

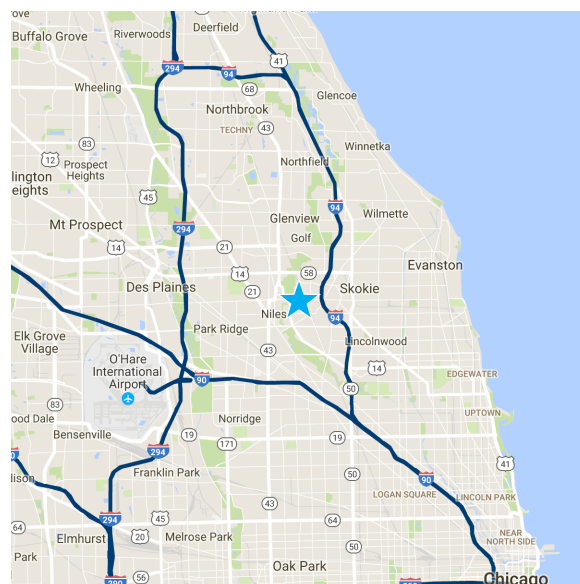
AVAILABLE

6288 Oakton Street - Morton Grove, IL



BUILDING SPECIFICATIONS

Location:	Oakton Plaza II
Space Available:	3,620 SF
Office:	1,208 SF (33%)
Total Building Size:	87,565 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:	100 Amps
Sprinklers:	Wet System
Taxes:	\$2.84 PSF
CAM:	\$1.19 PSF
Base Rent:	Negotiable
Availability:	Immediate
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



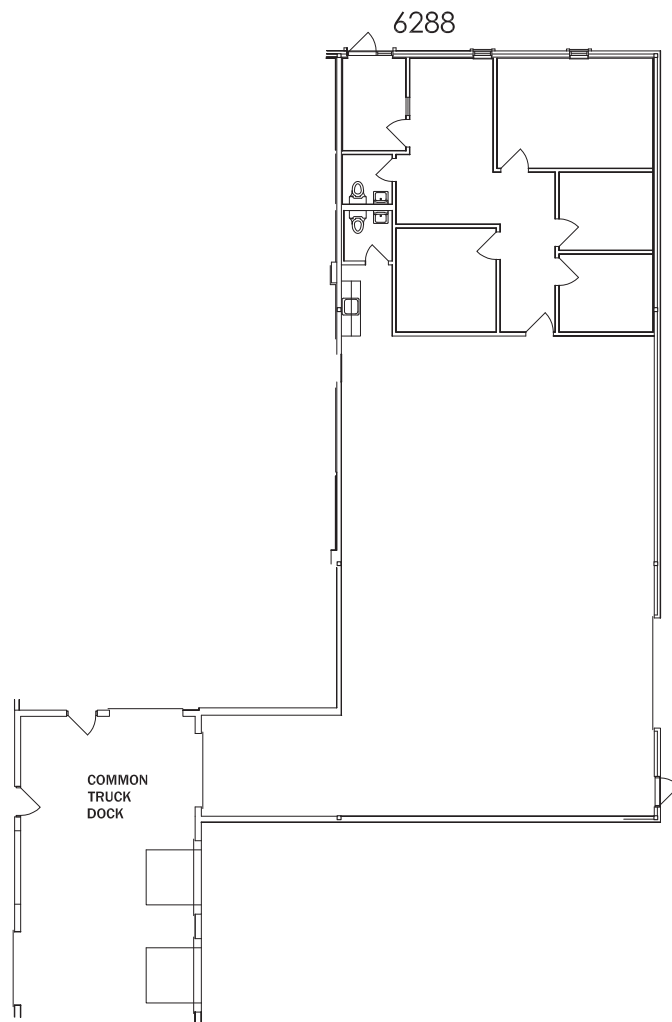
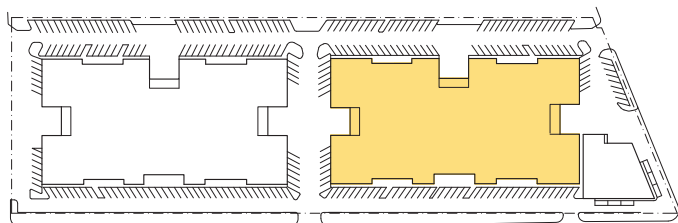
Brendan C. Green
847-698-8227
brendan.green@colliers.com

Linda McDonagh
847-967-9312
linda.mcdonagh@colliers.com

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AVAILABLE SPACE: 3,620 SF



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