



## For Lease **8290 Austin Ave, Morton Grove, IL 60053**

### Features

- Available Size: 41,200 SF
- Office Size: 2,812 SF
- Total Building Size: 297,088 SF
- Loading: 4 exterior docks, 3 drive-in doors
- Ceiling Height: 20'
- Car Parking: 62 cars (expandable)
- Electrical: 600 Amps @ 480 Volts, 3 Phase
- Zoning: M-2
- HVAC: Gas unit heaters
- Close proximity to Dempster St. and I-94
- Flexible lease terms
- Institutionally owned and managed
- Public transportation available on Austin Ave
- Unique End Cap unit with extra parking/potential outside storage
- Potential Trailer Parking Available
- Estimated Real Estate Taxes: \$2.71/SF (2025)
- Estimated CAM: \$1.07/SF (2025)
- Rental Rate: Subject to Offer
- Available Immediately

# 41,200 SF

### Contact:

#### **Brendan Green**

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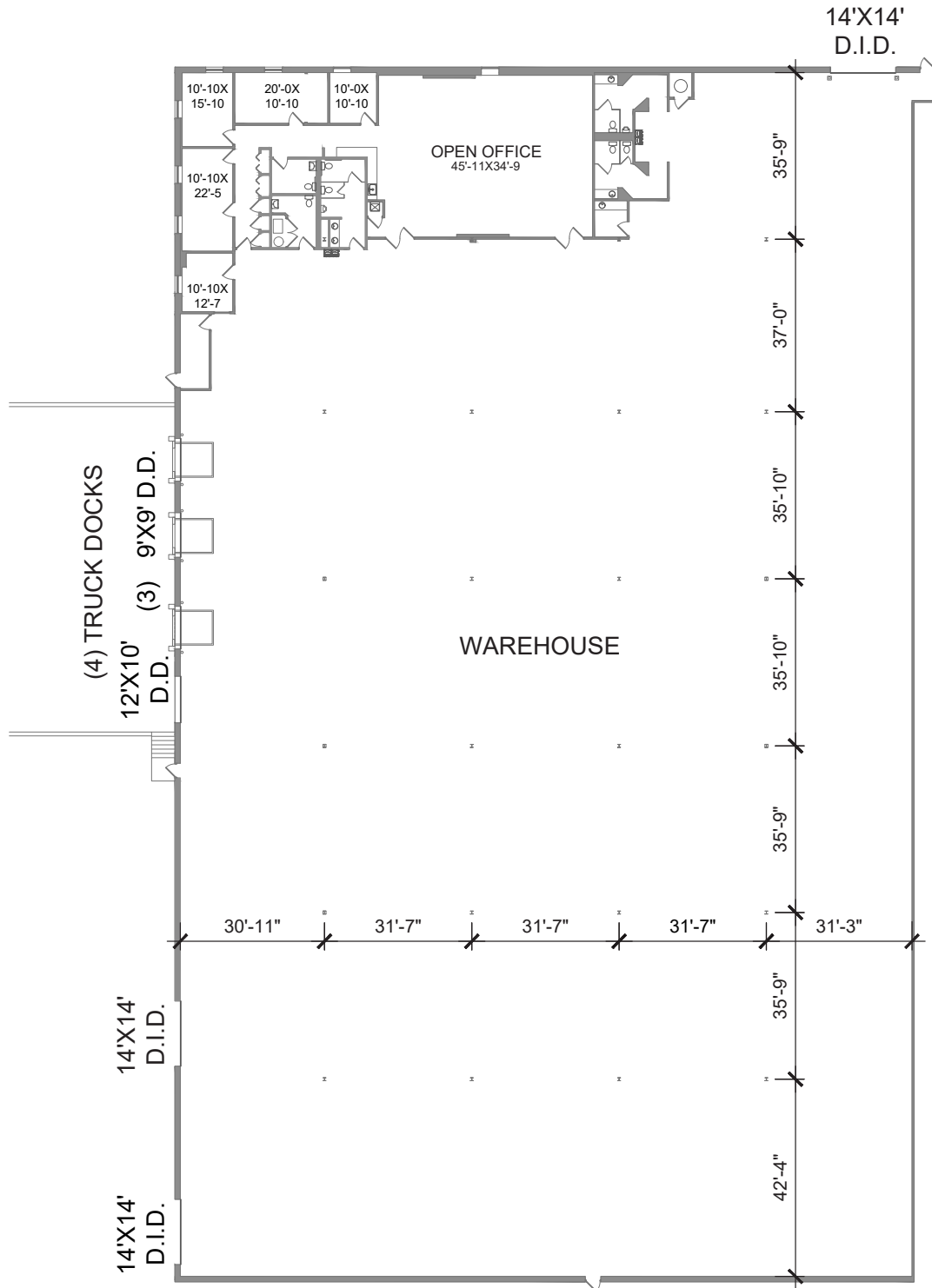
#### **Patrick Turner**

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**Colliers International**  
6250 N. River Road, Suite 11-100  
Rosemont, IL 60018

# Floor Plan

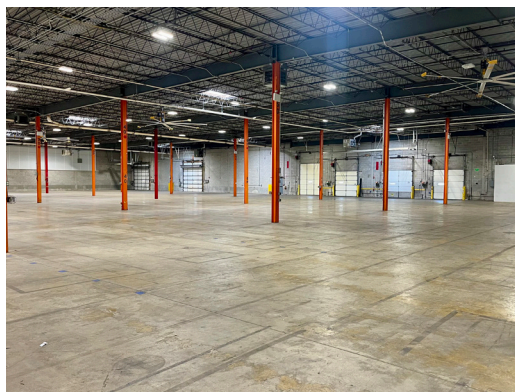
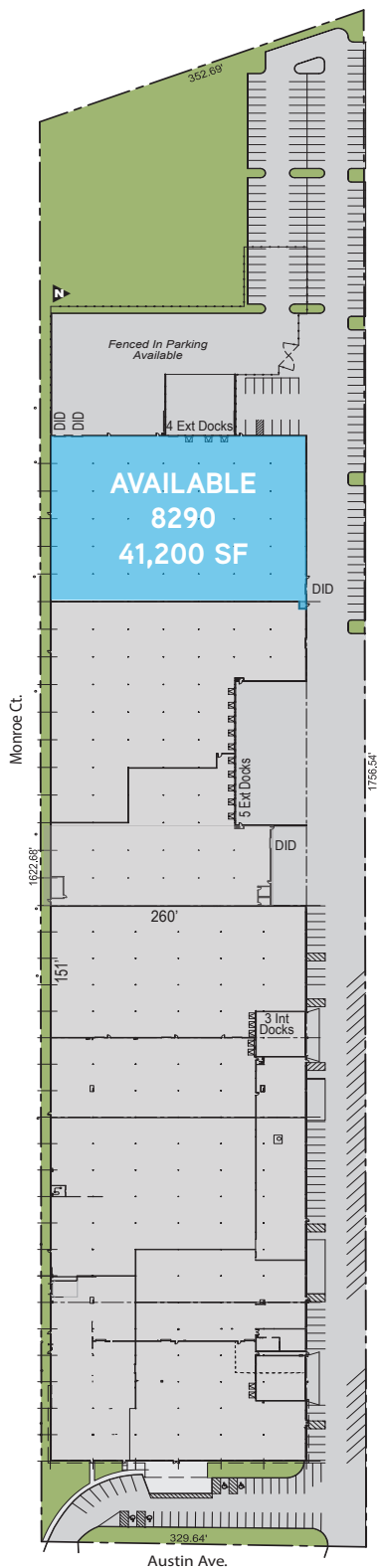


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# Site Plan

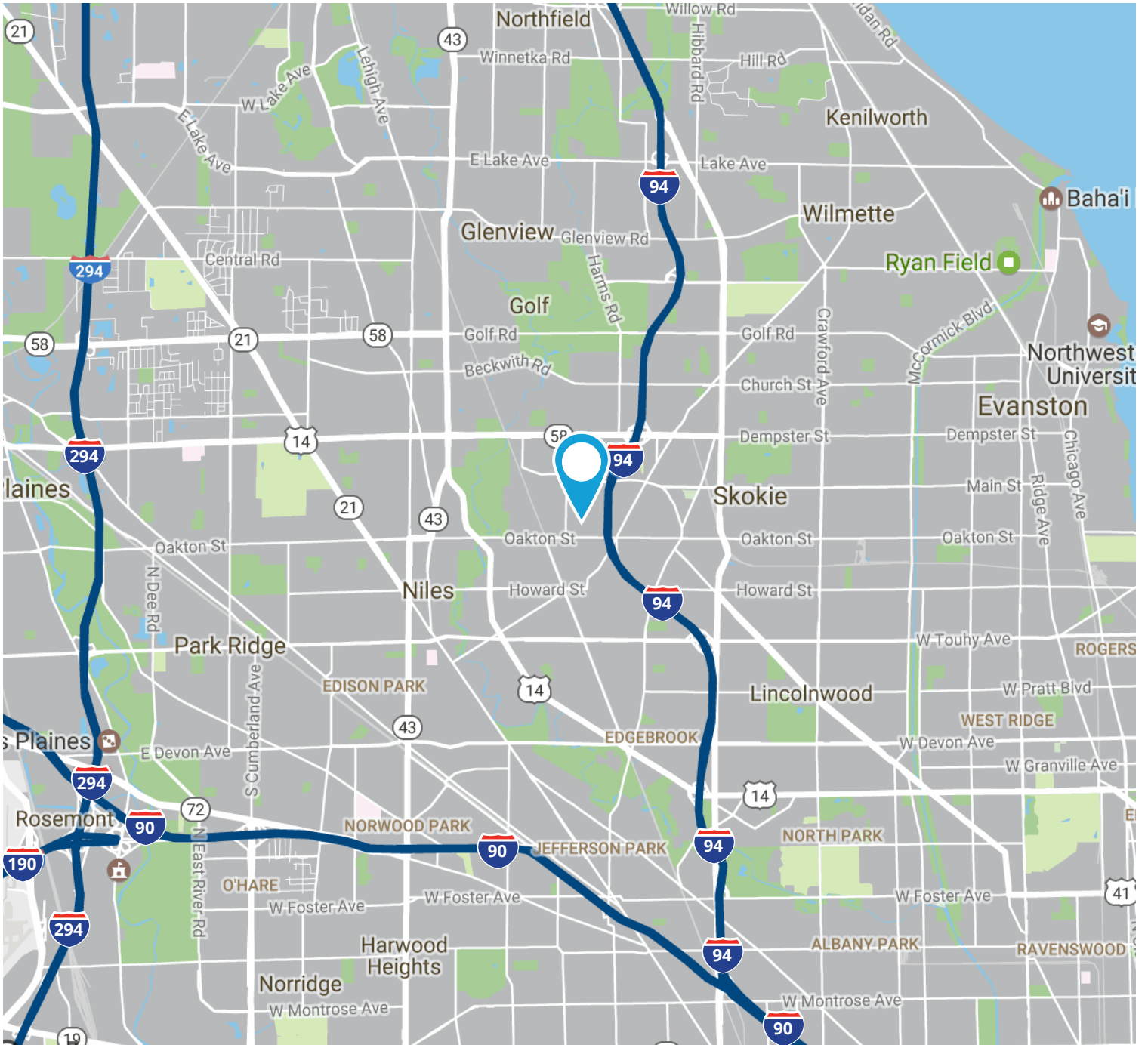


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# Location



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