

FOR LEASE

**847A North Church Court
Elmhurst, Illinois**



**CUSHMAN &
WAKEFIELD**

21,134 SF

AVAILABLE FOR LEASE

OWNED BY:



PROPERTY FEATURES

SPECIFICATIONS

Available Size:	21,134 Sq. Ft.
Office Size:	3,263 Sq. Ft.
Total Building Size:	125,905 Sq. Ft.
Construction:	Pre-cast concrete panels
Site Size:	7.69 acres
Loading:	Two (2) exterior docks
Drive-in Doors:	One (1) drive-in door
Ceiling Height:	24'
Sprinkler System:	ESFR
Power:	400 Amps @ 480 Volt
Parking:	136 car parking (total building)
Year Built:	1998
Column Spacing:	40' x 48'
Zoning:	I - Industrial
Operating Expenses:	
Common Area Maint.:	\$1.64 p.s.f.
Insurance:	\$0.13 p.s.f.
Real Estate Taxes:	\$1.88 p.s.f.
Asking Lease Rate:	\$12.00 p.s.f. net
Comments	<ul style="list-style-type: none">• Highly functional distribution space• DuPage County location• Institutionally owned and managed• Available October 1, 2026



Leasing by:



Britt Casey

Executive Vice Chairman

+1 847 518 3280

+1 847 456 7545

Britt.Casey@cushwake.com

Al Caruana

Executive Managing Director

+1 847 720 1326

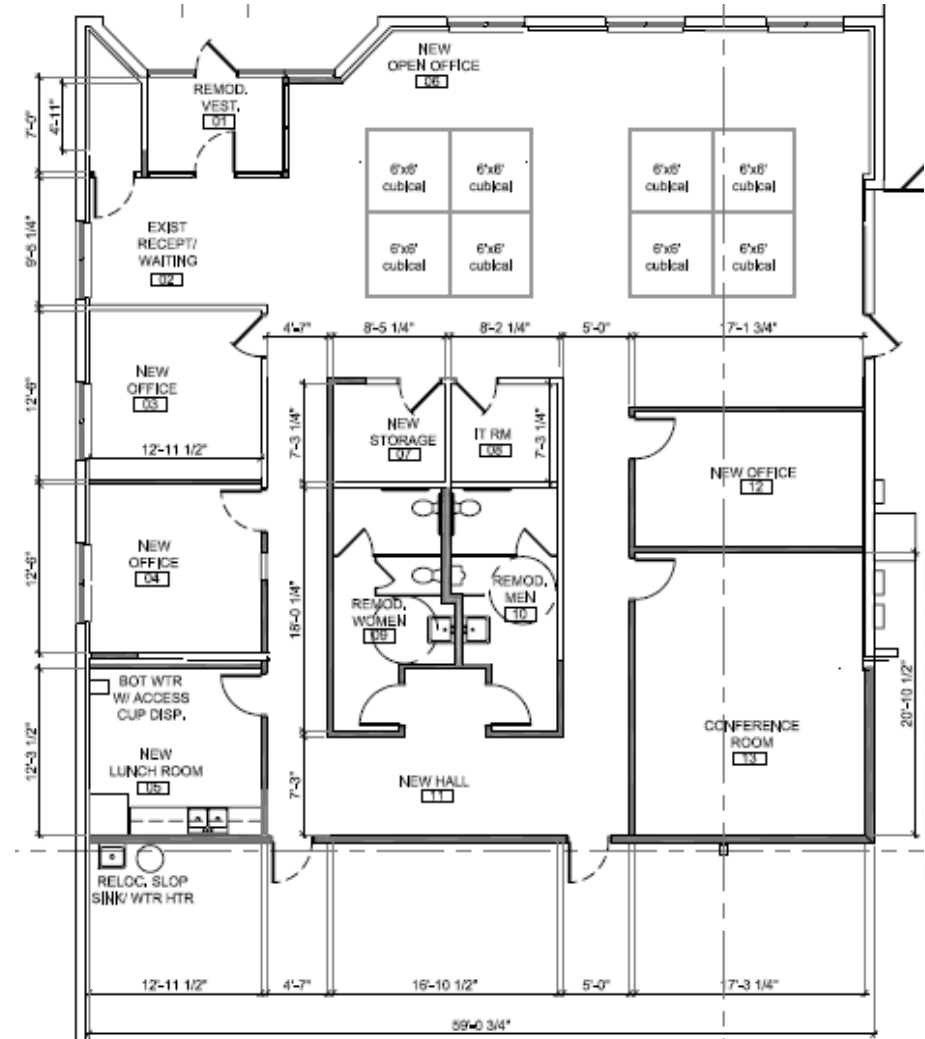
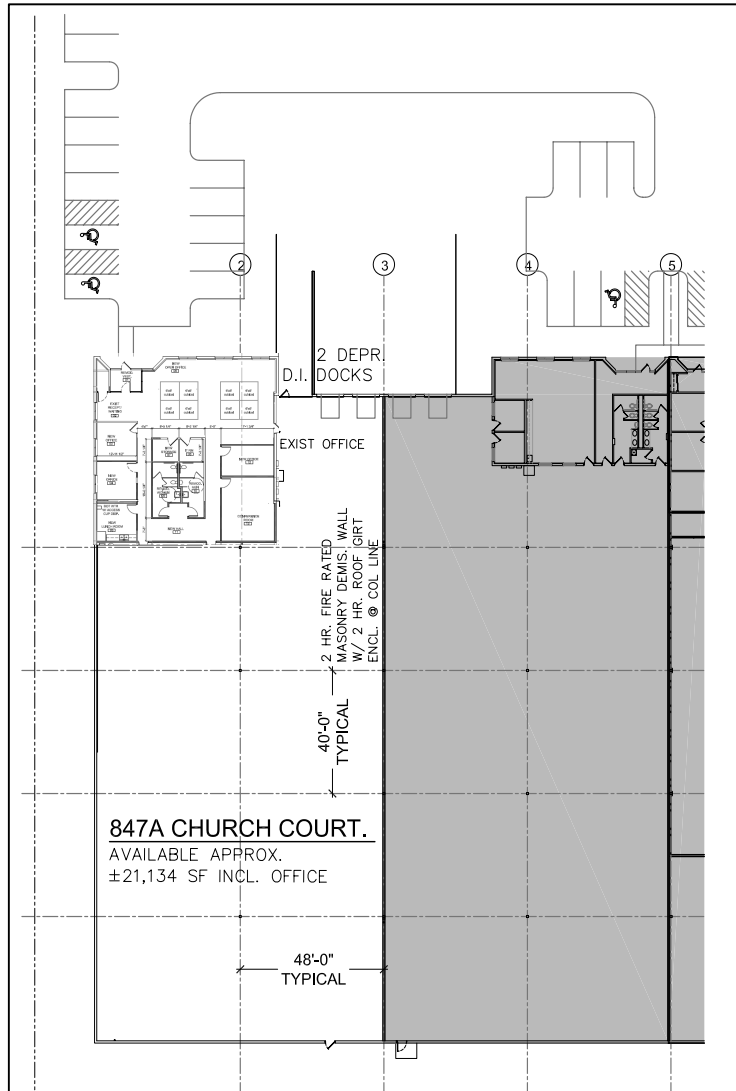
+1 847 456 8417

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847A N Church Court, Elmhurst, IL

847A N. CHURCH COURT, ELMHURST

TENANT PLAN



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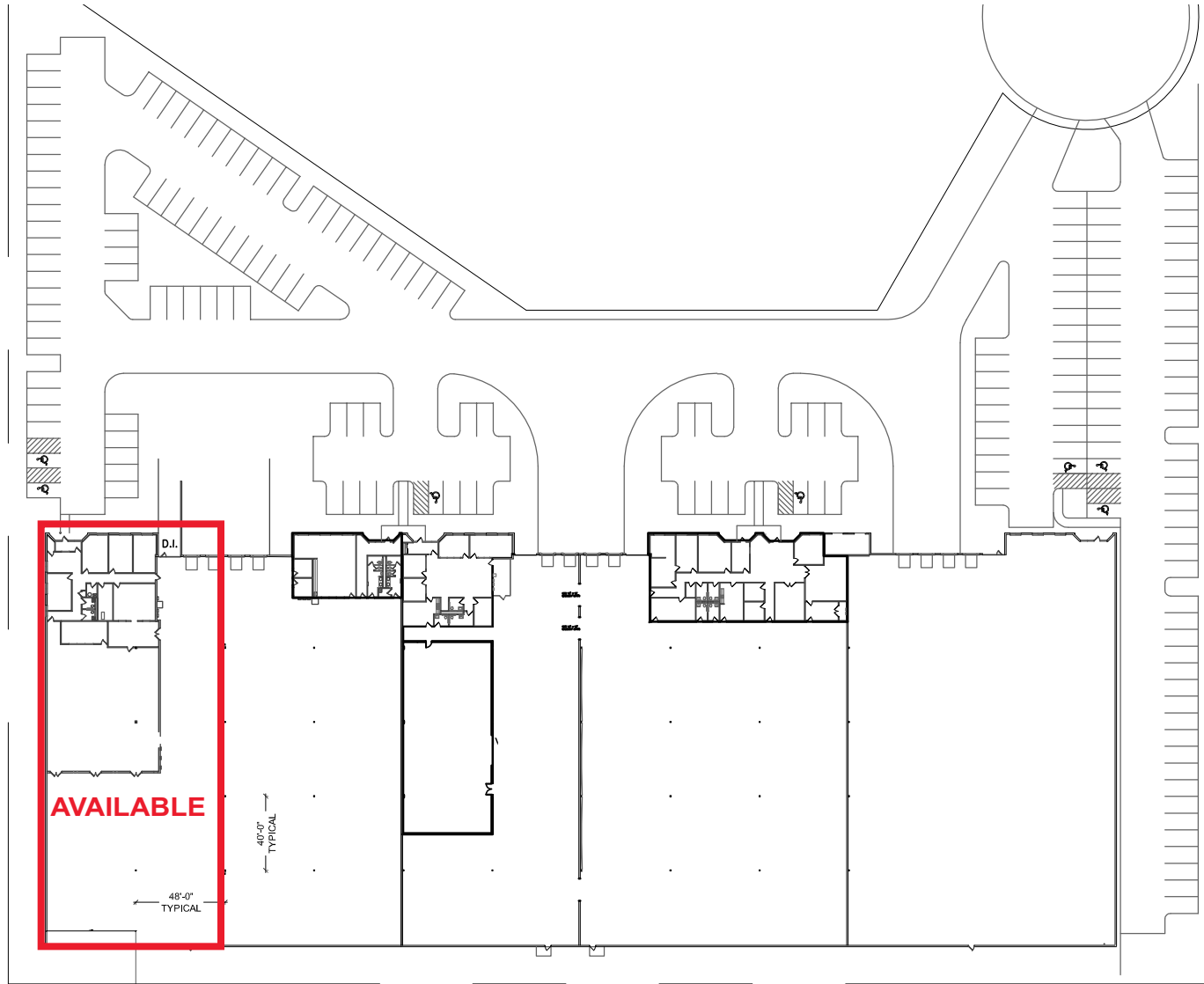
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SITE PLAN



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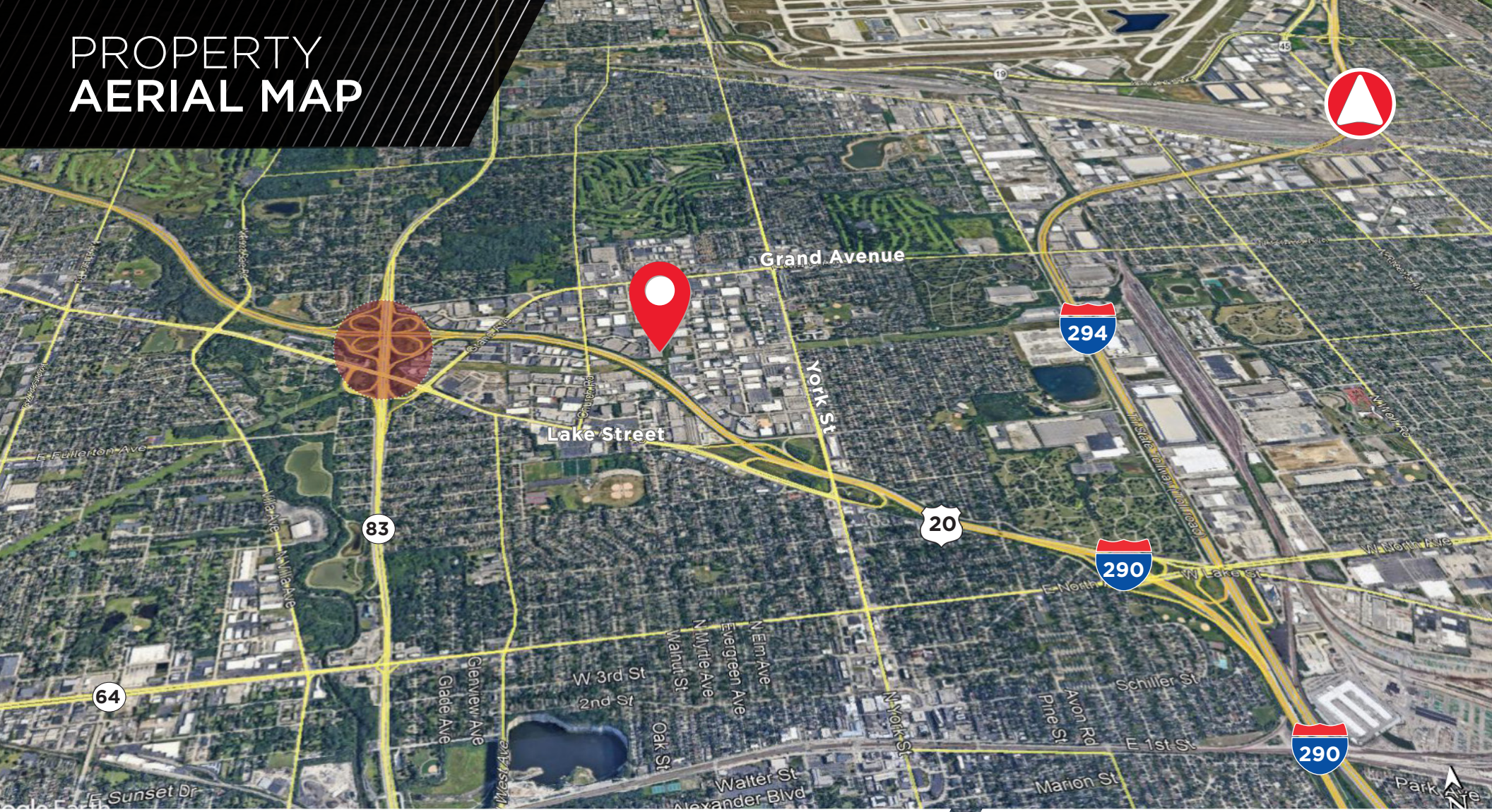
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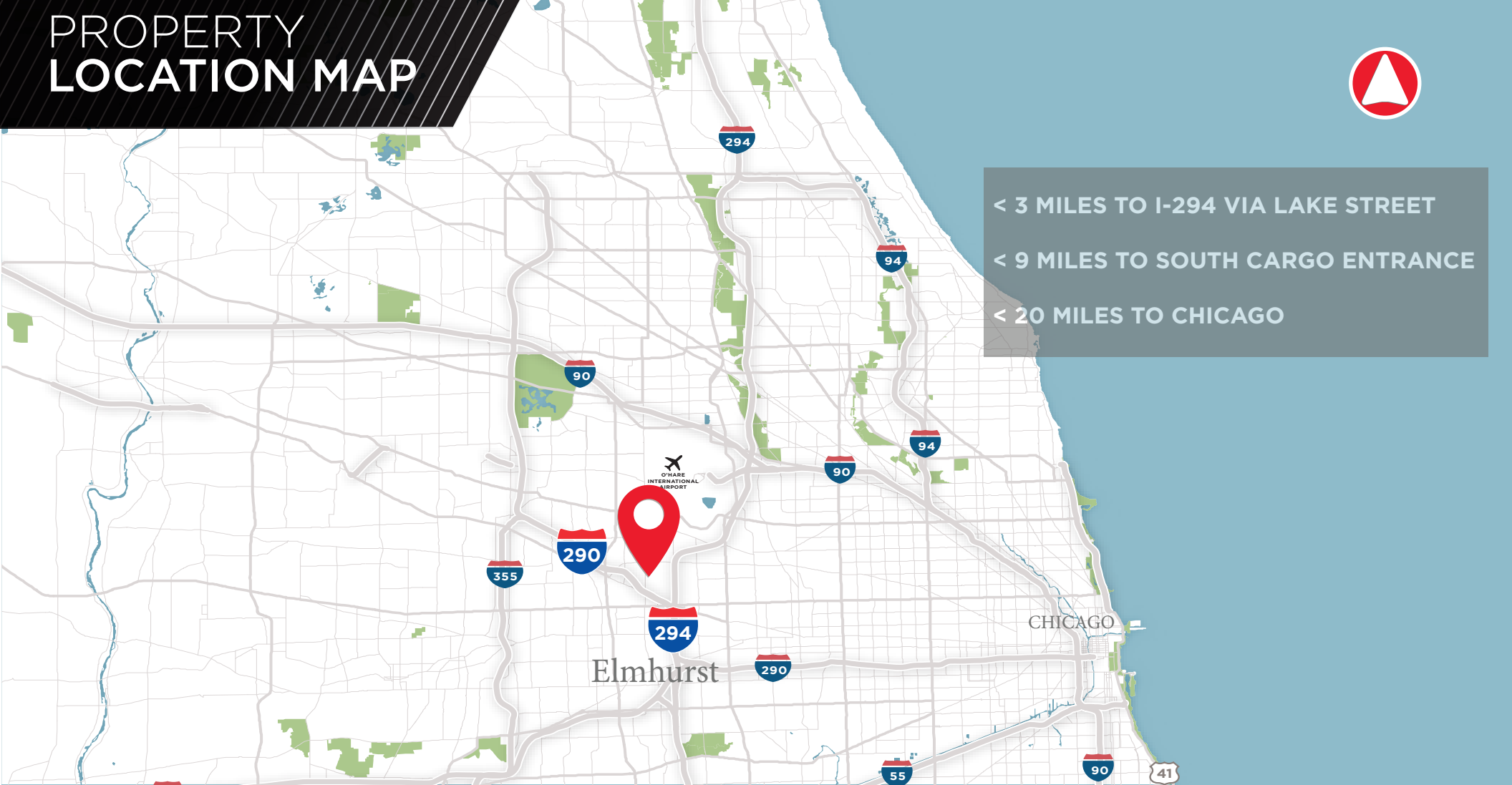


PROPERTY AERIAL MAP

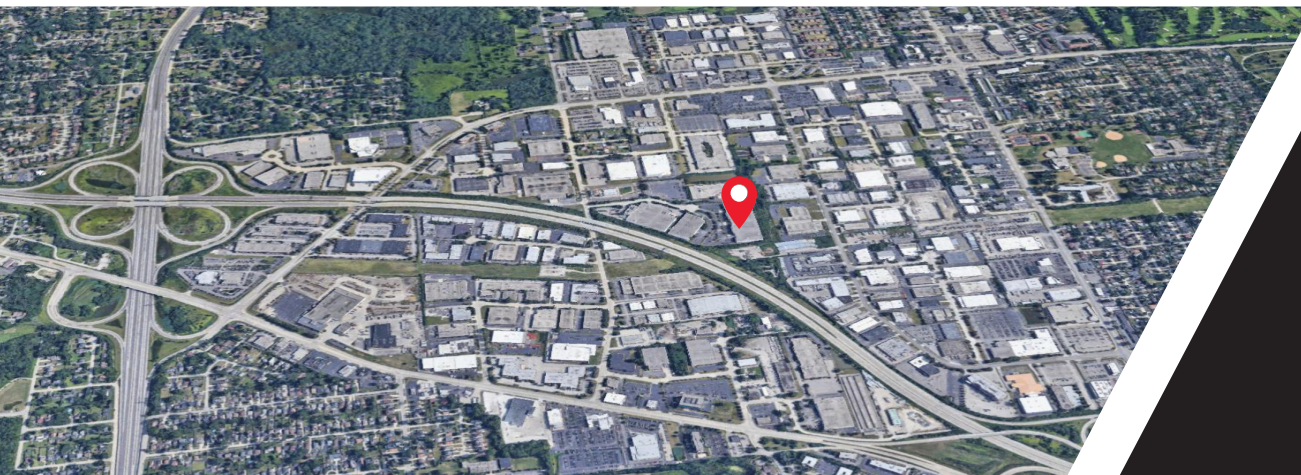


Access to I-290 via
Lake Street and Route
83, minutes to I-294
and major expressways

PROPERTY LOCATION MAP



< 3 MILES TO I-294 VIA LAKE STREET
< 9 MILES TO SOUTH CARGO ENTRANCE
< 20 MILES TO CHICAGO



Access to I-290/I-294 via Lake Street and Route 83, minutes to major expressways



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