

AVAILABLE FOR LEASE
149,313 SQ. FT.

McCook Business Center

8730-8740 W. 50th Street – McCook, Illinois



See a property video at
www.JCCmccookbusinesscenter.com

For more information,
please contact:

David Bercu, SIOR
Principal

847-698-8207

david.bercu@colliers.com

Charles Canale
Senior Vice President

847-698-8211

charles.canale@colliers.com



colliers.com/chicago

Colliers International

6250 N. River Road, Suite 11-100
Rosemont, Illinois 60018
tel 847-698-8444 fax 847-698-8445

Available Space:	TOTAL: 149,313 SF (2 adjacent units) Unit A: 60,257 SF w/16,800 SF of office space Unit B: 89,056 SF w/3,800 SF of office space
Building Size:	270,200 Sq. Ft. in total
Ceiling Height:	30' clear
Loading:	Unit A: 7 exterior docks, 1 drive-in door Unit B: 12 exterior docks, 1 drive-in door
Sprinklers:	ESFR System
Lighting:	T-5 high-output fluorescent fixtures (Very bright interior with white walls, white ceilings, and clerestory windows throughout)
Warehouse Heat:	Roof-mounted, air-makeup type units
Power:	2,000 Amps (Unit A: 1,200 Amps, Unit B: 800 Amps)
Bay Spacing:	52' x 51' (320' building depth)
Parking:	168 Cars (Unit A: 113 cars, Unit B: 55 cars)
Construction:	Precast concrete panels – built in 2008
R.E. Taxes:	\$2.07 PSF (2016)
CAM & Insurance:	\$0.71 PSF (2016)
Lease Rate:	Subject to offer
Possession:	Immediate
Amenities:	<ul style="list-style-type: none">Modern distribution building located in the McCook Business CenterUnit A has an existing high-image office area, including an air-conditioned prepress or production room, and 113 car parking spacesLess than one (1) mile from Interstate 55Very bright, clean space with good lightingNear the crossroads of I-294 and I-55, allowing for convenient access to the Chicago CBD, O'Hare Airport, and the suburbs

Visit the property website at:

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No warranty or representation is made to the accuracy of this information. It is believed to be accurate but is not warranted.

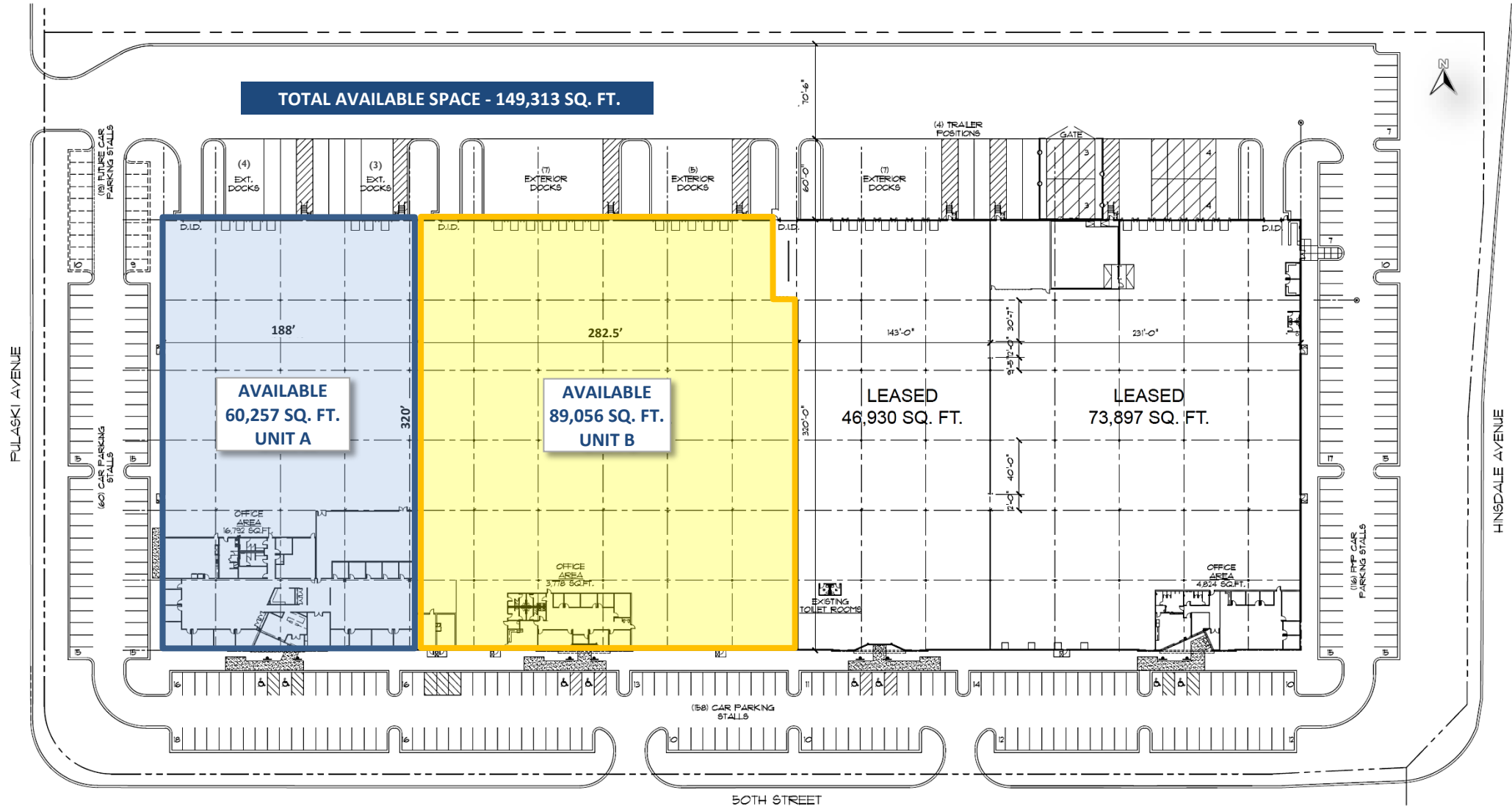
JAMES CAMPBELL COMPANY LLC

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SITE PLAN



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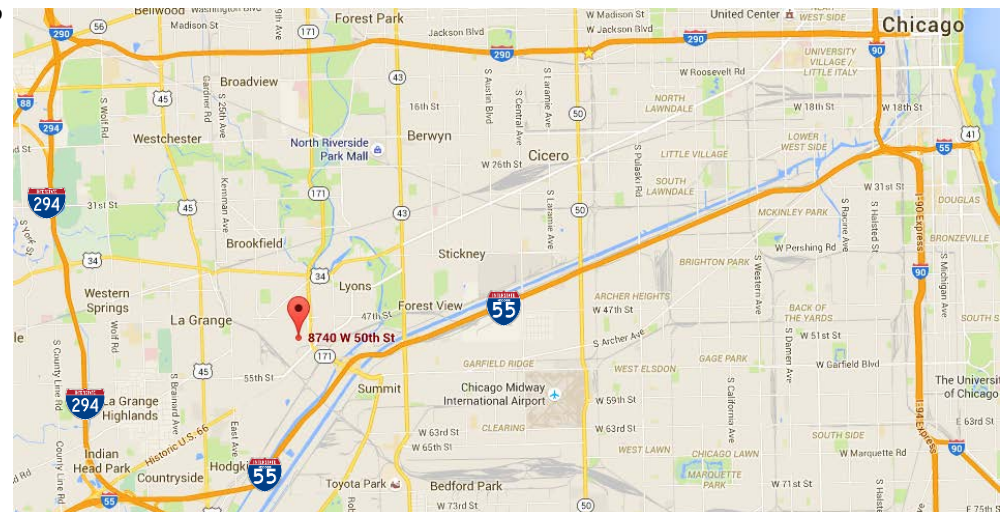
AERIAL



HIGH-IMAGE OFFICE AREA



LOCATOR MAP



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GOOGLE EARTH AERIAL



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w/16,800 Sq. Ft. of office space

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w/3,800 Sq. Ft. of office space

Contact: **COLLIERS INTERNATIONAL | CHICAGO**

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