

ELMHURST METRO COURT

747 CHURCH ROAD, ELMHURST, IL 60126

INDUSTRIAL /SHOWROOM/FLEX SPACE FOR LEASE



OFFERING SUMMARY

Office Available RSF: 2,996 - 4,500 RSF

Industrial Available RSF: 8,465 - 18,224 RSF

Loading: Dock, Drive-in Door

Access: 24-Hour Access

Complex Size: 141,000 SF

Office Lease Rate: \$15.00 PSF (MG)

Industrial Lease Rate: \$13.50 PSF (MG)

PROPERTY HIGHLIGHTS

- Institutionally Owned and Managed
- Conveniently located just off Church Road, less than 3 minutes from I-290

Professionally Managed and Owned by:

HAMILTON PARTNERS

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

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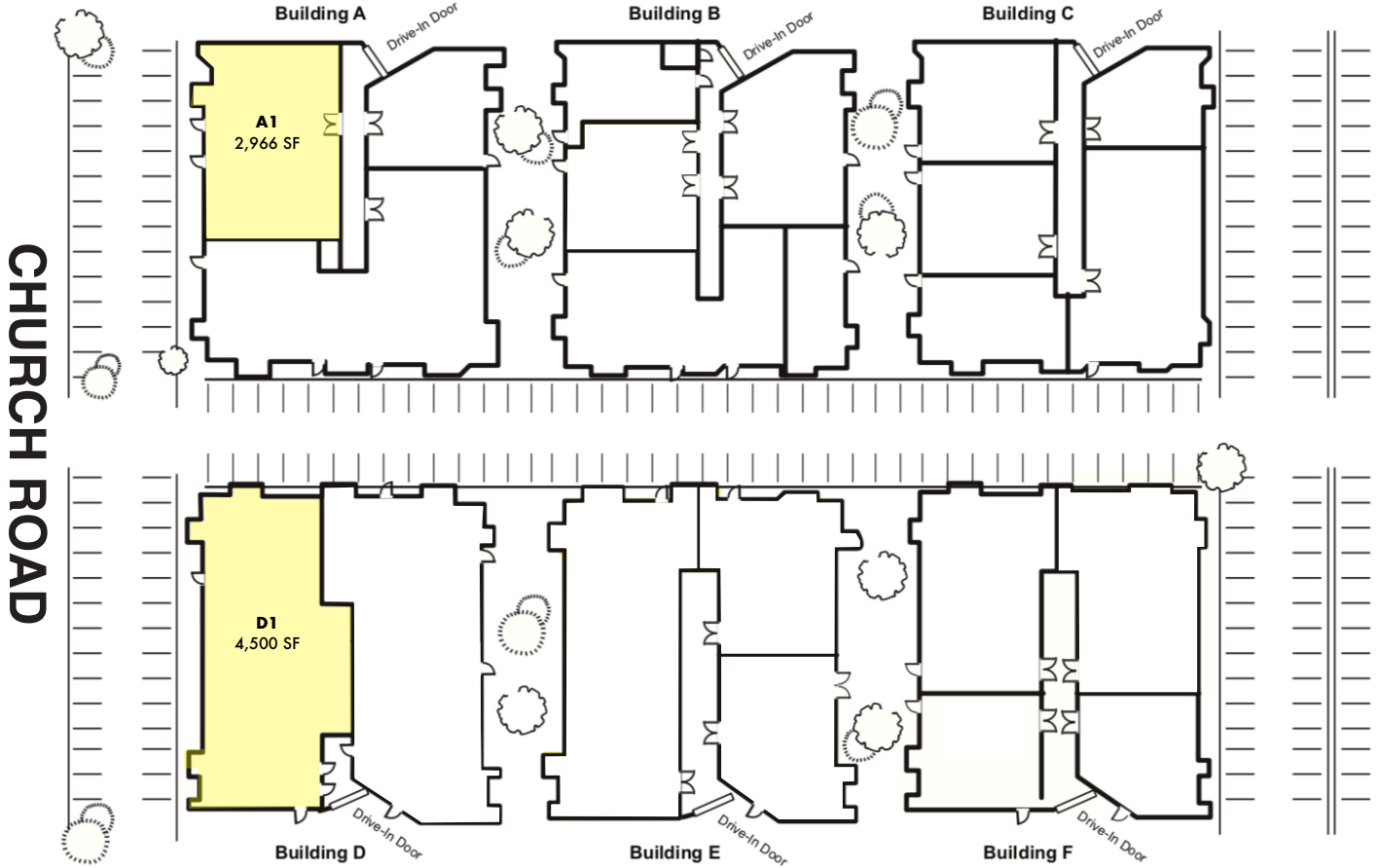
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SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	AVAILABILITY	COMMENTS
A-1	\$15.00 PSF (MG)	2,966 SF	Immediately	<ul style="list-style-type: none"> High Office Ratio Access to Drive-In Door via Double Service Door
D-1	\$15.00 PSF (MG)	4,500 SF	07/01/2026	<ul style="list-style-type: none"> High Office Ratio Access to Drive-In Door via Double Service Door

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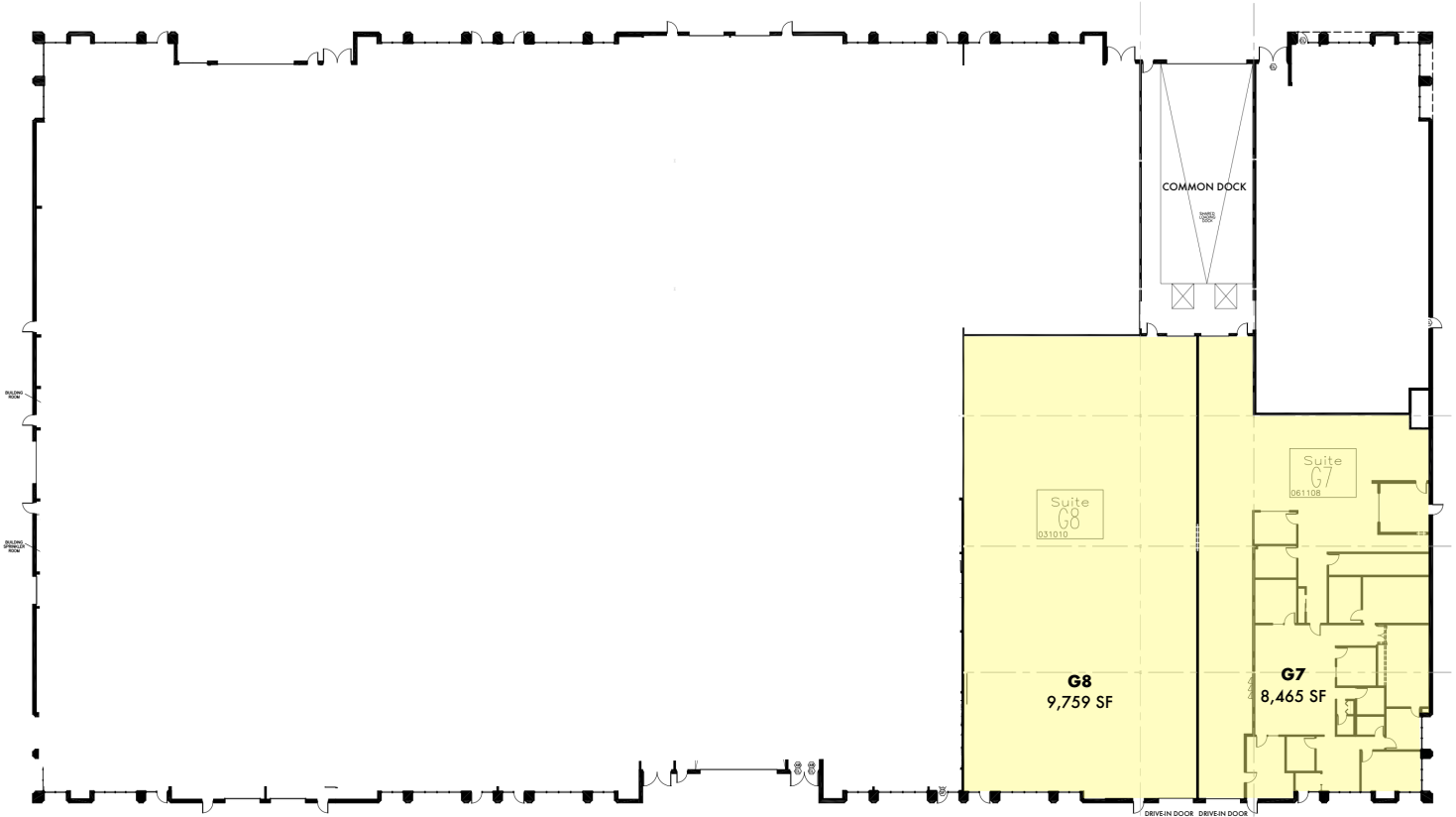
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SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	AVAILABILITY	COMMENTS
G7	\$13.50 PSF (MG)	8,465 SF	Immediately	<ul style="list-style-type: none">Power: 200 Amps, 3 PhaseLoading: Drive-In Door, Common Dock
G8	\$13.50 PSF (MG)	9,759 SF	Immediately	<ul style="list-style-type: none">Power: 200 Amps, 3 PhaseLoading: Drive-In Door, Common Dock
G7-G8	\$13.50 PSF (MG)	18,224 SF	Immediately	

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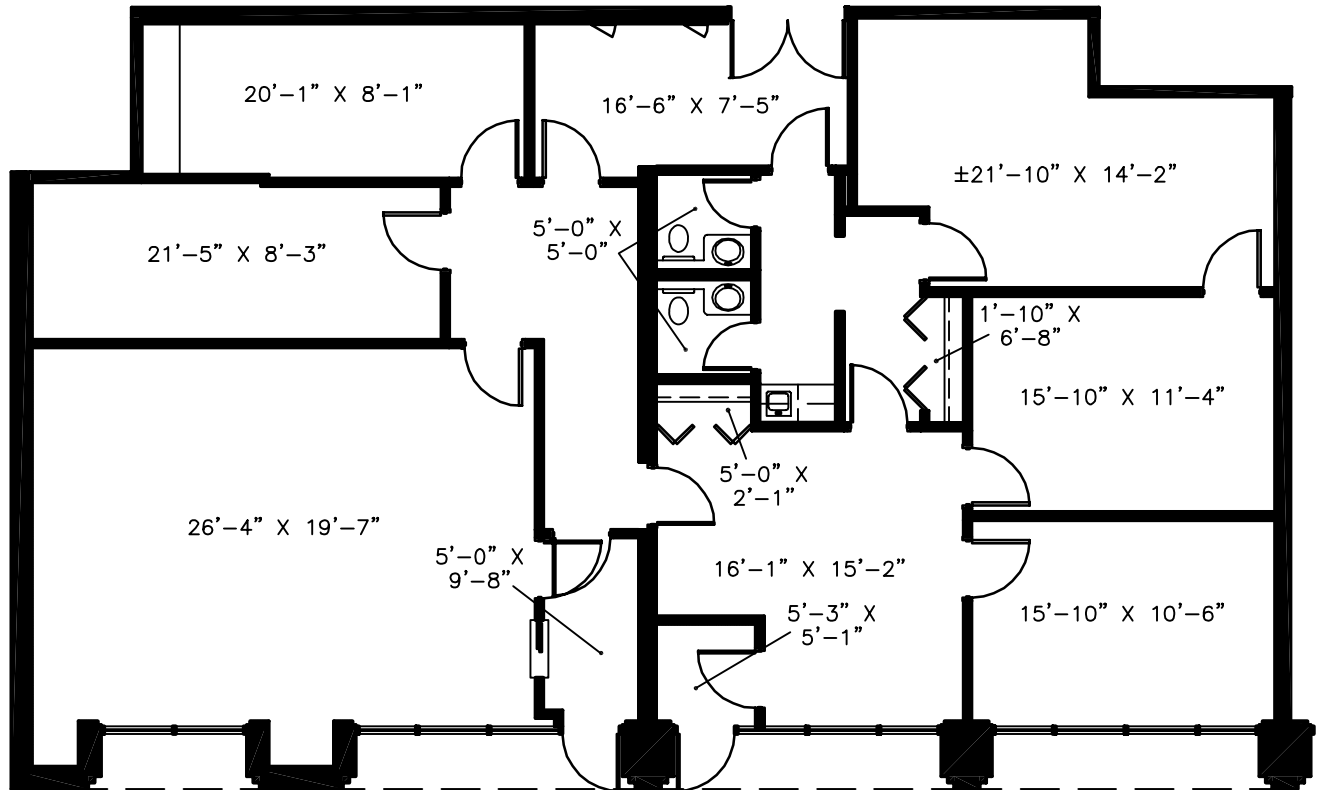
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FLOOR PLANS - UNIT A1 (2,996 SF)



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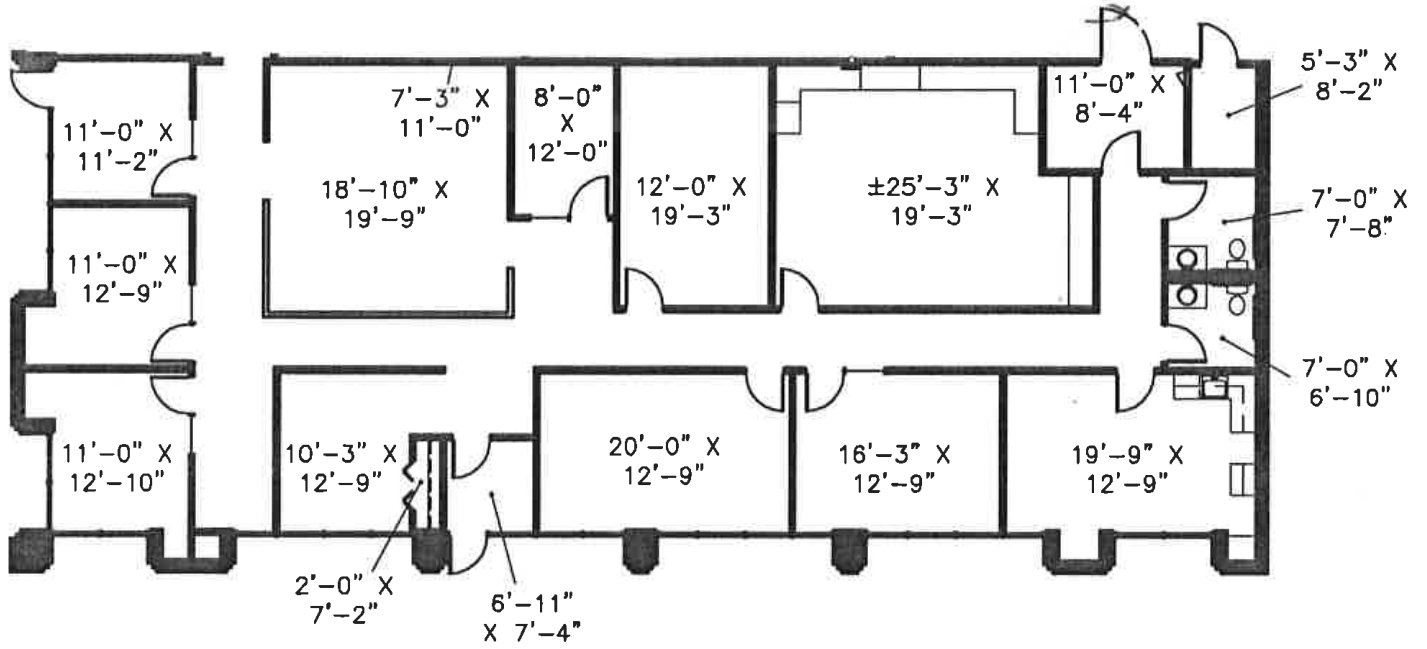
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FLOOR PLANS - UNIT D1 (4,500 SF)



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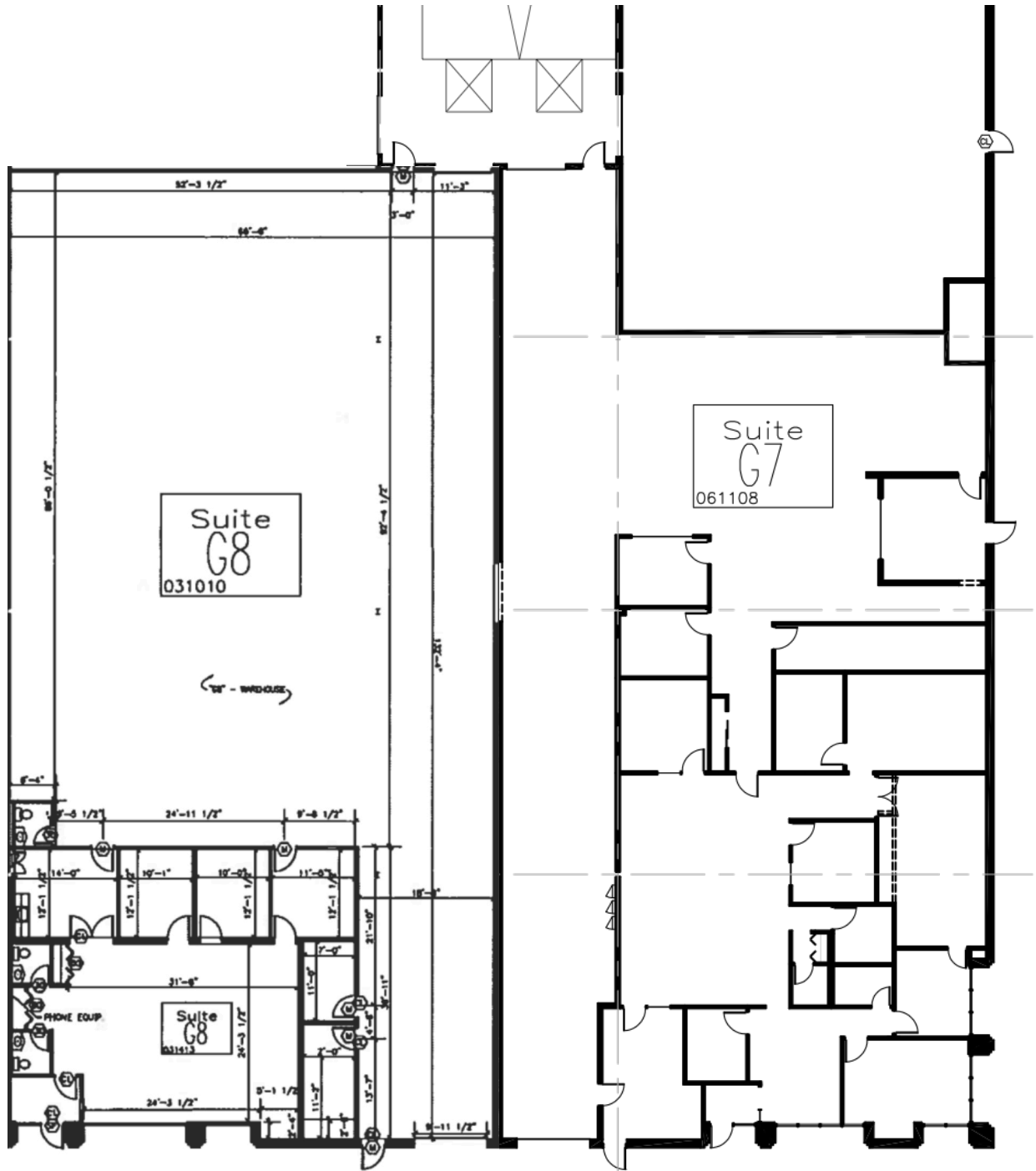
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FLOOR PLANS - UNIT G7 & G8



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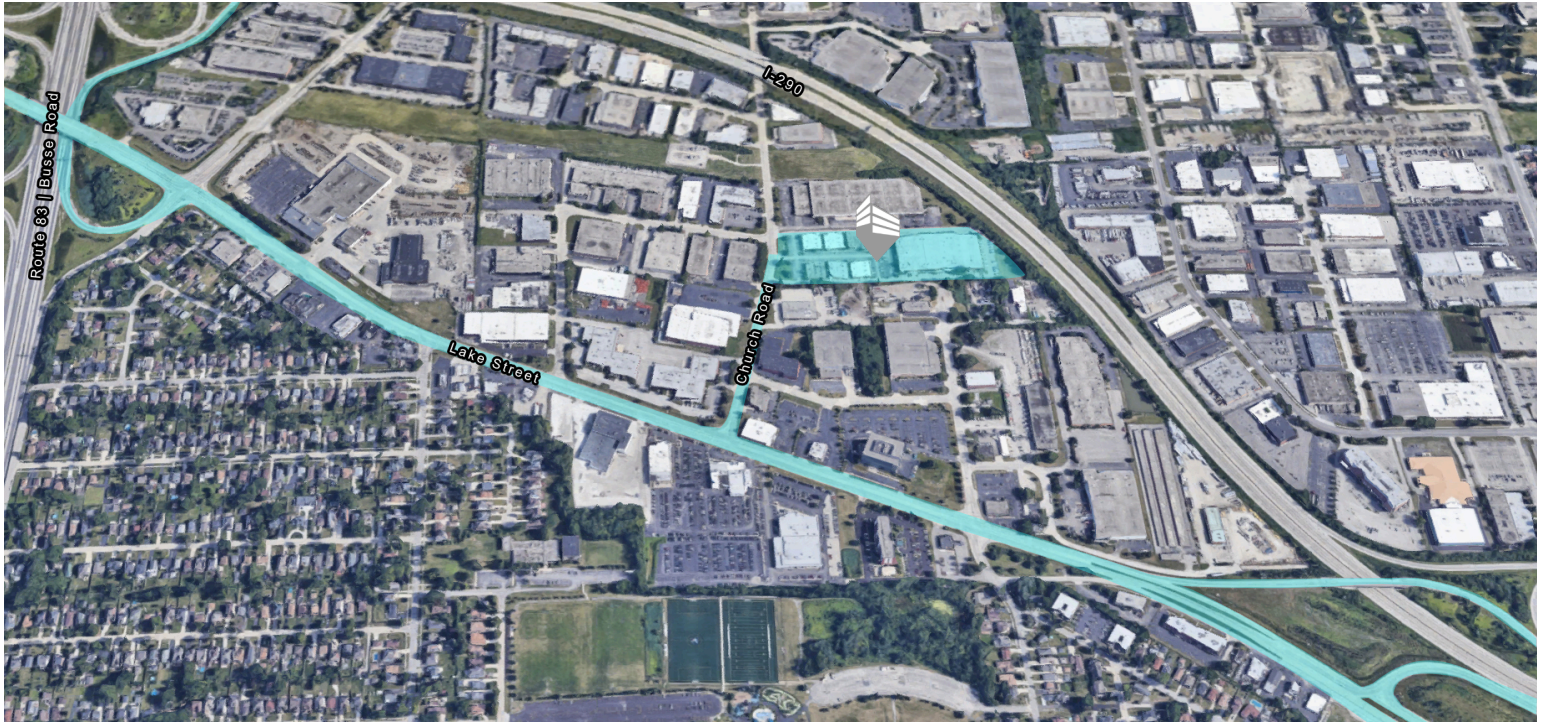
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LOCATION MAPS



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