# FOR LEASE 849 North Church Court Elmhurst, Illinois



20,987 SF

AVAILABLE FOR LEASE

# PROPERTY **FEATURES**

### **BUILDING SPECIFICATIONS**

Available Size:	20,987
Office Size:	2,560 Sq. Ft.
Total Building Size:	125,905 Sq. Ft.
Construction:	Pre-cast concrete panels
Site Size:	7.69 acres
Loading:	Two (2) exterior docks with levelers and seals
Drive-in Doors:	One (1) drive-in door (12' x 10')
Ceiling Height:	24'
Sprinkler System:	ESFR
Power:	400 Amps @ 277/480 Volt, 3-phase
Parking:	Up to 20 car parking
Year Built:	1998
Column Spacing:	40' x 48'
Zoning:	I - Industrial
Operating Expenses	
CAM:	\$0.88 p.s.f.
Insurance:	\$0.06 p.s.f.
Real Estate Taxes:	\$1.18 p.s.f. (2022)
Asking Lease Rate:	Subject to Proposal
Comments	Highly functional distribution space
	<ul> <li>DuPage County location</li> </ul>
	<ul> <li>Institutionally owned and managed</li> </ul>
	<ul> <li>Available July 1, 2024</li> </ul>





Leasing by:



**Britt Casey** 

Executive Vice Chairman

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Executive Managing Director

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# 849 N. CHURCH COURT, ELMHURST

## **TENANT PLAN**







**Britt Casey** 

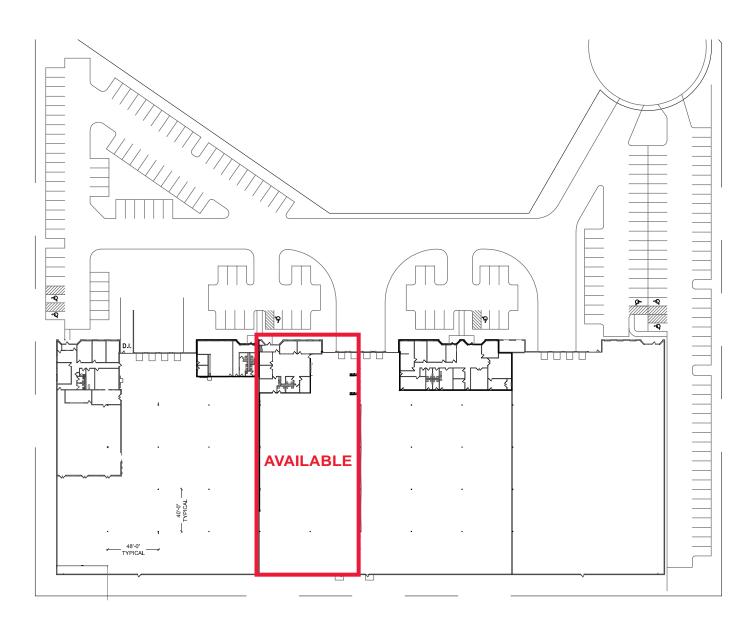
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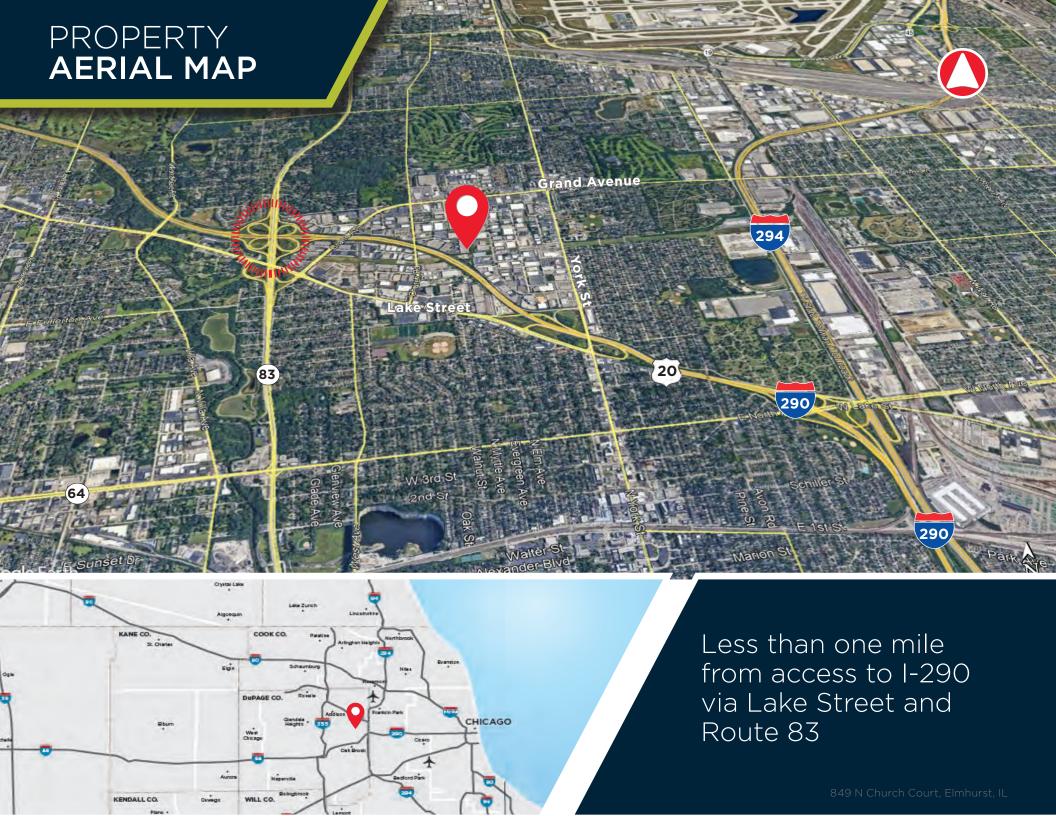
# 849 N. CHURCH COURT, ELMHURST

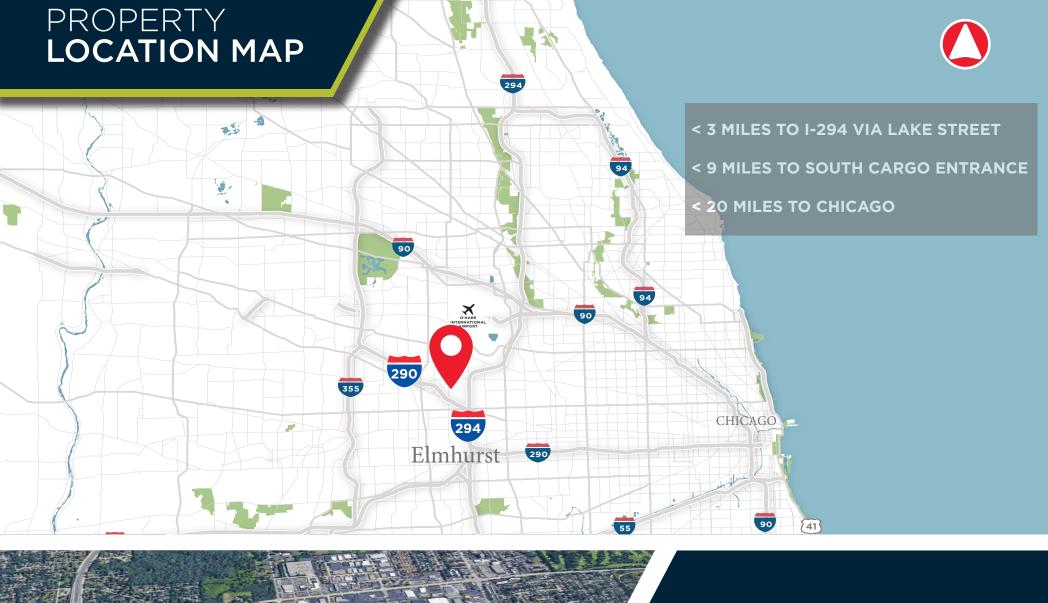
### SITE PLAN

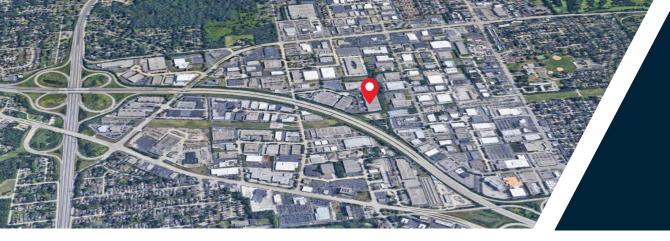




**Britt Casey** 







Access to I-290/I-294 via Lake Street and Route 83, minutes to major expressways





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