

FOR LEASE

849 North Church Court
Elmhurst, Illinois



**CUSHMAN &
WAKEFIELD**

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	<ul style="list-style-type: none">• Highly functional distribution space• DuPage County location• Institutionally owned and managed• Available July 1, 2024



Leasing by:



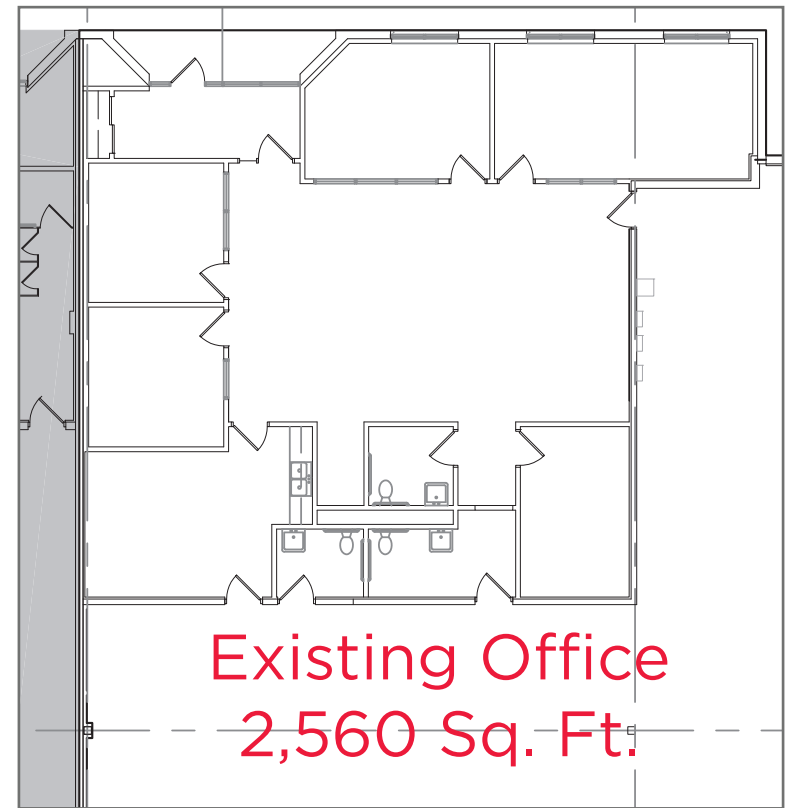
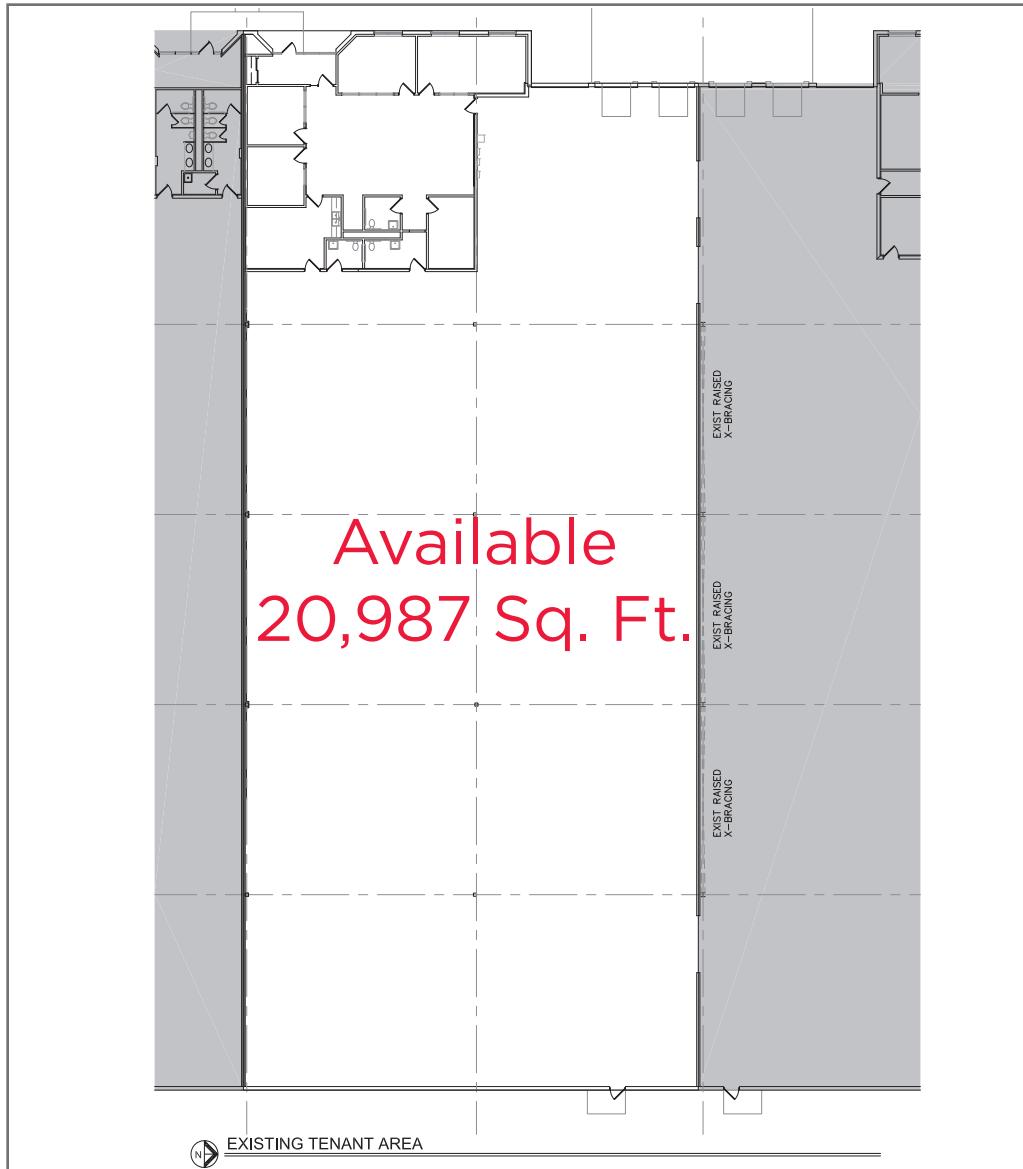
Britt Casey
Executive Vice Chairman
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+1 847 456 7545

Al Caruana
Executive Managing Director
+1 847 720 1326
+1 847 456 8417

849 N Church Court, Elmhurst, IL

849 N. CHURCH COURT, ELMHURST

TENANT PLAN



Leasing by:

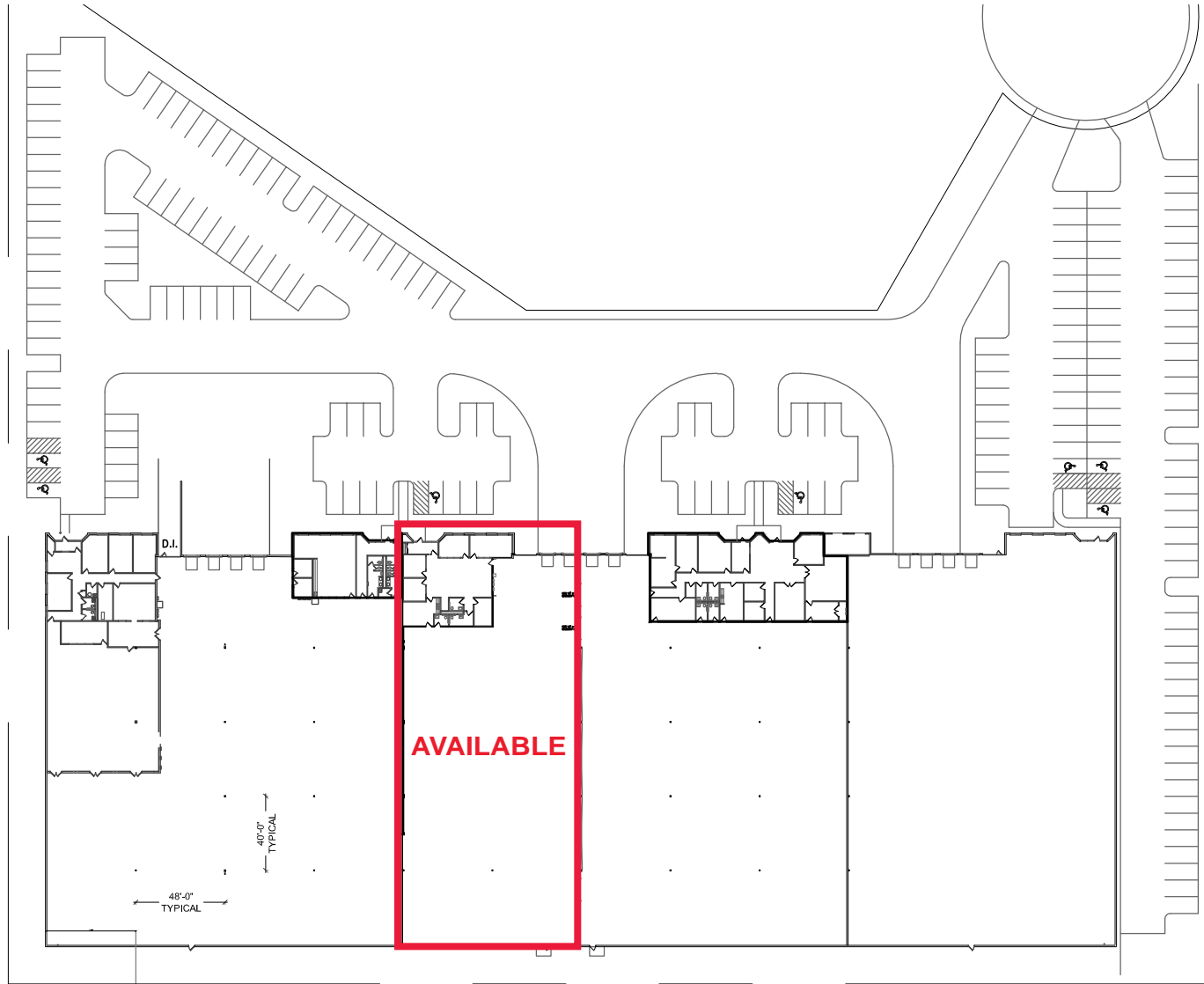


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SITE PLAN



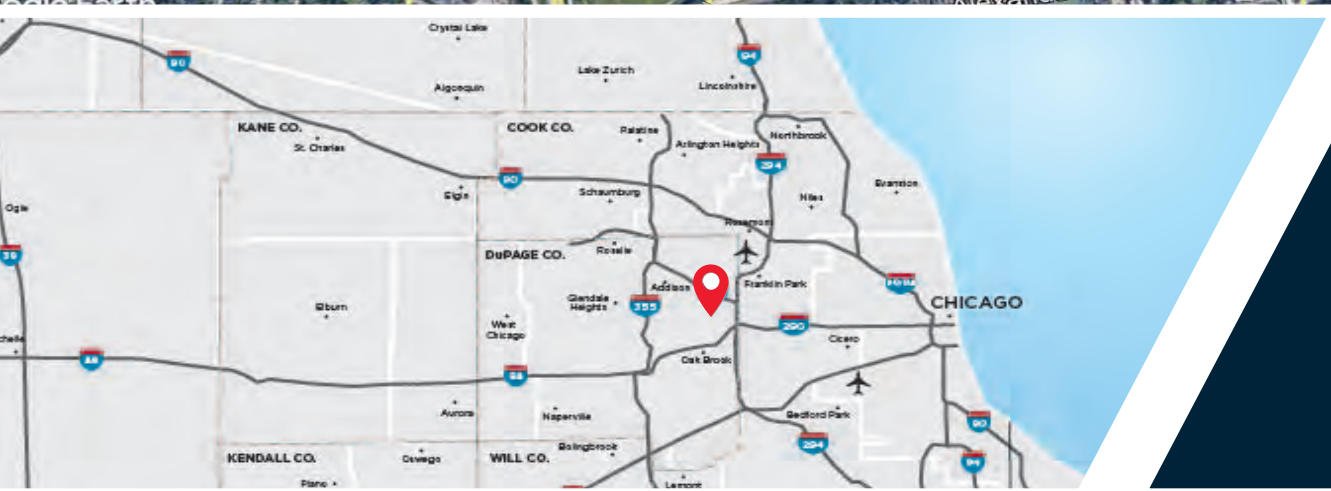
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PROPERTY AERIAL MAP

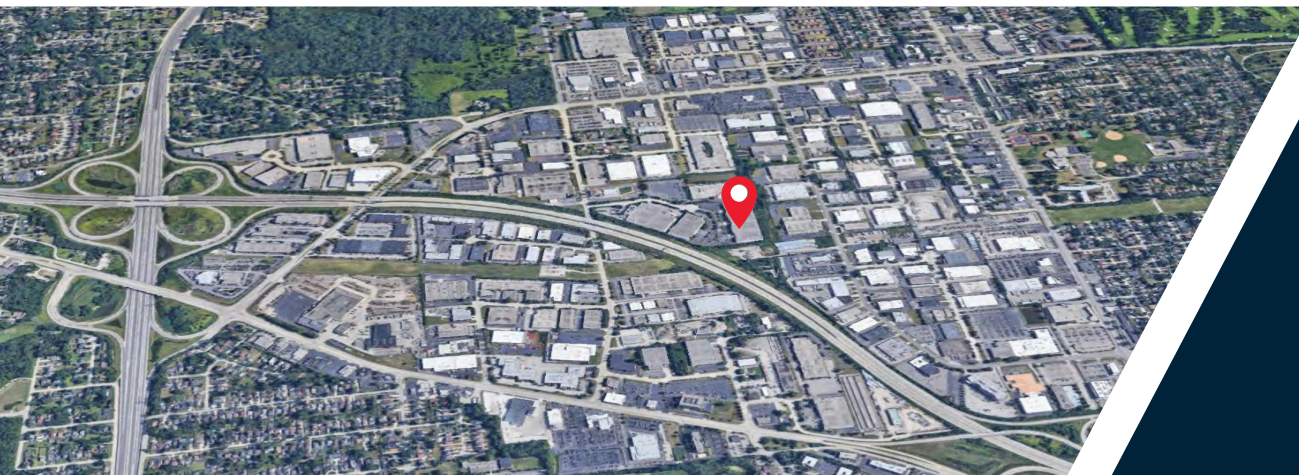


Less than one mile
from access to I-290
via Lake Street and
Route 83

PROPERTY LOCATION MAP



< 3 MILES TO I-294 VIA LAKE STREET
< 9 MILES TO SOUTH CARGO ENTRANCE
< 20 MILES TO CHICAGO



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



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