITY & NOTES
1765 A	\$11.75 PSF (MG)	\$4,029.27	4,115 SF	200 AMPS, 3 Phase	Immediate

#### LOADING: DRIVE-IN DOOR

SPACE	LEASE RATE	YEAR 1 MONTHLY RENT	SIZE (SF)	POWER	AVAILABILITY & NOTES
1775 B/C	\$11.75 PSF (MG)	\$5,253.23	5,365 SF	200 AMPS, 3 Phase	07/01/2024

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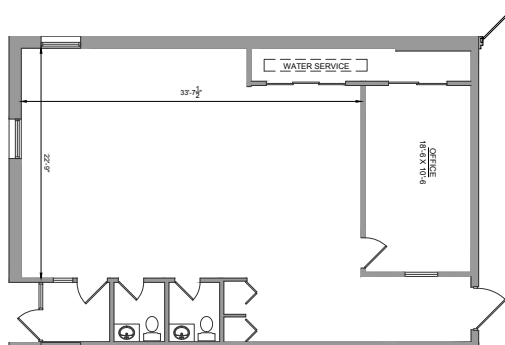
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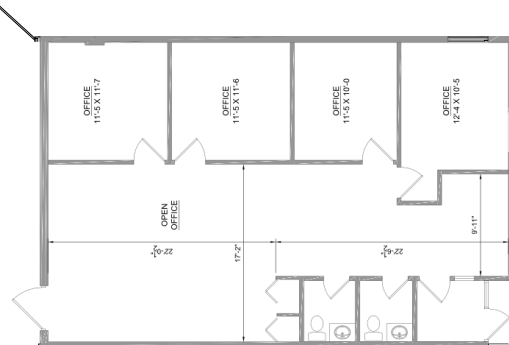
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## FLOOR PLANS

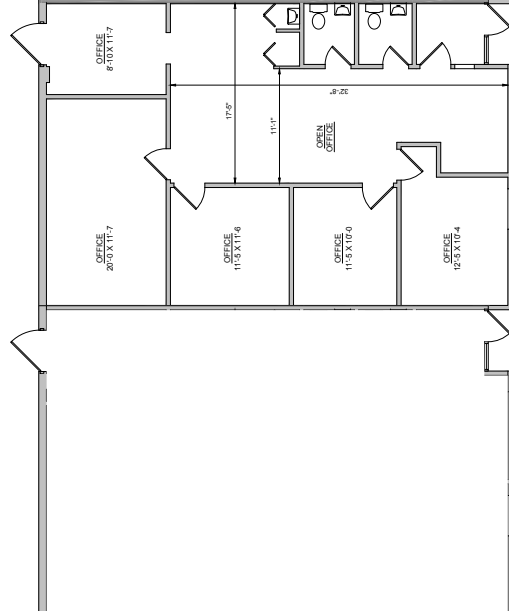
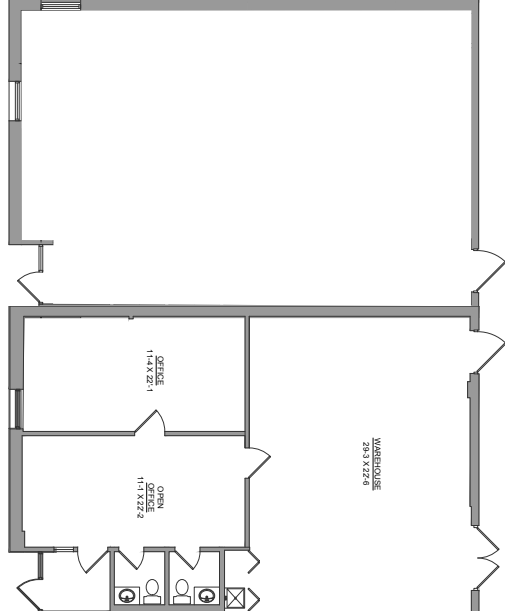
**SUITE 1785 A**



**SUITE 1785 B**



**SUITE 1785 E**



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## FLOOR PLANS



1765 CORTLAND CT,  
UNIT A  
ADDISON, IL  
FLOOR AREA - 4,115 S.F.



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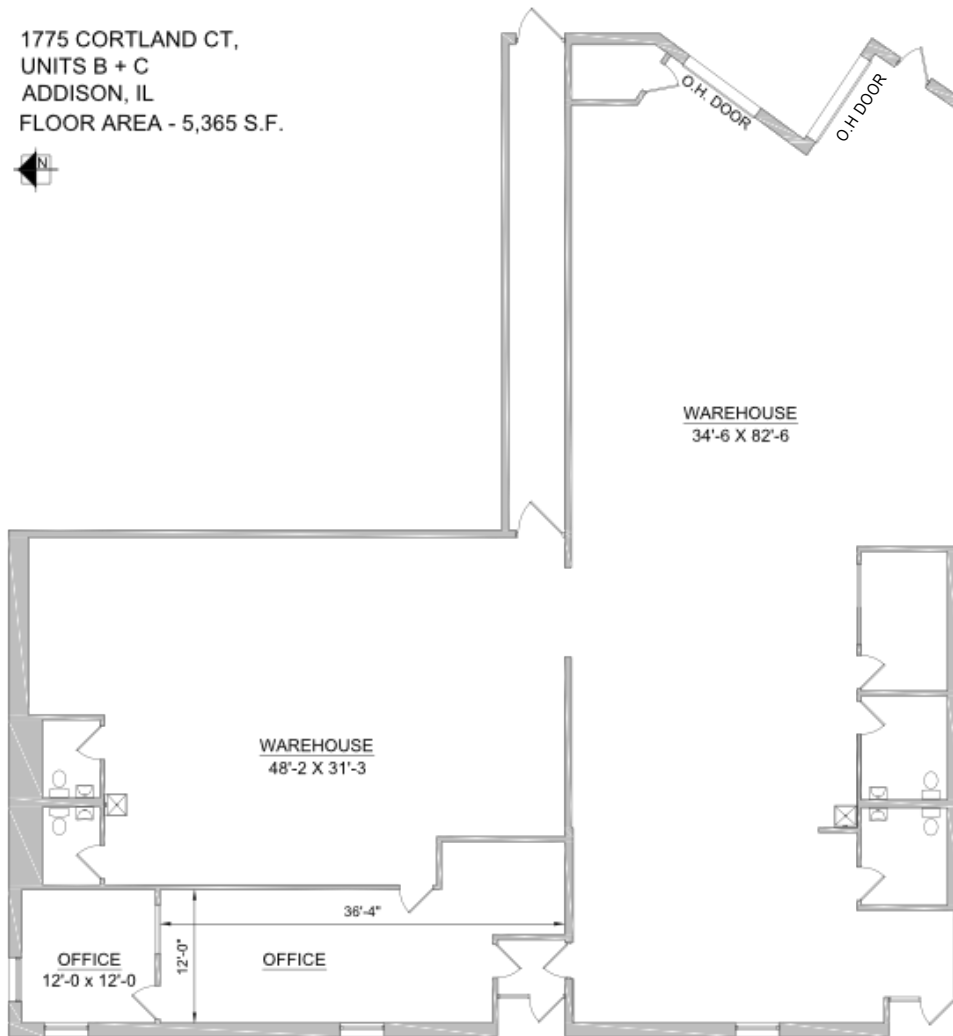
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## FLOOR PLANS

1775 CORTLAND CT,  
UNITS B + C  
ADDISON, IL  
FLOOR AREA - 5,365 S.F.



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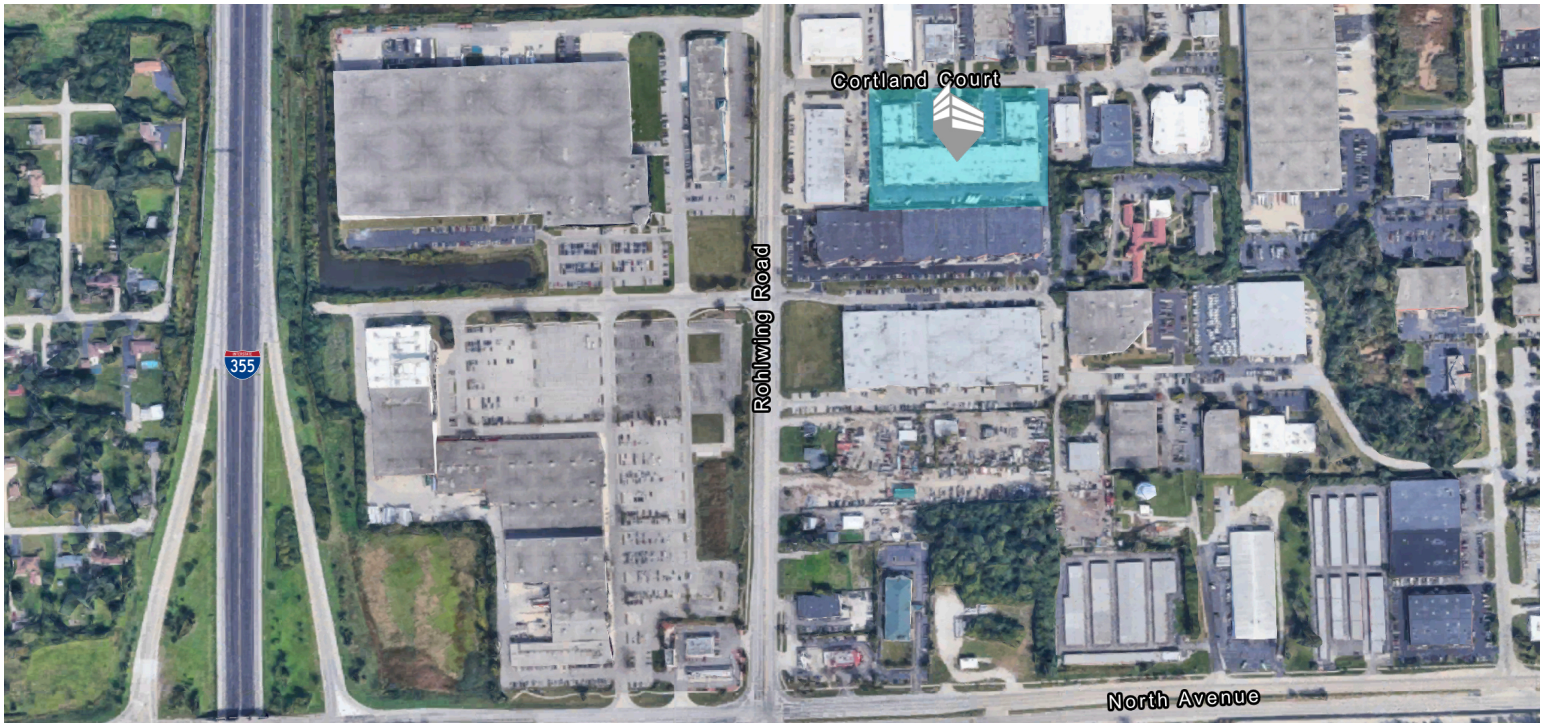
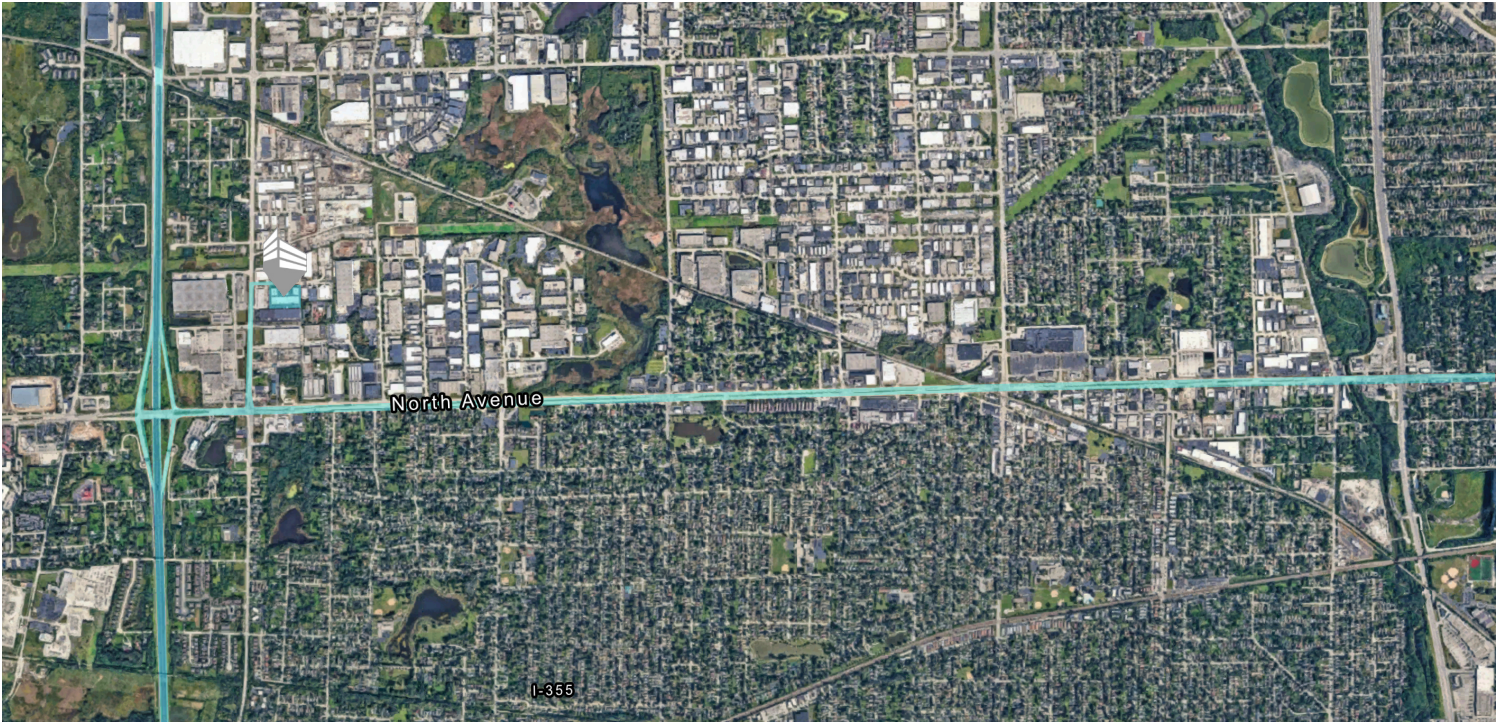




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## LOCATION MAPS



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