

# WEST CORTLAND COURT

1765 - 1795 CORTLAND COURT, ADDISON, IL 60101

## INDUSTRIAL/FLEX SPACE FOR LEASE



### OFFERING SUMMARY

<b>Available RSF:</b>	1,380 - 7,890 RSF
<b>Clear Height:</b>	14.5 Ft. Clear
<b>Loading:</b>	See Site Plan
<b>Power:</b>	100 - 400 Amps
<b>Fire Protection:</b>	Wet Sprinklers
<b>Access:</b>	24-Hour Access
<b>Parking Ratio:</b>	1.0/1,000 SF Ratio
<b>Complex Size:</b>	83,745 SF
<b>Lease Rate:</b>	\$11.25 PSF (MG)

### PROPERTY HIGHLIGHTS

- Units with Showroom, Lab Space
- 100% A/C Units with High Office Ratio's
- Institutionally Owned and Managed
- Conveniently located close to many area restaurants and amenities, minutes from I- 355

Professionally Managed and Owned by:



JBSCRE.COM | 2777 FINLEY ROAD, SUITE 3, DOWNERS GROVE, IL 60515 | 312.462.1020

**JASON SHIBATA**  
PARTNER  
312.462.1022  
JASON@JBSCRE.COM

**MICHAEL WHETSTONE**  
SENIOR BROKER  
312.462.1024  
MICHAEL@JBSCRE.COM

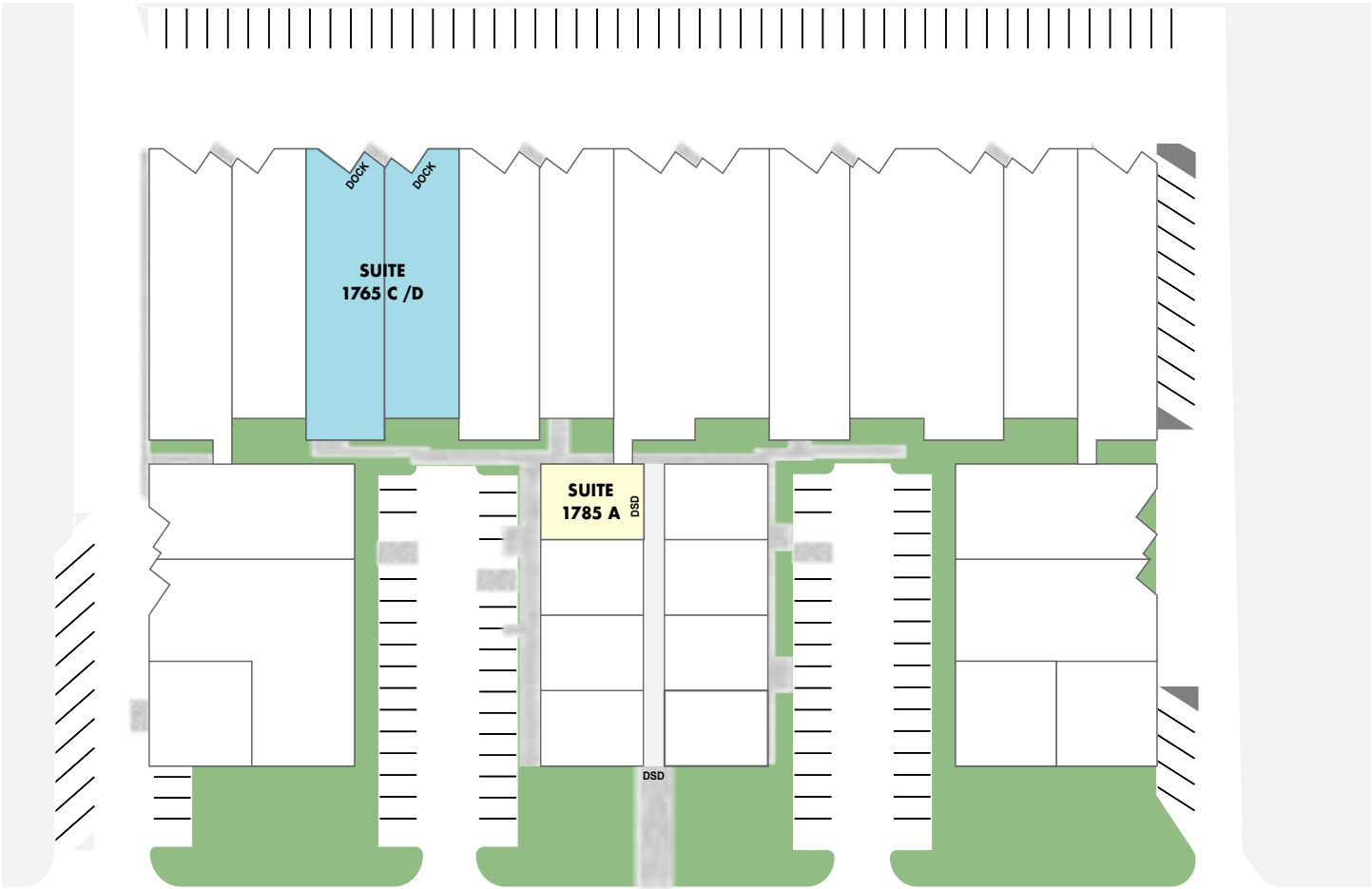
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## SITE PLAN



CORTLAND CT

LOADING: DOUBLE SERVICE DOOR

SPACE	LEASE RATE	YEAR 1 MONTHLY RENT	SIZE (SF)	POWER	AVAILABILITY & NOTES
1785 A	\$11.25 PSF (MG)	\$1,293.75	1,380 SF	100 AMPS	

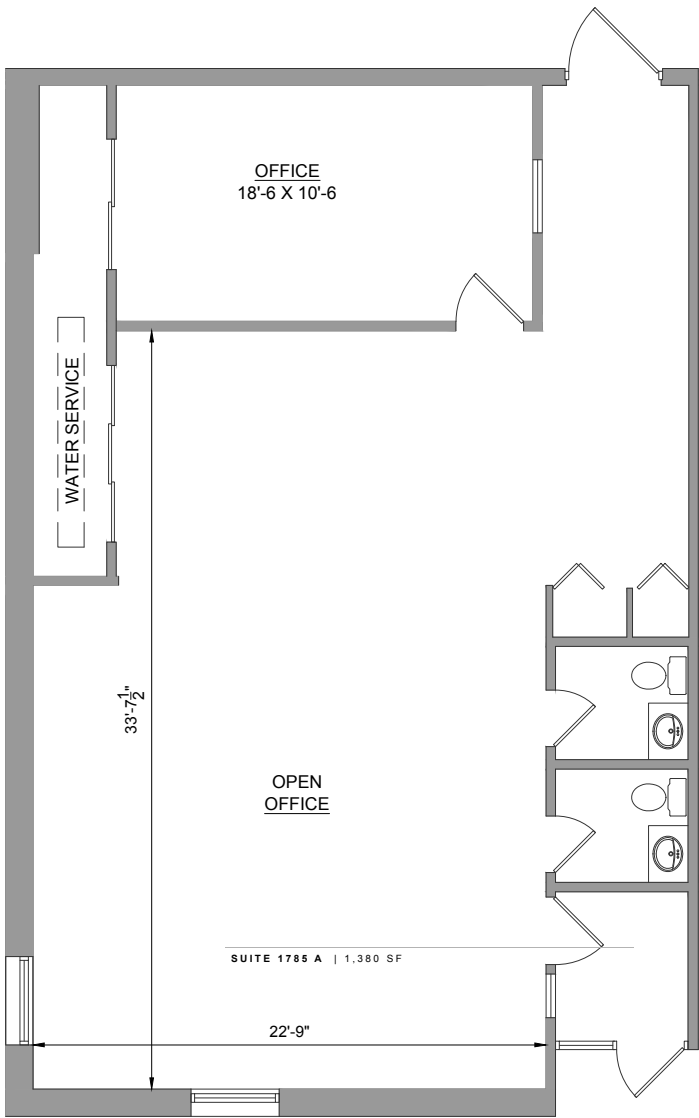
LOADING: DOCK

SPACE	LEASE RATE	YEAR 1 MONTHLY RENT	SIZE (SF)	POWER	AVAILABILITY & NOTES
1765 C/D	\$11.25 PSF (MG)	\$7,396.87	7,890 SF	400 AMPS, 3 Phase	Immediate

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## FLOOR PLANS



SUITE 1785 A | 1,380 SF

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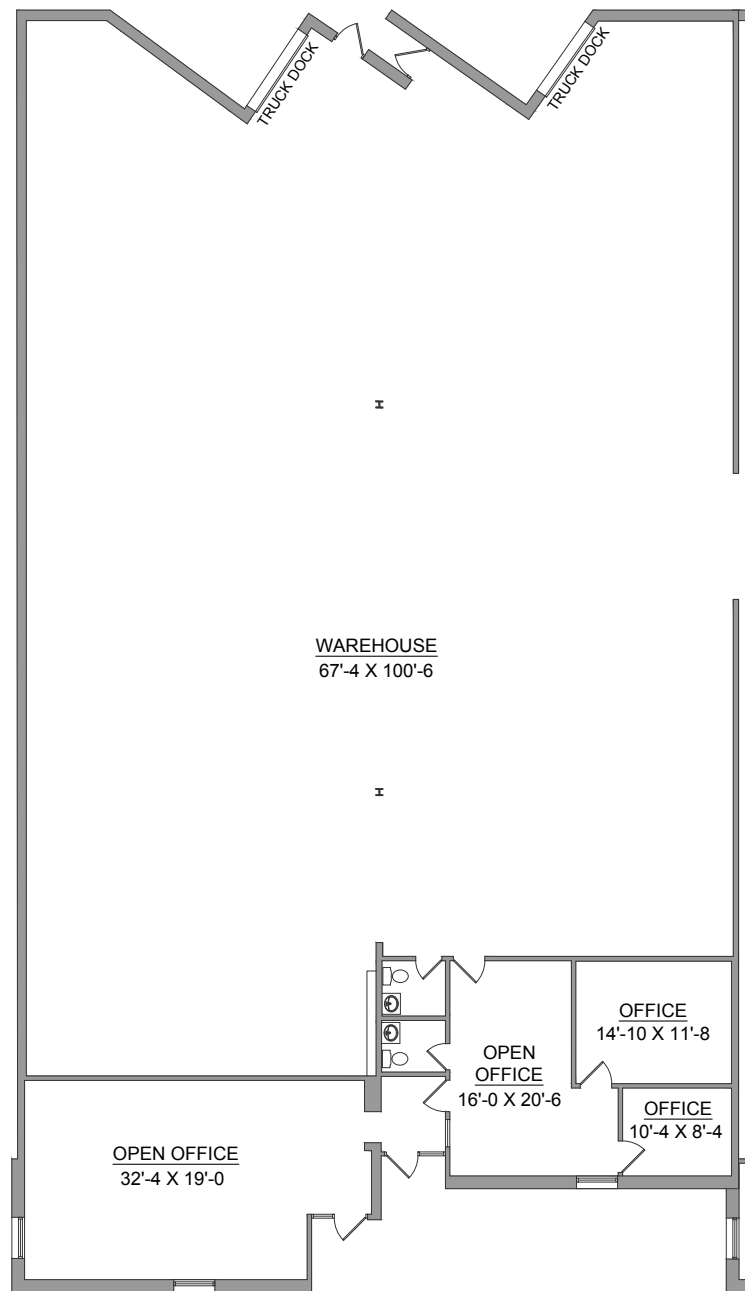
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## FLOOR PLANS



SUITE 1765 C/D | 7,980 SF

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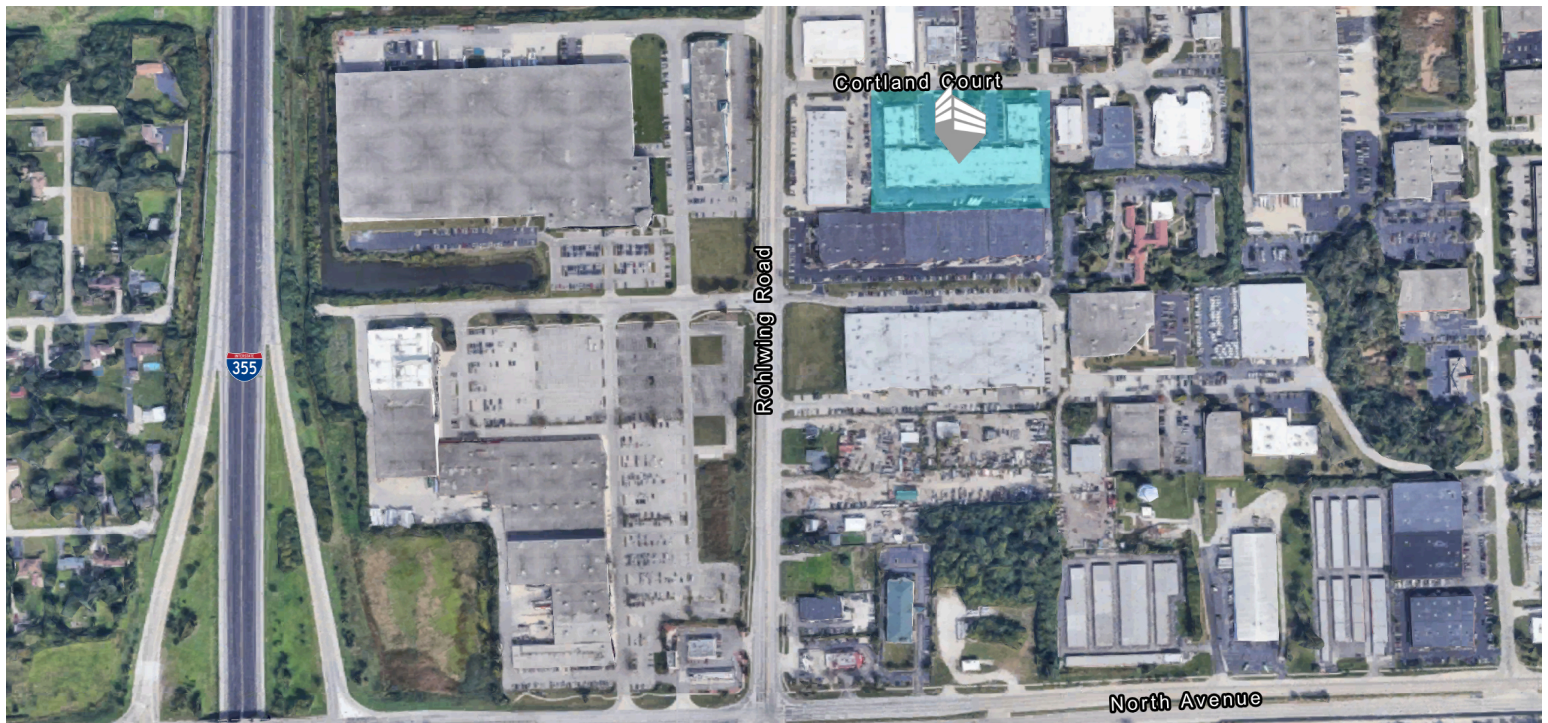
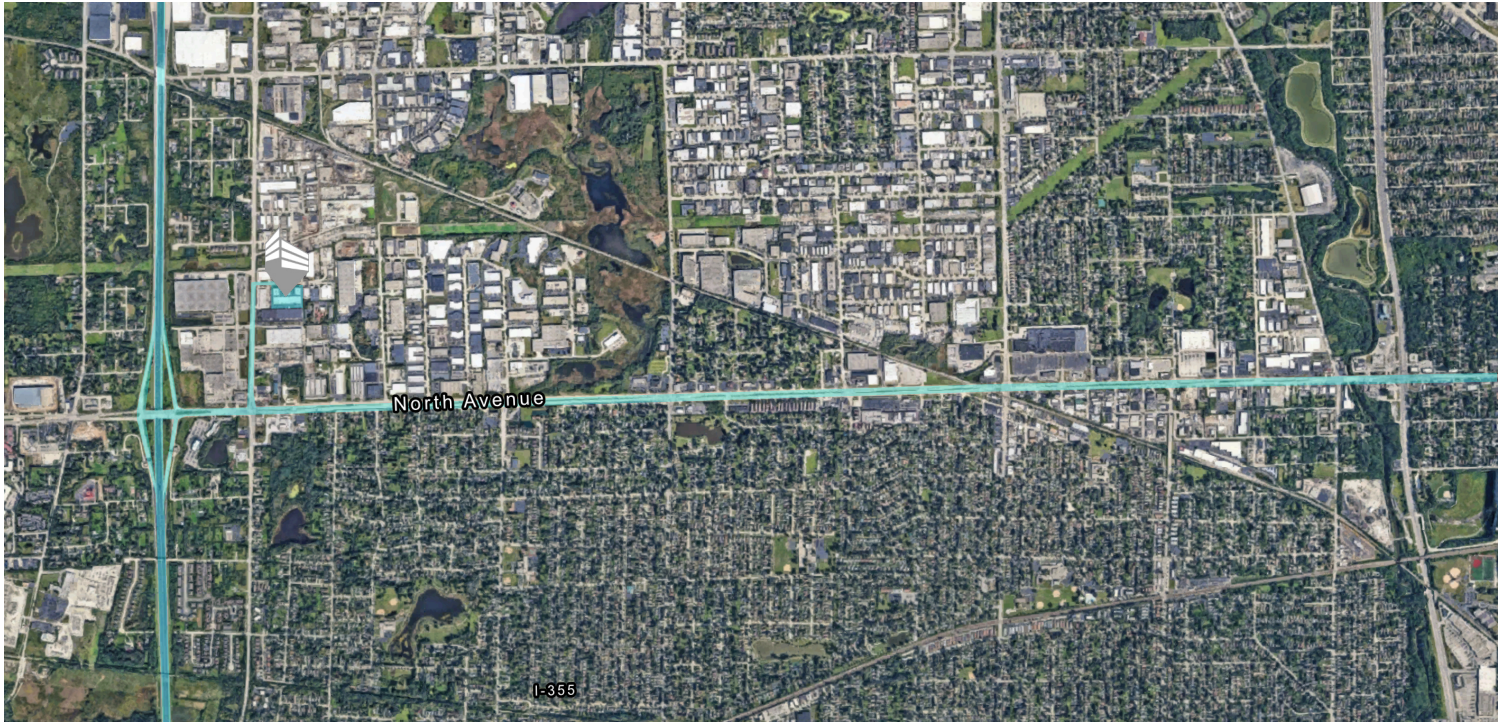




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## LOCATION MAPS



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