

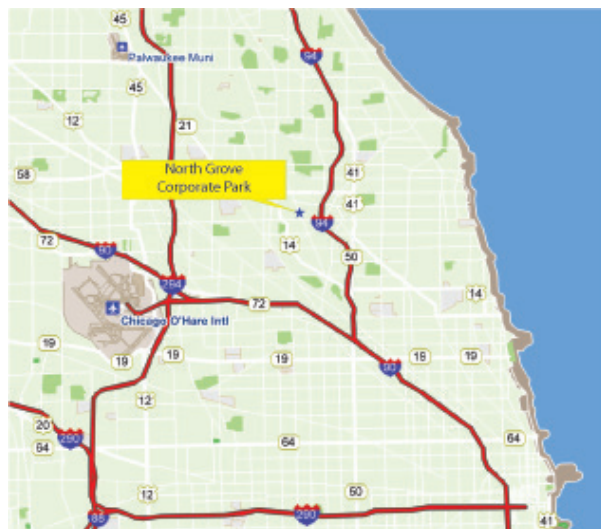
**AVAILABLE**

**8234 Lehigh Avenue I - Morton Grove, IL**



## BUILDING SPECIFICATIONS

Location:	North Grove Corporate Park – Lehigh Ave
Space Available:	4,444 SF
Office:	1,686 SF (38%)
Total Building Size:	121,448 SF
Construction:	Masonry/Steel
Ceiling Height:	14' Clear
Loading:	Four common exterior depressed docks with levelers
HVAC:	Office: Gas-fired forced air heat; roof top AC Warehouse: Gas-fired hanging unit heaters
Electric Capacity:	200 Amps
Sprinklers:	Wet System
Taxes:	2017 Estimated \$3.08 PSF
CAM:	2017 Estimated \$1.15 PSF
Base Rent:	Negotiable
Availability:	Immediately
Features:	Walking distance to Metra train stop Public transportation on Oakton Street Gas & electric utilities are separately metered ¼ mile west of Eden's Expressway (I-94) On-site property management



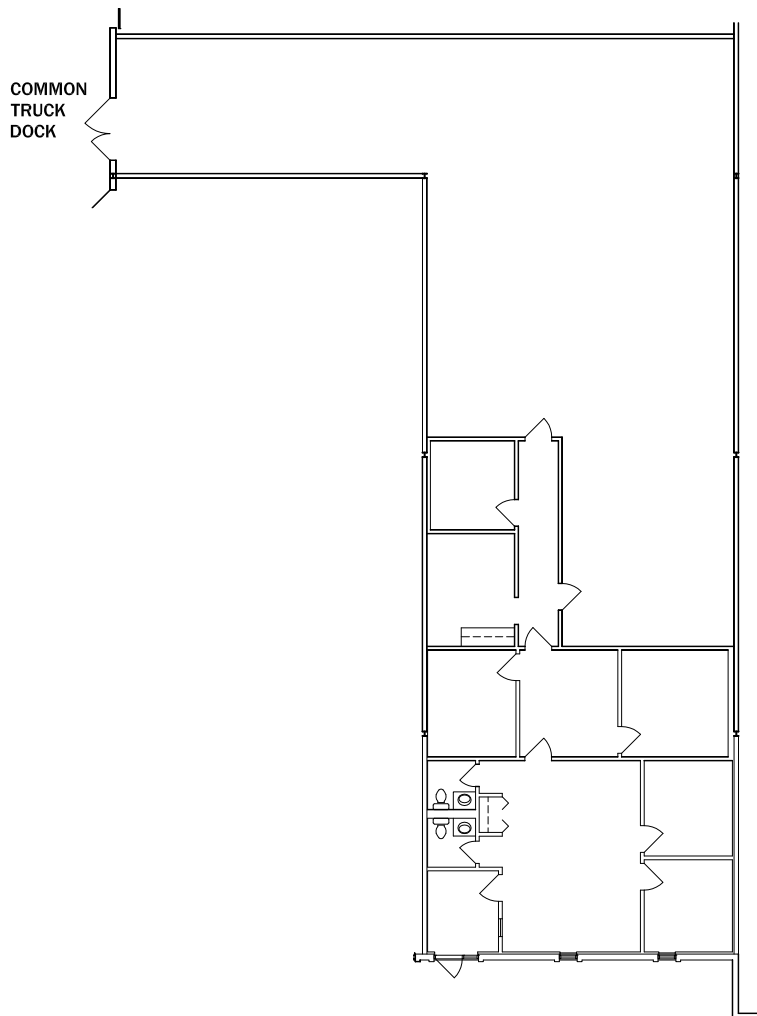
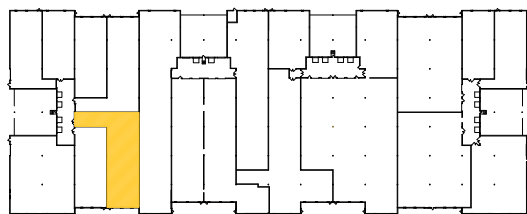
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**AVAILABLE SPACE: 4,444 SF**



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