

3,800 SF Commercial Space For Lease

302 W. Lincoln Highway, Units 1 & 2 Combined · Cortland, Illinois



TOTAL SPACE

3,800 SF

MONTHLY RENT

\$3,350 /mo + utilities

OFFICE / RETAIL COMPONENT

1,600 SF

CONNECTED WAREHOUSE COMPONENT

2,200 SF

PROPERTY OVERVIEW

A single combined 3,800 square foot commercial opportunity at 302 W. Lincoln Highway in Cortland, Illinois, offered together as Units 1 & 2. The space combines a 1,600 square foot office/retail component with Lincoln Highway frontage and a connected 2,200 square foot warehouse component.

KEY FEATURES

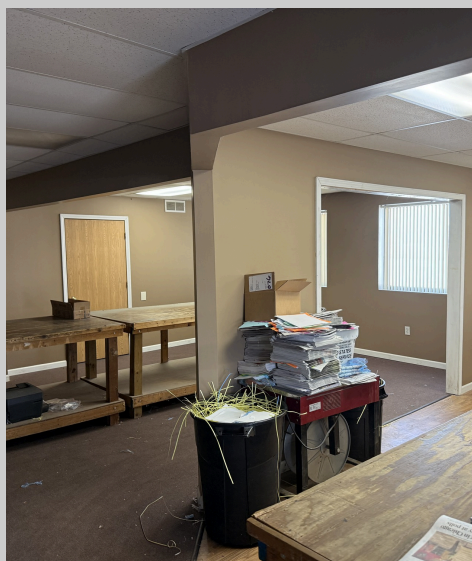
- 1,600 square foot office/retail unit with Lincoln Highway frontage
- 2,200 square foot connected warehouse unit
- Unit 1 fully temperature controlled
- Unit 2 heated warehouse with temperature-controlled office
- Unit 2 16' ceiling height
- 14' x 14' grade-level drive-in truck door
- Ceiling-hung gas-fired heater
- Small, air-conditioned office and in-unit bathroom
- Mezzanine storage
- 4 parking spaces per unit
- 200-amp, 120/240-volt single-phase electrical service

LOCATION & ACCESS

Located on Lincoln Highway (Route 38) for daily visibility and direct local access, just minutes from the full-diamond Peace Road / I-88 interchange. Conveniently near DeKalb and Sycamore, with connections to Chicago, the I-39 logistics corridor, and the broader Midwest, near the 565-acre Park 88 business park and major regional employers.

AVAILABILITY

Units 1 & 2 are offered together and available October 1, 2026. Contact Chatham Park Properties for lease terms and current availability.


Chatham Park Properties, LLC

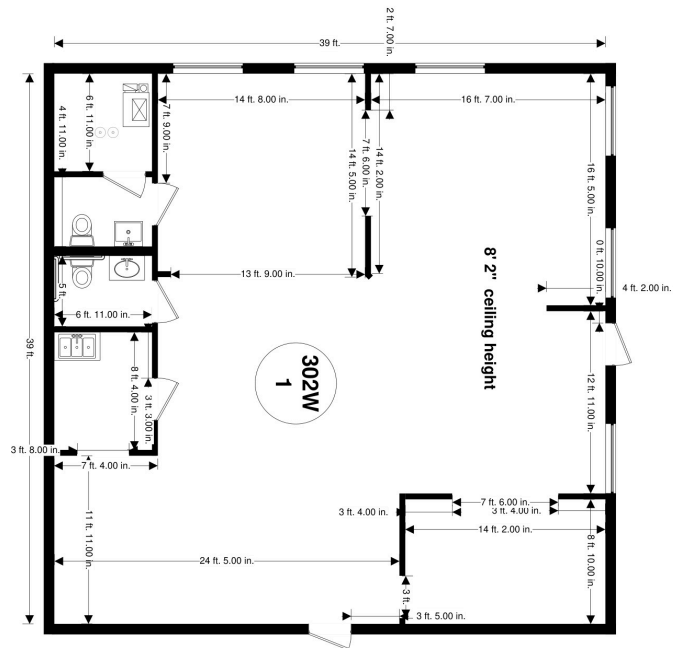
(312) 342-4495

chatham-park.com

MONTHLY RENT

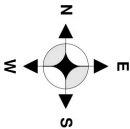
\$3,350 /mo

+ utilities · 3,800 SF total

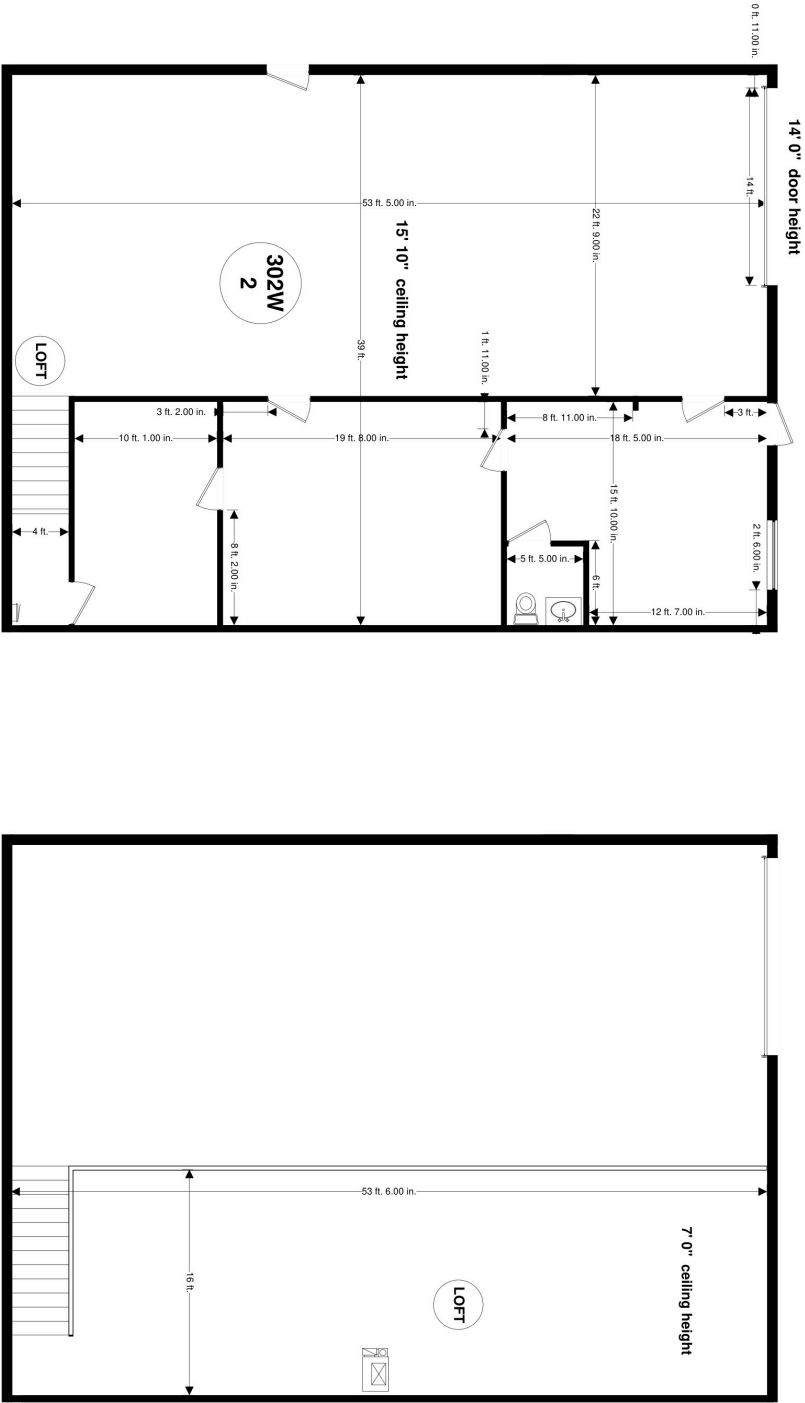


300 302 W Lincoln Hwy, Cortland, IL 60112			
DRAWN	Just Flooplans Inc - Chicago		
ISSUED	SCALE	1/8" = 1'-0"	SHEET
			9 OF 16

Floor Plan — 302 W. Lincoln Highway, Unit 2



The accuracy of the information is neither expressly or impliedly warranted and is subject to alteration, additions, and/or withdrawal without further notice



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ISSUED		SCALE	1/8" = 1'-0"
		DWG NO	
		SHEET	10 OF 16
		REV	