

# CENTERWEST BUSINESS PARK

2055 W ARMY TRAIL ROAD, ADDISON, IL 60101

## INDUSTRIAL/FLEX SPACE FOR LEASE WITH RETAIL EXPOSURE



### OFFERING SUMMARY

<b>Available RSF:</b>	5,076 - 7,529 RSF
<b>Clear Height:</b>	12' Clear
<b>Loading:</b>	See Site Map
<b>Power:</b>	200 Amps
<b>Fire Protection:</b>	Wet Sprinklers
<b>HVAC:</b>	100% AC
<b>Access:</b>	24-Hour Access
<b>Parking Ratio:</b>	4.4/1,000 SF Ratio
<b>Complex Size:</b>	116,582 SF
<b>Lease Rate:</b>	\$11.00 PSF (NNN)

### 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



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

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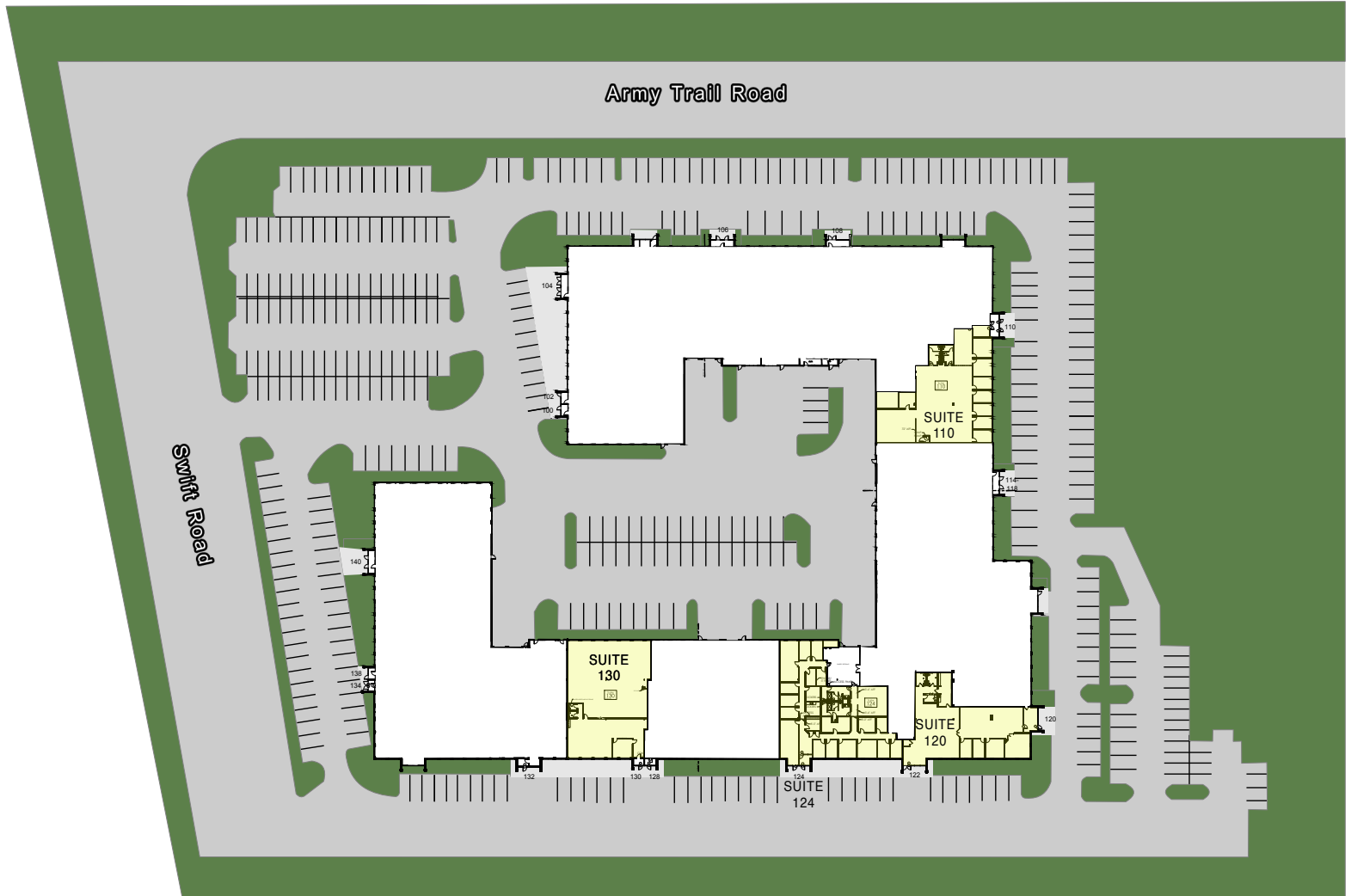
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## SITE MAP



SPACE	LEASE RATE	SIZE (SF)	LOADING	POWER	AVAILABILITY & NOTES
Unit 120	\$11.00 PSF (NNN)	5,076 SF	Double Service Door	200 AMPS	
Unit 110	\$11.00 PSF (NNN)	6,173 SF	Drive-in Door (TO BE ADDED)	200 AMPS	
Unit 130	\$11.00 PSF (NNN)	6,296 SF	Drive-in Door (TO BE ADDED)	200 AMPS	
Unit 124	\$11.00 PSF (NNN)	7,529 SF	Drive-in Door	200 AMPS	

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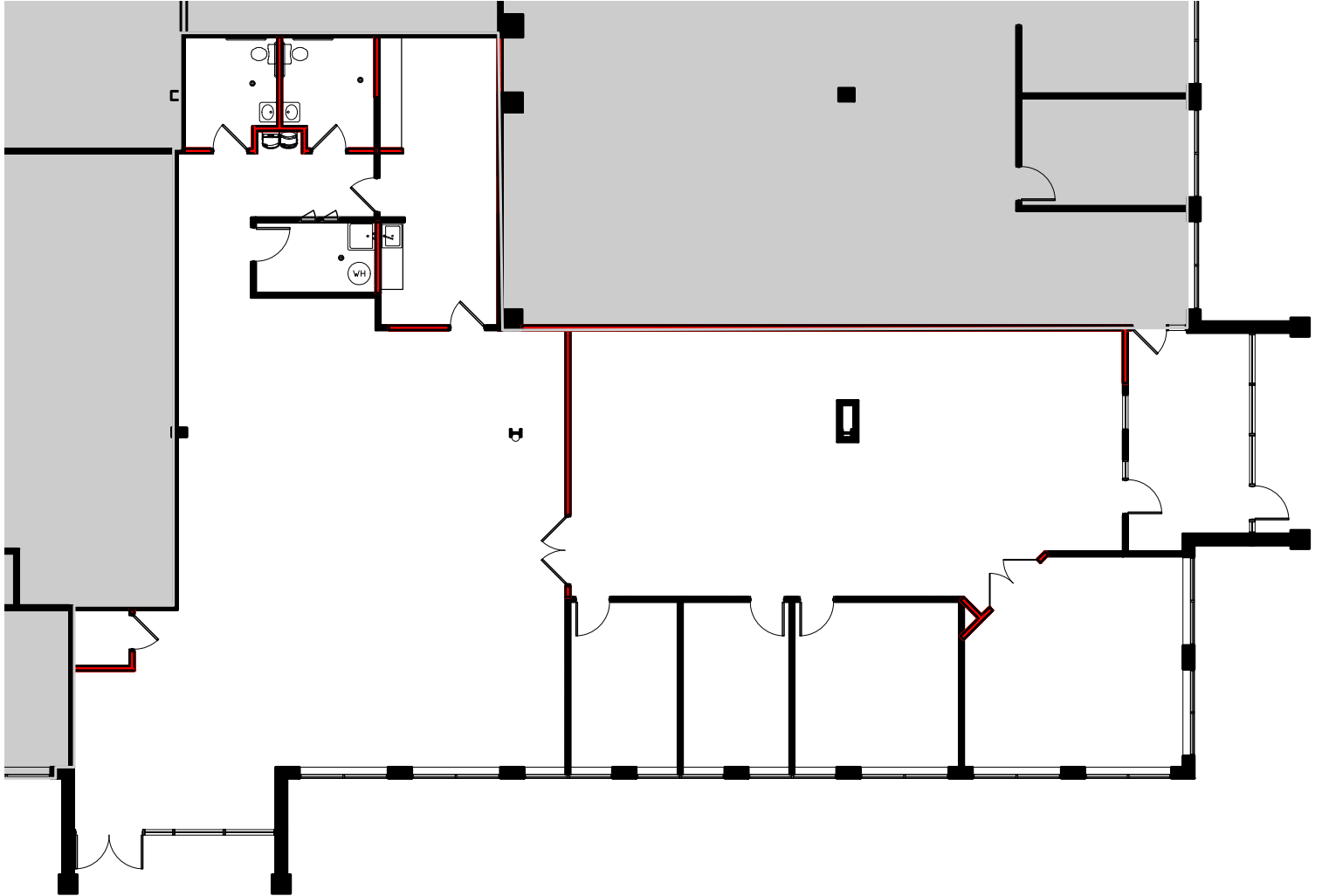


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## FLOOR PLAN - SUITE 120 (5,076 SF)



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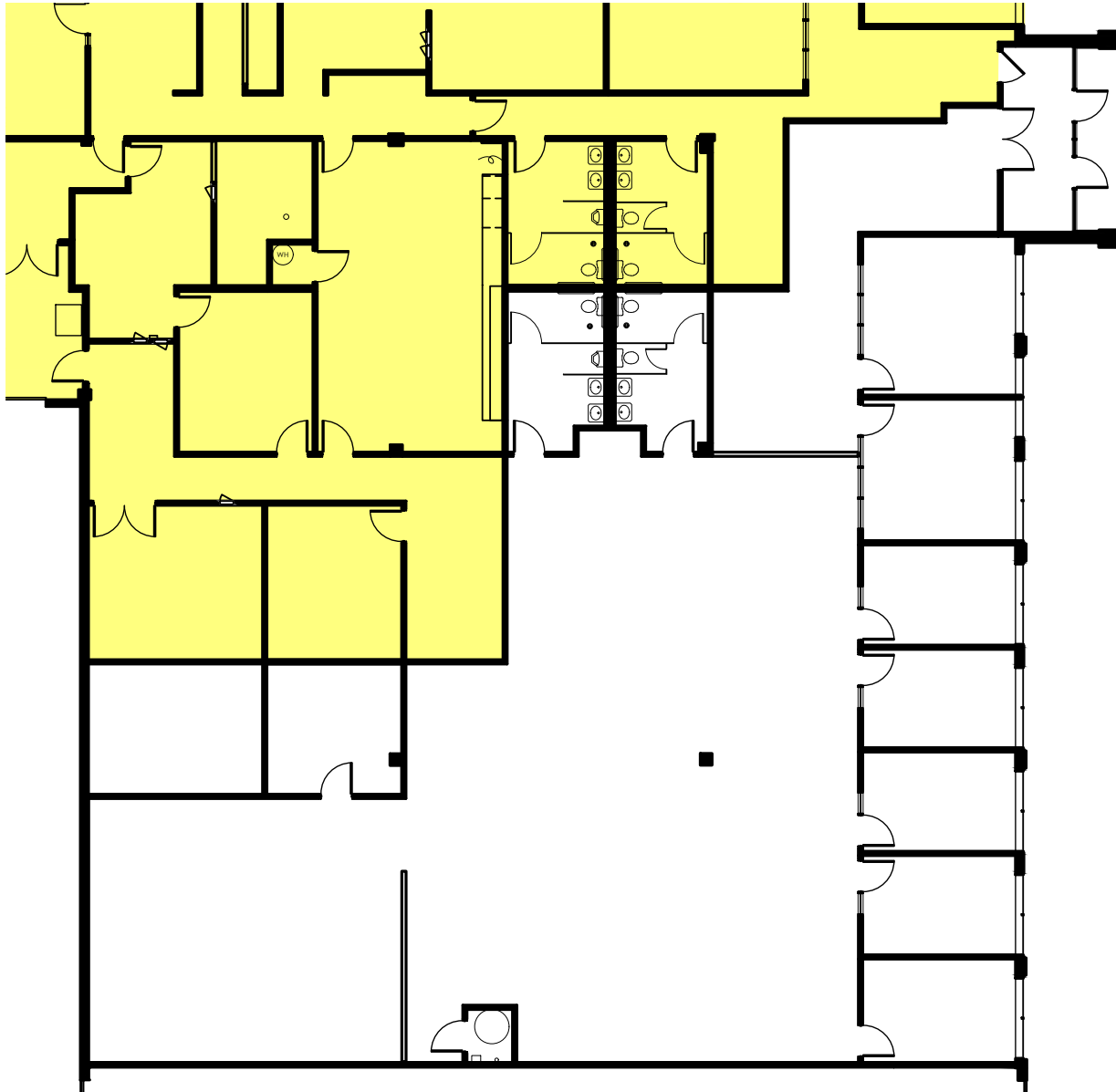


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## FLOOR PLAN - SUITE 110 (6,173 SF)



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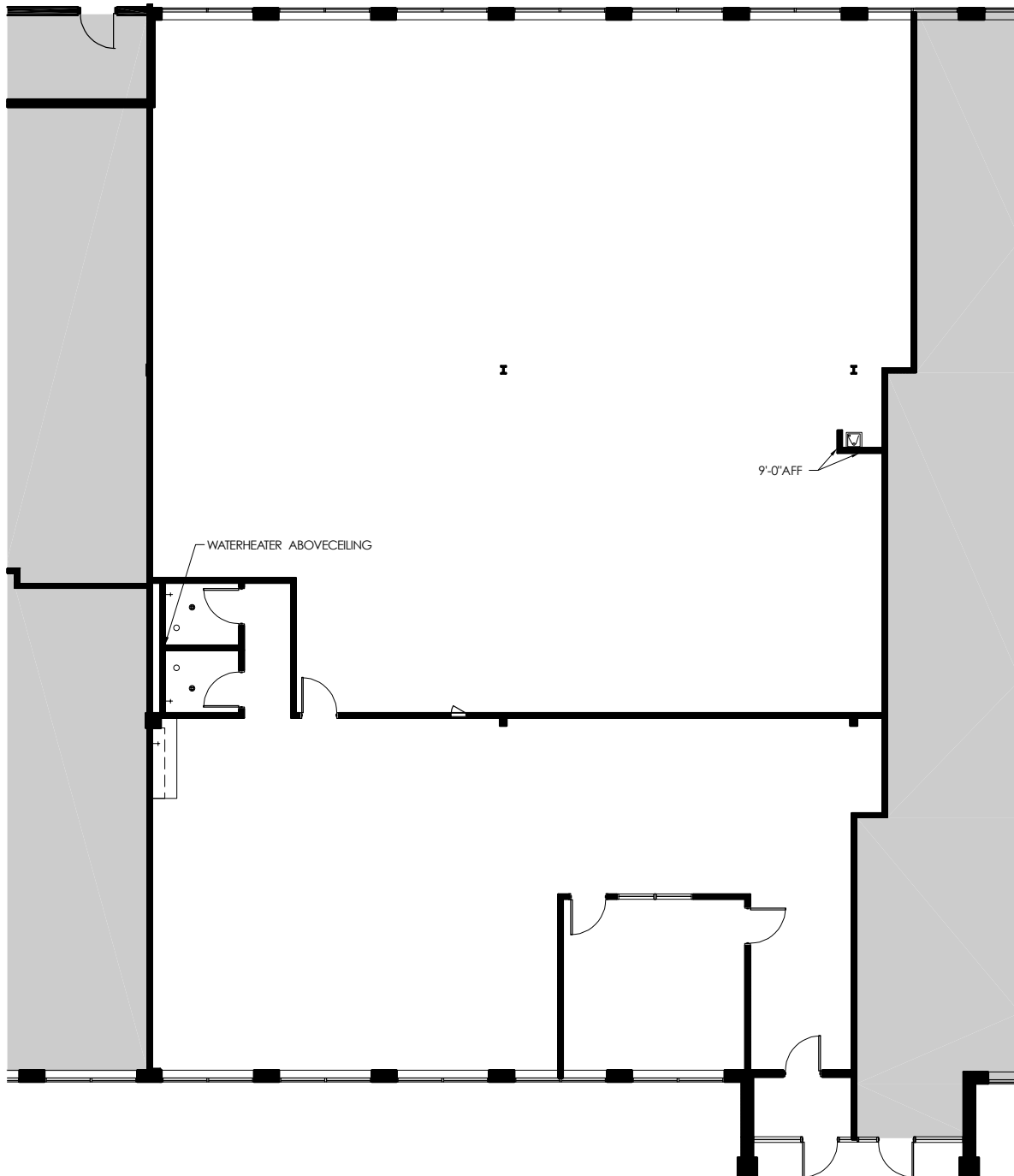


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# CENTERWEST BUSINESS PARK

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## FLOOR PLAN - SUITE 130 (6,296 SF)



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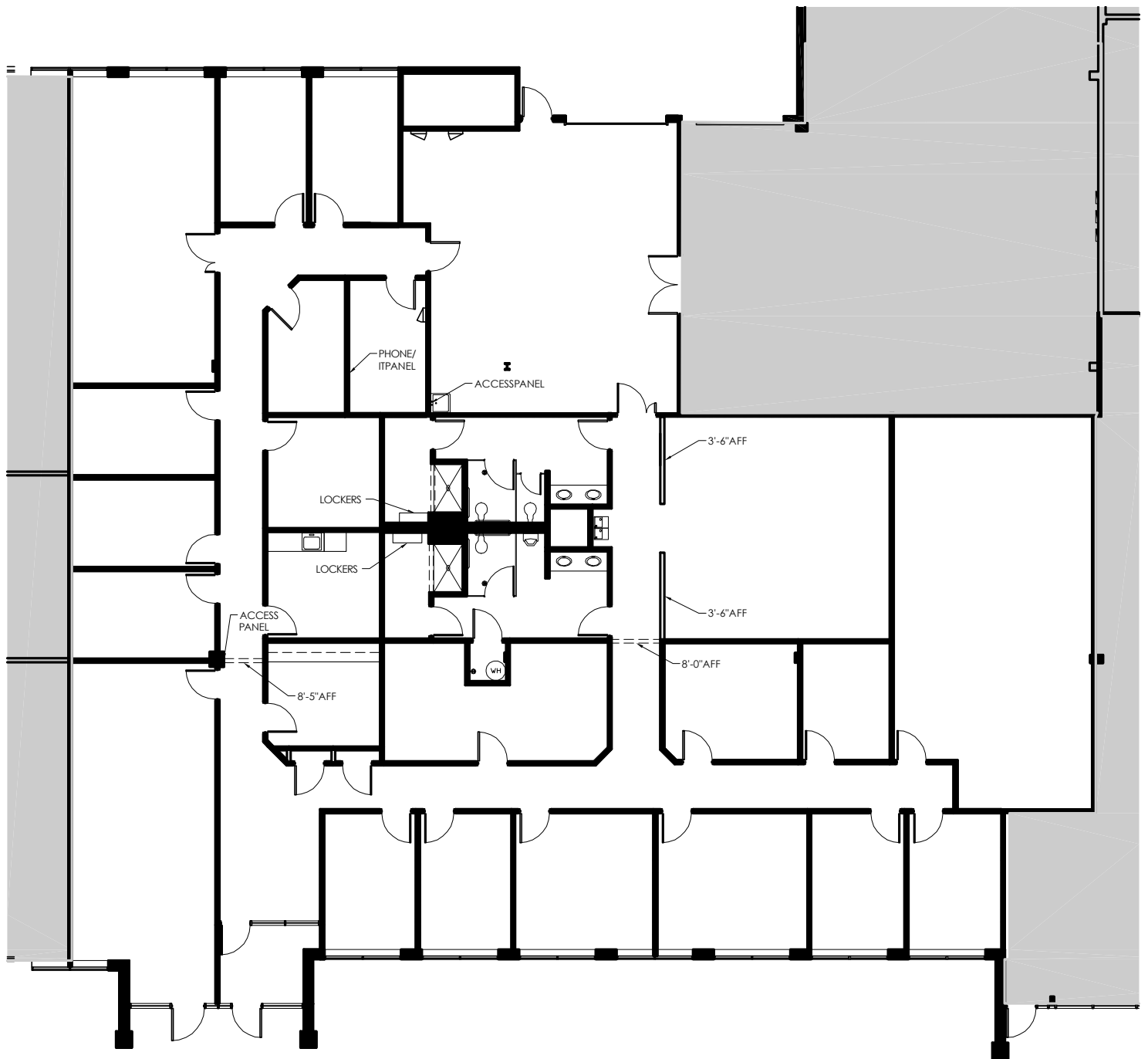


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## FLOOR PLAN - SUITE 124 (7,529 SF)



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## LOCATION MAPS



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