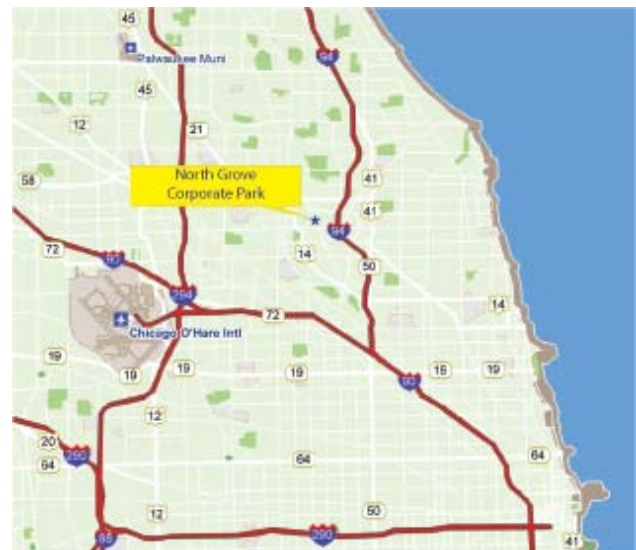


Available  
6256 Oakton Street – Morton Grove, IL

## BUILDING SPECIFICATIONS

|                             |                                                                                                                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Location:</i>            | North Grove Corporate Park<br>Oakton Plaza II                                                                                                                                                               |
| <i>Space Available:</i>     | 7,700 SF                                                                                                                                                                                                    |
| <i>Office:</i>              | 2,310 SF (30%)                                                                                                                                                                                              |
| <i>Total Building Size:</i> | 87,565 SF                                                                                                                                                                                                   |
| <i>Construction:</i>        | Masonry/Steel                                                                                                                                                                                               |
| <i>Ceiling Height:</i>      | 14' Clear                                                                                                                                                                                                   |
| <i>Loading:</i>             | Four common exterior depressed docks with<br>levelers                                                                                                                                                       |
| <i>HVAC:</i>                | Office: Gas-fired forced air heat; roof top AC<br>Warehouse: Gas-fired hanging unit heaters                                                                                                                 |
| <i>Electric Capacity:</i>   | 200 Amps                                                                                                                                                                                                    |
| <i>Sprinklers:</i>          | Wet System                                                                                                                                                                                                  |
| <i>Taxes:</i>               | \$2.84 PSF                                                                                                                                                                                                  |
| <i>CAM:</i>                 | \$1.19 PSF                                                                                                                                                                                                  |
| <i>Base Rent:</i>           | Negotiable                                                                                                                                                                                                  |
| <i>Availability:</i>        | Immediate                                                                                                                                                                                                   |
| <i>Features:</i>            | Walking distance to Metra train stop<br>Public transportation on Oakton Street<br>Gas & electric utilities are separately metered<br>¼ mile west of Eden's Expressway (I-94)<br>On-site property management |



# OAKTON PLAZA

## Morton Grove, Illinois

CRP

SUITE 6256 - AVAILABLE SPACE: 7,700 SF

