

FOR SALE OR LEASE

8100 River Drive

MORTON GROVE, IL



Features

- Available Size: 20,000 SF
- Office/Showroom: 3,125 SF (15.6%)
- Land Site: +/- 1.10 Acres
- Ceiling Height: 18' clear
- Loading: 2 interior dock, 3 drive-in doors
- Parking: 25 car parking spaces
- Sprinklers: 100% sprinklered
- HVAC: Gas unit heaters and rooftop HVAC
- Electrical: 400 Amps @ 208/120 Volt, 3 phase
- Year Built: 1989
- Modern offices and showroom
- High visibility on Oakton Street (27,200 CPD)
- Close proximity to I-94 and Metra MD-N train station
- Divisible building layout
- LED lighting with motion sensors
- Newer roof under warranty
- Sale Price: \$2,295,000
- Lease Rate: Subject to offer

20,000 SF

Contact:

Christopher Volkert, SIOR

Principal
+1 847 698 8237
chris.volkert@colliers.com

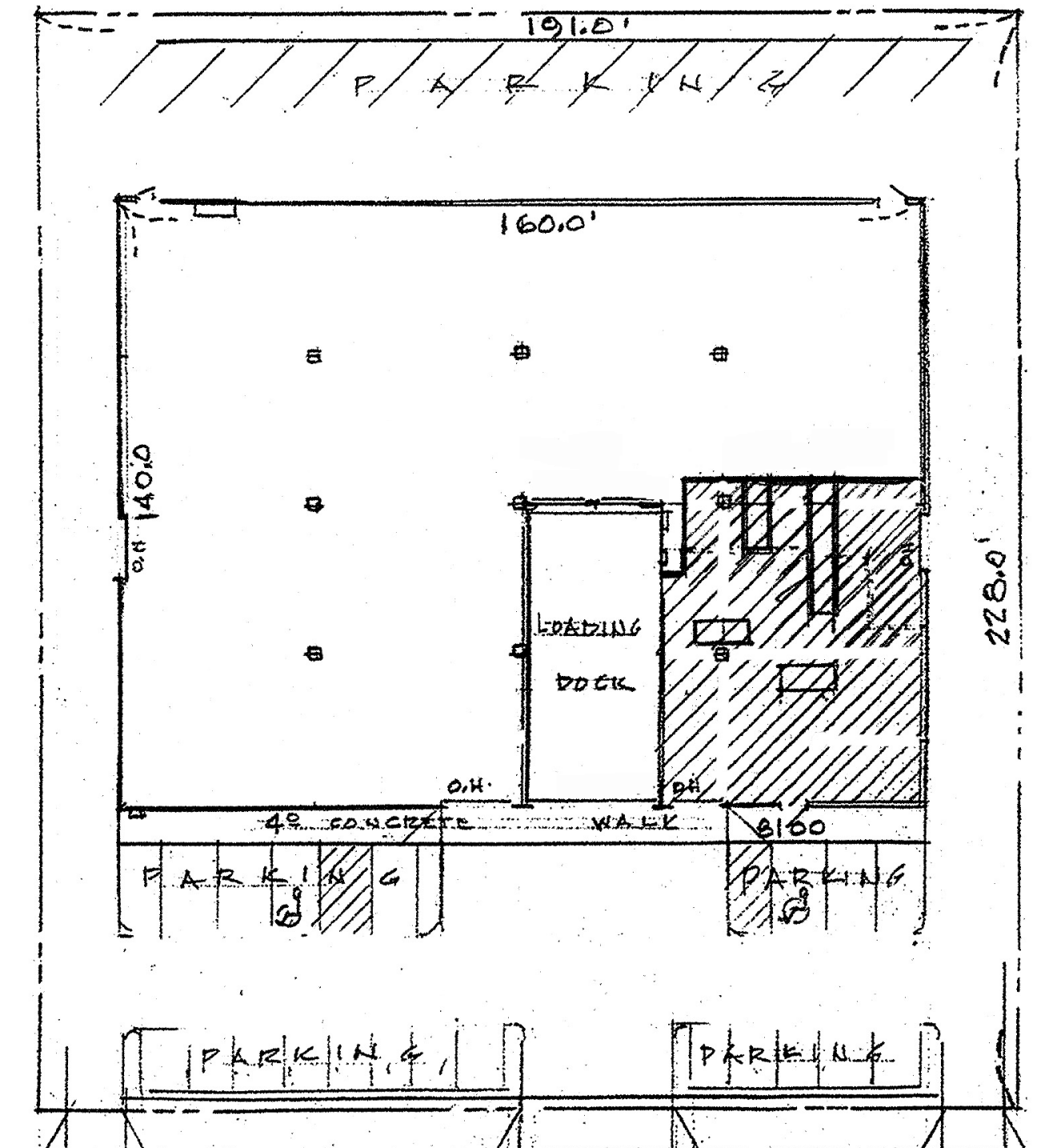
Brendan Green

Senior Vice President
+1 847 698 8227
brendan.green@colliers.com



Colliers International
6250 N. River Road, Suite 11-100
Rosemont, IL 60018

Site Plan

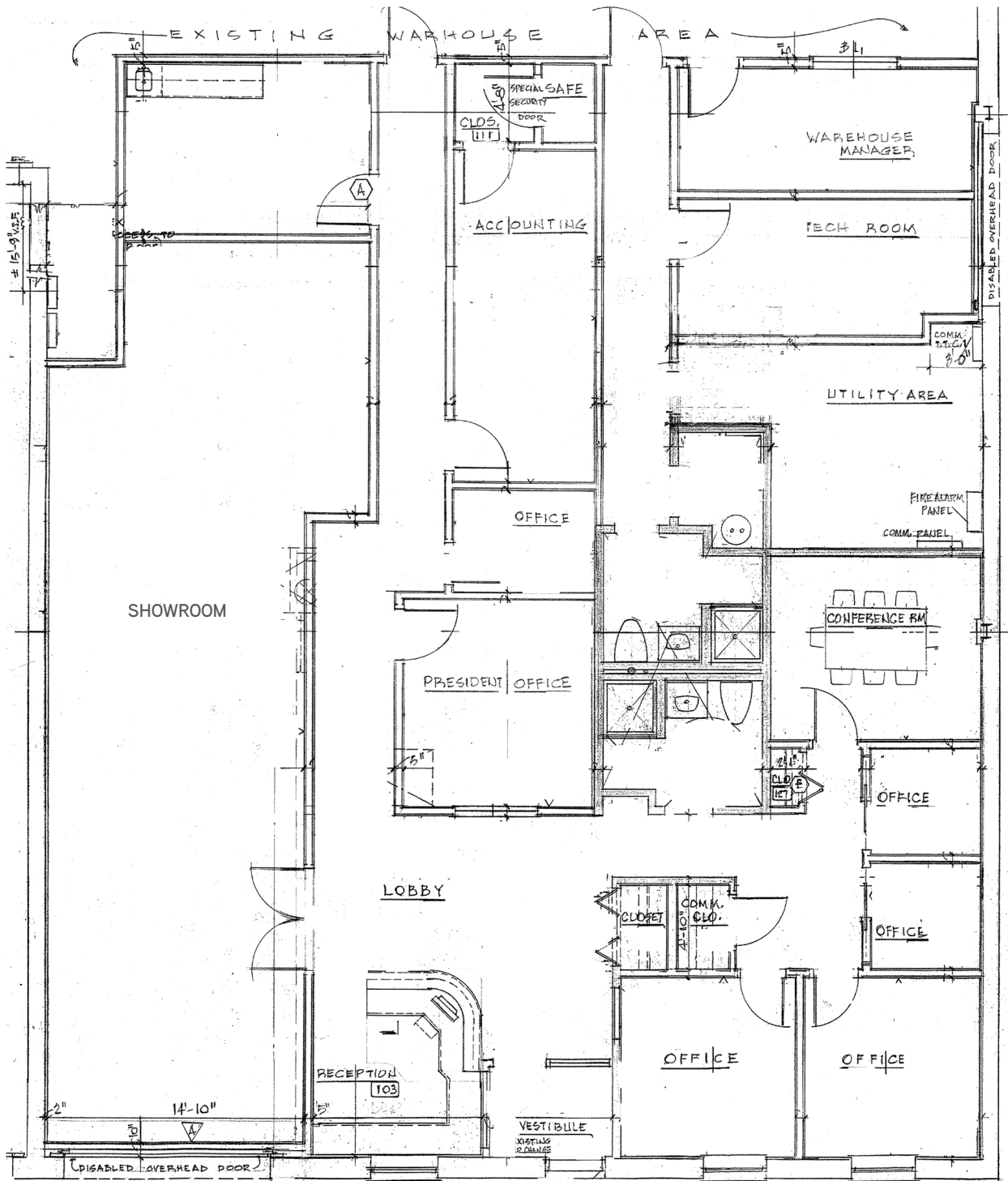


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Office Plan



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Aerial & Interior Photos



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