

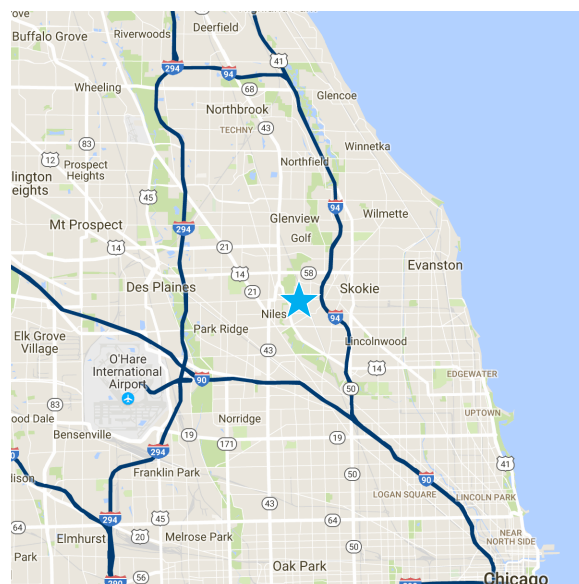
AVAILABLE

6380 Oakton Street - Morton Grove, IL



BUILDING SPECIFICATIONS

Location:	Oakton Plaza I
Space Available:	14,573 SF
Office:	3,935 SF (27%)
Total Building Size:	88,039 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:	\$2.32 PSF
CAM:	\$1.19 PSF
Base Rent:	\$6.00 Net PSF
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

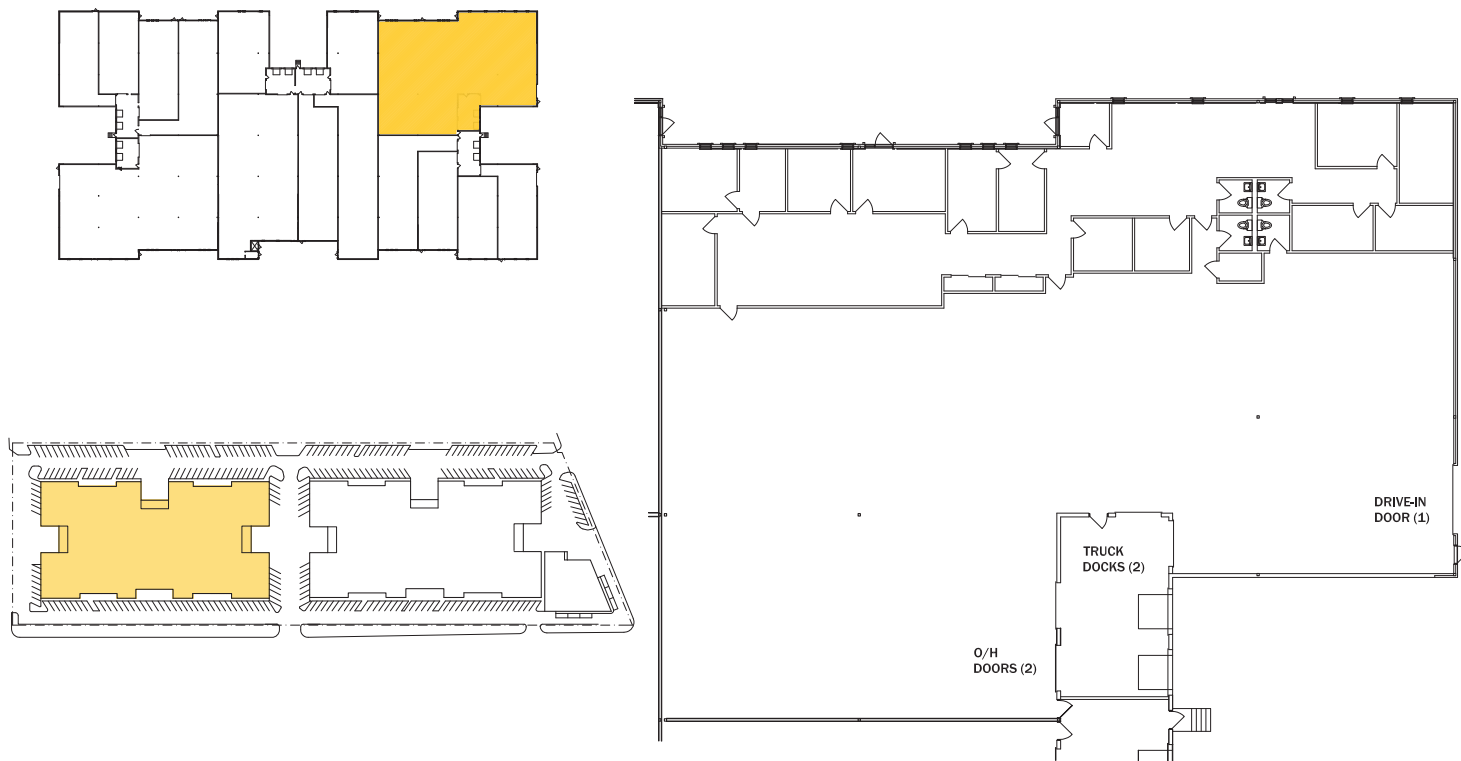


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AVAILABLE SPACE: 14,573 SF



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