

CENTERWEST BUSINESS PARK

2055 W ARMY TRAIL ROAD, ADDISON, IL 60101

INDUSTRIAL/FLEX SPACE FOR LEASE WITH RETAIL EXPOSURE



OFFERING SUMMARY

Available RSF:	6,173 - 17,370 RSF
Clear Height:	12' Clear
Loading:	See Site Map
Power:	200 Amps
Fire Protection:	Wet Sprinklers
HVAC:	100% AC
Access:	24-Hour Access
Parking Ratio:	4.4/1,000 SF Ratio
Complex Size:	116,582 SF
Lease Rate:	Subject to Offer (STO)

PROPERTY HIGHLIGHTS

- Institutionally Owned and Managed
- Conveniently located close to many area restaurants and amenities, minutes from I- 355
- Building Signage Available
- High Parking Ratio
- Taxes: 2026 Est. \$2.07 PSF
- Operating Expenses: 2026 Est. \$2.40 PSF

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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ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED

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SITE MAP



SPACE	LEASE RATE	SIZE (SF)	LOADING	POWER	AVAILABILITY & NOTES
Unit 110	Subject to Offer (STO)	6,173 SF	Drive-in Door (TO BE ADDED)	200 AMPS	
Unit 124	Subject to Offer (STO)	7,529 SF	Drive-in Door	200 AMPS	
Unit 128	Subject to Offer (STO)	9,841 SF	Drive-in Door (TO BE ADDED)	200 AMPS	
Unit 124 - 128	Subject to Offer (STO)	Up to: 17,370 SF	(3) Drive-in Door	800 AMPS	

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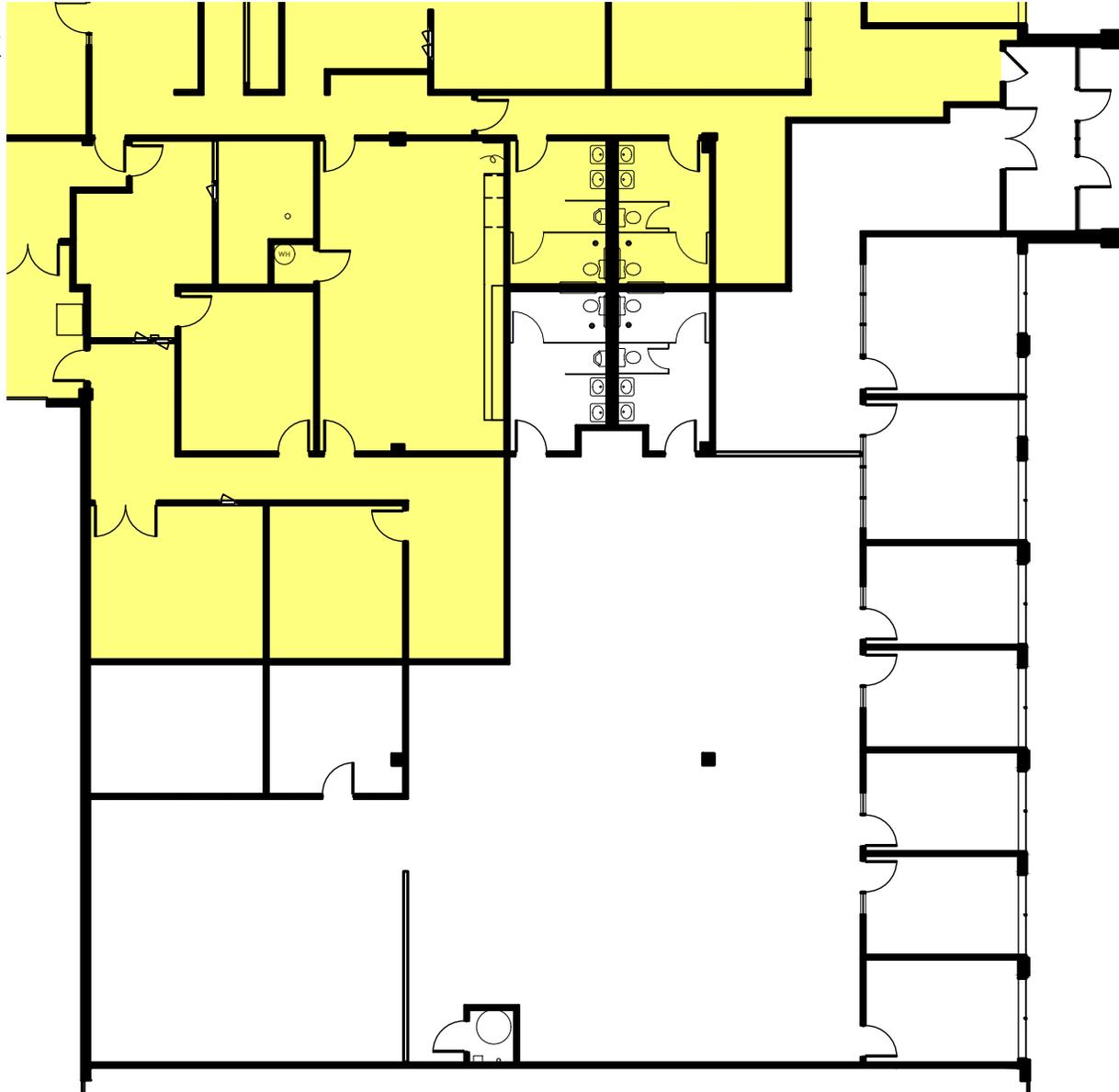


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FLOOR PLAN - SUITE 110 (6,173 SF)



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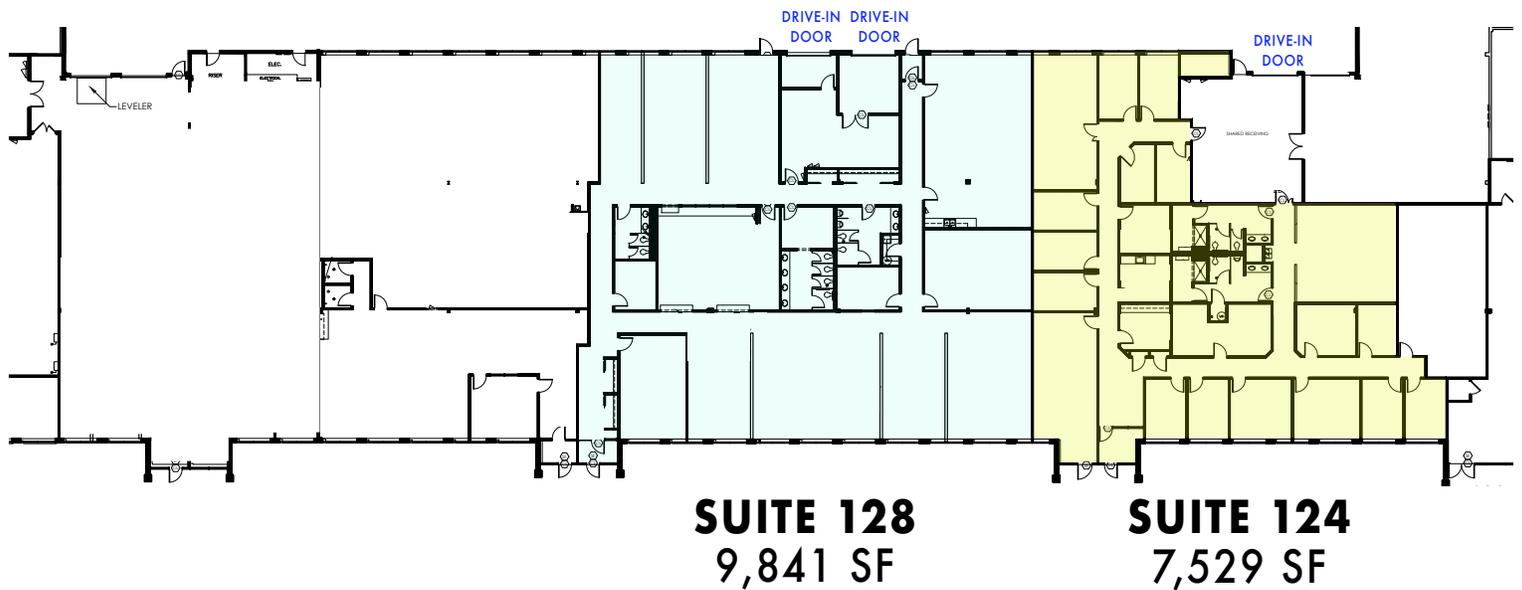


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FLOOR PLAN - SUITE 124 - 128 (OFFICE CAN BE SCALED BACK)



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LOCATION MAPS



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