

CENTERWEST BUSINESS PARK

2055 W ARMY TRAIL ROAD, ADDISON, IL 60101

INDUSTRIAL/FLEX SPACE FOR LEASE WITH RETAIL EXPOSURE



OFFERING SUMMARY

| | |
|------------------|------------------------|
| Available RSF: | 4,200 - 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: 2025 Est. \$2.71 PSF
- Operating Expenses: 2025 Est. \$2.52 PSF

PROFESSIONALLY OWNED AND MANAGED BY



JBSCORE.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 132 | Subject to Offer (STO) | 4,200 SF | Drive-in Door & Common Dock | 200 AMPS | |
| 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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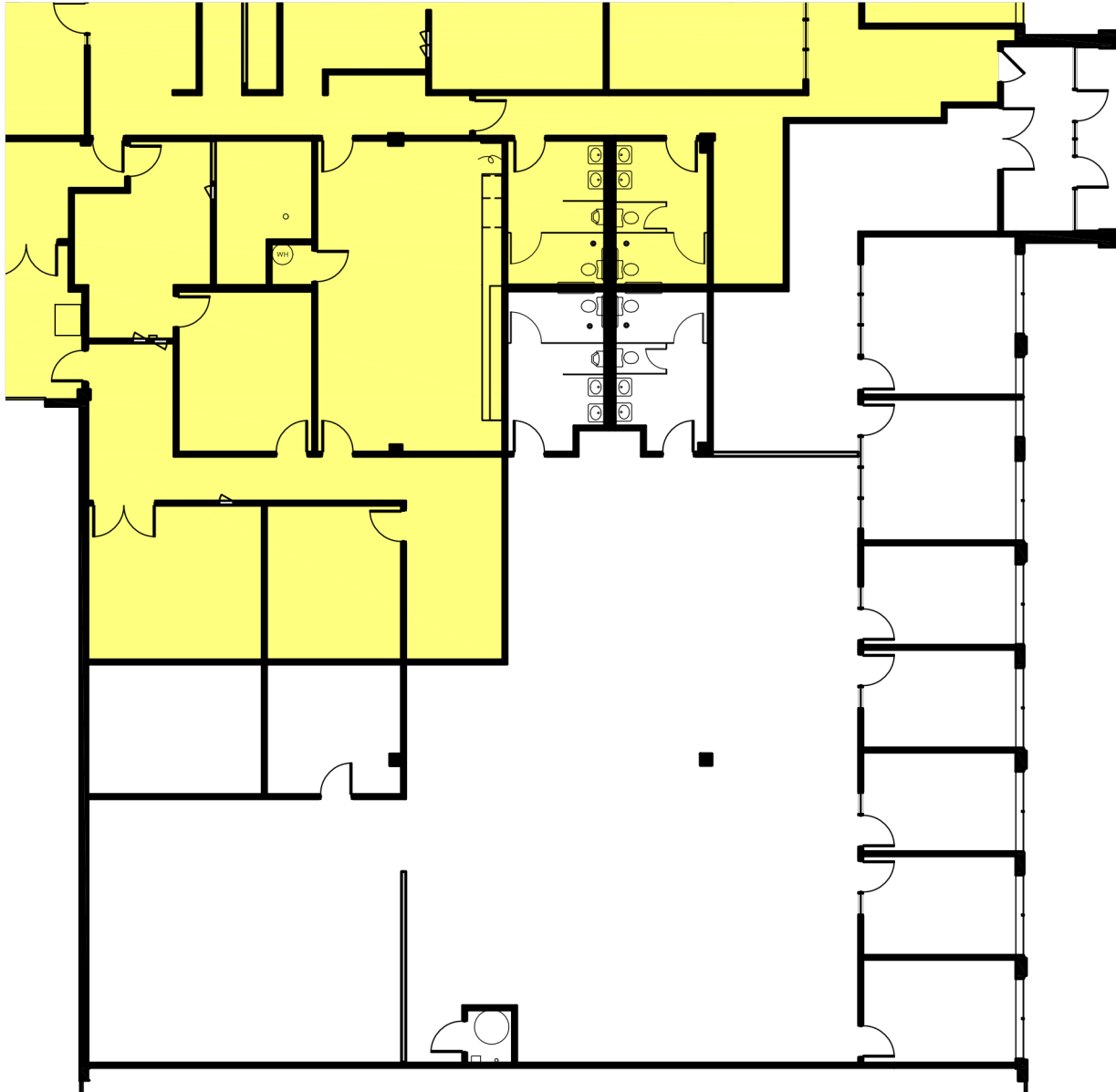


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FLOOR PLAN - SUITE 110 (6,173 SF)



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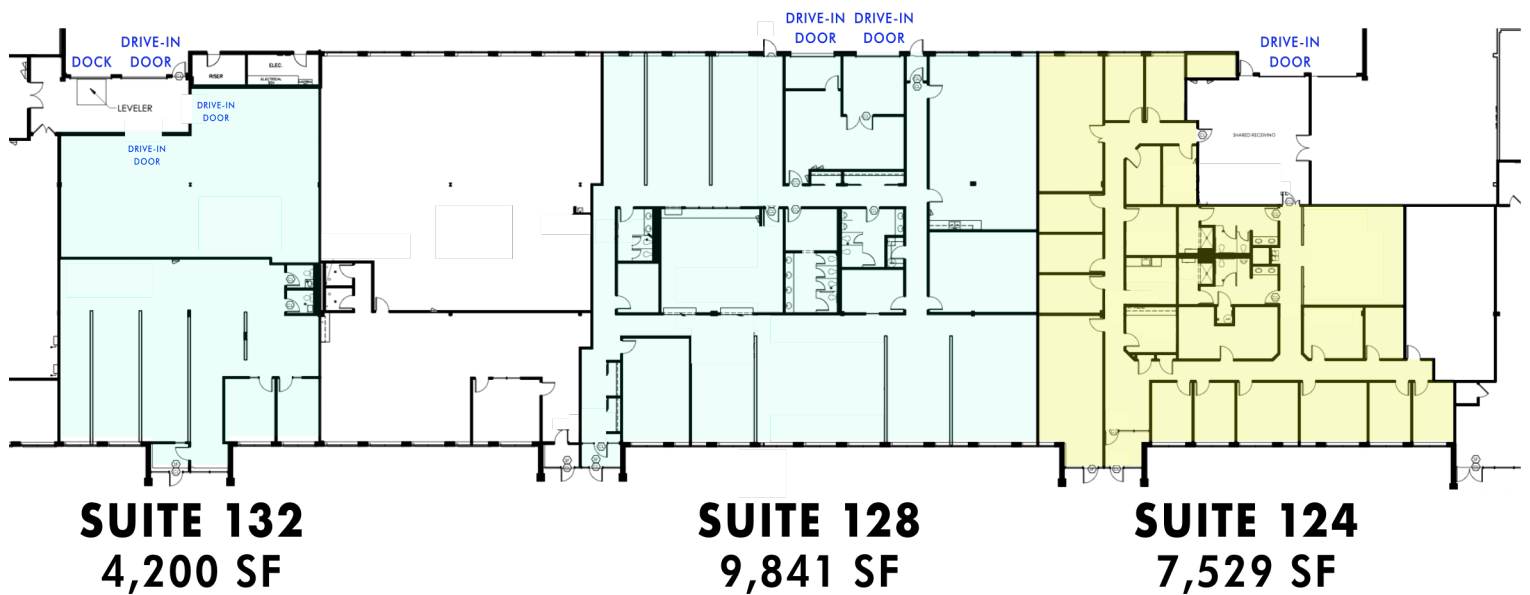


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FLOOR PLAN - SUITE 124 - 132 (OFFICE CAN BE SCALED BACK)



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LOCATION MAPS



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