

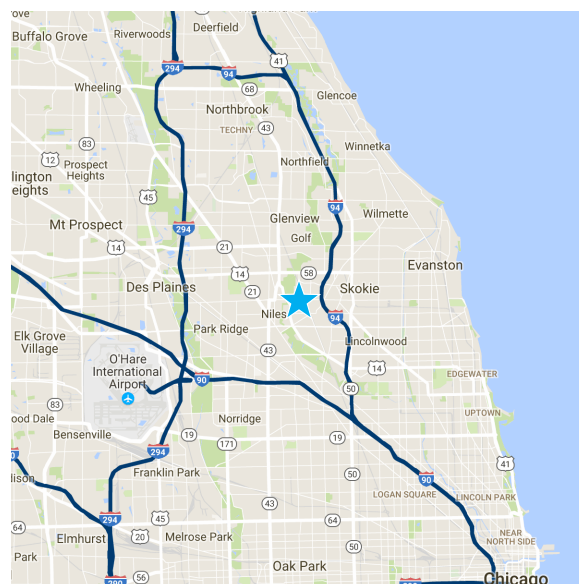
**AVAILABLE**

**6248 Oakton Street - Morton Grove, IL**



## BUILDING SPECIFICATIONS

Location:	North Grove Corporate Park – Oakton Plaza II
Space Available:	3,558 SF
Office:	+/- 1,000 SF
Total Building Size:	87,566 SF
Construction:	Masonry/Steel
Ceiling Height:	14' Clear
Loading:	Four common exterior depressed docks with levelers and one drive-in door
HVAC:	Office: Gas-fired forced air heat; roof top AC Warehouse: Gas-fired hanging unit heaters
Electric Capacity:	3 Phase, 208 V - 200 Amps
Sprinklers:	Wet System
Taxes:	\$2.84 PSF
CAM:	\$1.19 PSF
Base Rent:	Negotiable
Availability:	September 1, 2017
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

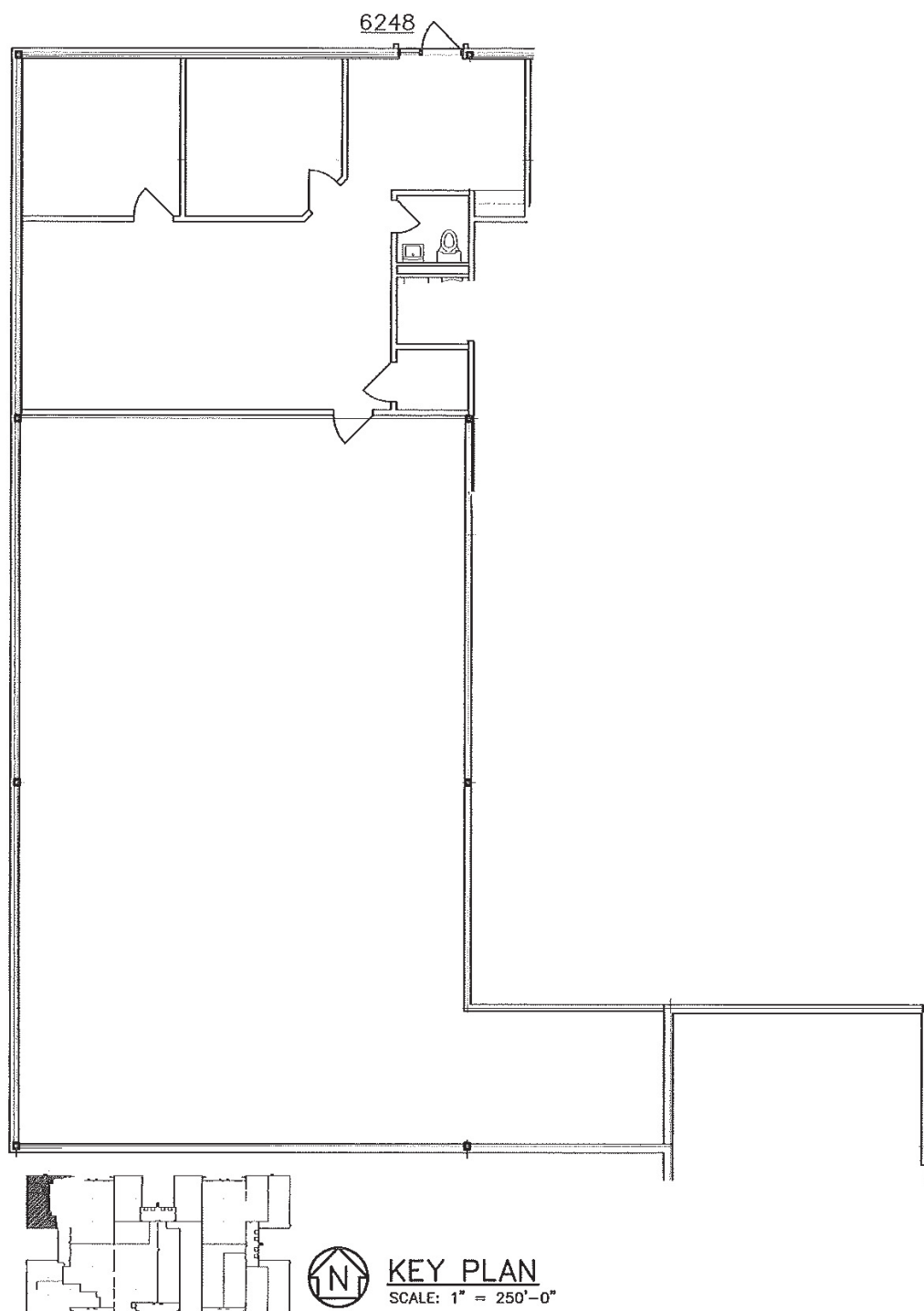


**Brendan C. Green**  
847-698-8227  
brendan.green@colliers.com

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

**AVAILABLE**  
6248 Oakton Street - Morton Grove, IL

**AVAILABLE SPACE: 3,558 SF**



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

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