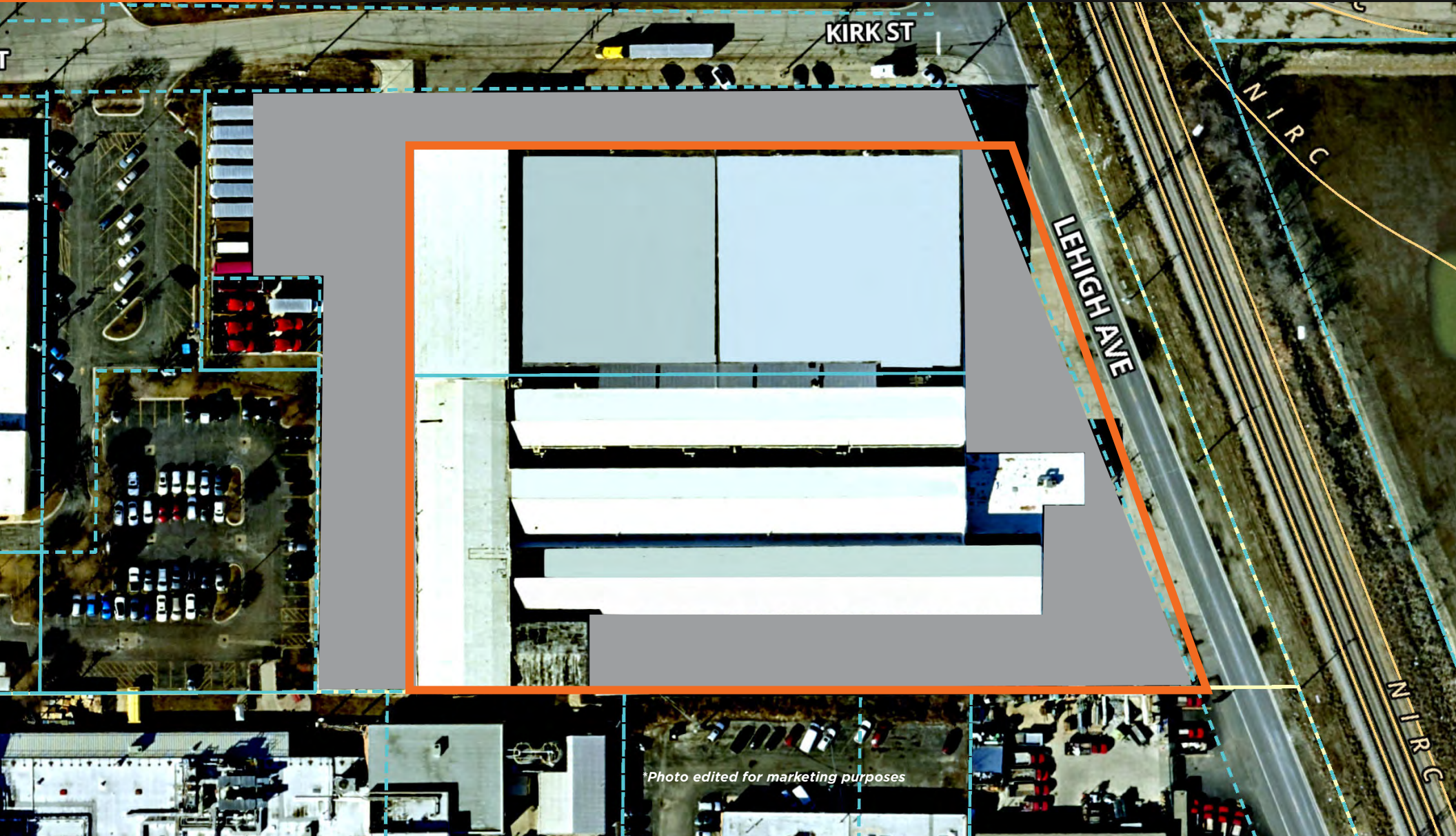




VANDY PROPERTIES MORTON GROVE, LLC

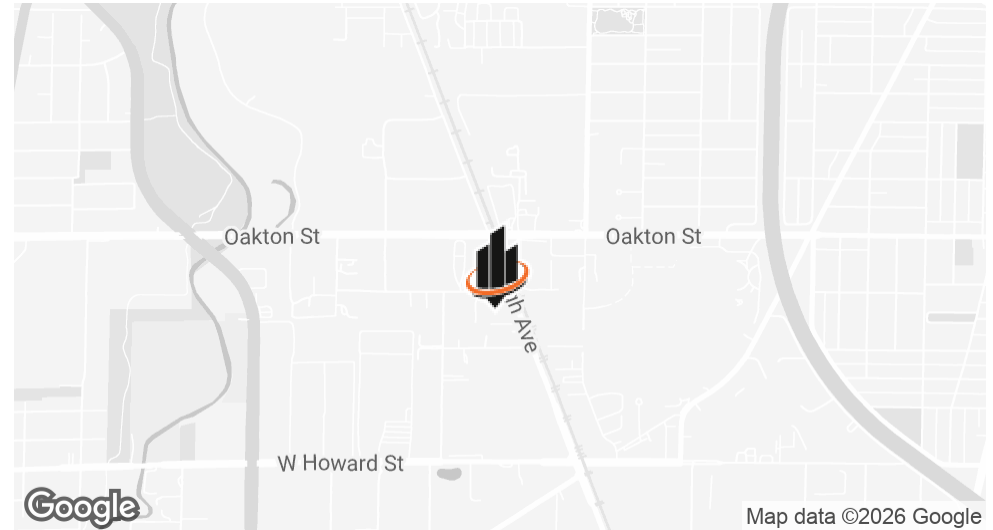
7840-7860 LEHIGH AVE
MORTON GROVE, IL 60053



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FOR LEASE: 7840-7860 LEHIGH AVE, MORTON GROVE, IL 60053



OFFERING SUMMARY

BUILDING SIZE:	120,000 SF on 4.57 AC
OFFICE:	5,000 SF + 4,500 SF of Mezzanine Office
LEASE RATE:	\$10 - 12 SF/yr (NNN)
PIN:	10-29-100-047; 10-29-100-048; 10-29-100-049
ZONING:	M2-2
YEAR RENOVATED:	2022

PROPERTY OVERVIEW

120,000 SF Facility situated on 4.57 acres with M2-2 local Zoning Designation. Many updates and upgrades throughout make this an ideal opportunity for an investor or an end user. Must see to appreciate.

LOCATION OVERVIEW

Strategically situated in a thriving industrial hub, 7840-60 Lehigh Avenue offers unparalleled access to a range of essential amenities for industrial and manufacturing ventures. The location provides proximity to major transportation arteries, facilitating seamless logistics and supply chain operations. Nearby, a variety of suppliers, vendors, and support services contribute to the area's reputation as an optimal environment for industrial enterprises. With a strong local workforce and a network of industry leaders, the surroundings of 7840-60 Lehigh Avenue foster a collaborative and dynamic industrial ecosystem, positioning the property at the heart of a vibrant and supportive business community.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- CCTV throughout the facility's Interior and Exterior.
- Lighting throughout the facility upgraded to LED.
- 2000 Amps
- Industrial Vehicle Lift.
- Multiple Smaller Vehicle lifts on Premises.
- Auto/Truck Spray Booth.
- Epoxy Floor in Newly Renovated Bay Areas.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 to 120 months
TOTAL SPACE:	27,745 - 42,460 SF	LEASE RATE:	\$10 - \$12 SF/yr

AVAILABLE SPACES SUITE

TENANT SIZE (SF) LEASE RATE LEASE TYPE DESCRIPTION

SUITE	AVAILABLE	TENANT SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
7840 Lehigh Ave (Space C)	Available	27,745 SF	NNN	\$10.00 - \$12.00 SF/yr	Industrial Space with reinforced concrete floors, suitable for extremely heavy machinery. Several Overhead Cranes (5-Ton; 10-Ton) that run the length of the space and Multiple Boom Cranes ranging from 1.0-Ton to 2.5-Ton. Office space situated upon main floor and a Mezzanine Level.
7850 Lehigh Ave (Space B)	Available	36,206 SF	NNN	\$10.00 - \$12.00 SF/yr	Industrial space with high ceilings and two overhead cranes (10-Ton; 20-Ton). Newly renovated executive offices and employee lounge situated on main and mezzanine levels. Oversized exterior doors allow convenient ingress/egress through the front (eastern facing) of facility.
7860 Lehigh Ave East (Space A)	Available	42,460 SF	NNN	\$10.00 - \$12.00 SF/yr	Industrial space with high ceiling, 50' clear spans, 2-Overhead Cranes(5-Ton; 10-Ton). Newly renovated executive offices, employee lunch room, and washrooms.

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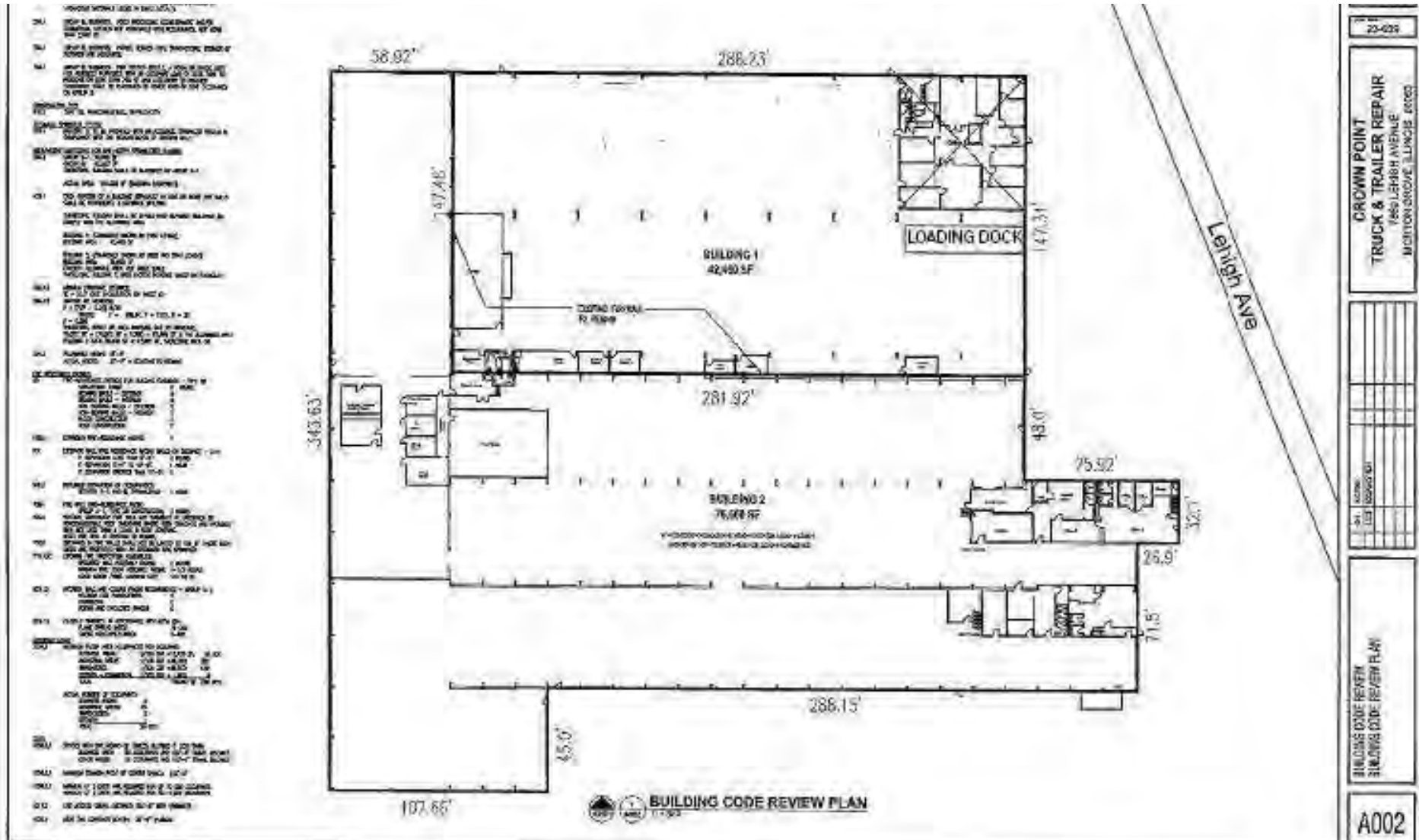
DEMISING PLAN | 7840-60 LEHIGH AVENUE MORTON GROVE, IL



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PROPERTY SITE PLAN



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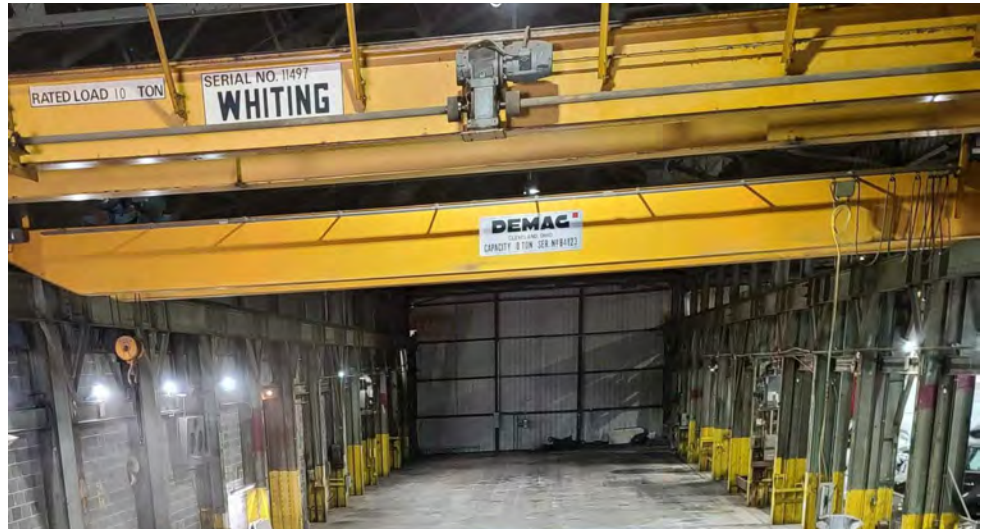
7840 LEHIGH SPACE (SPACE C)



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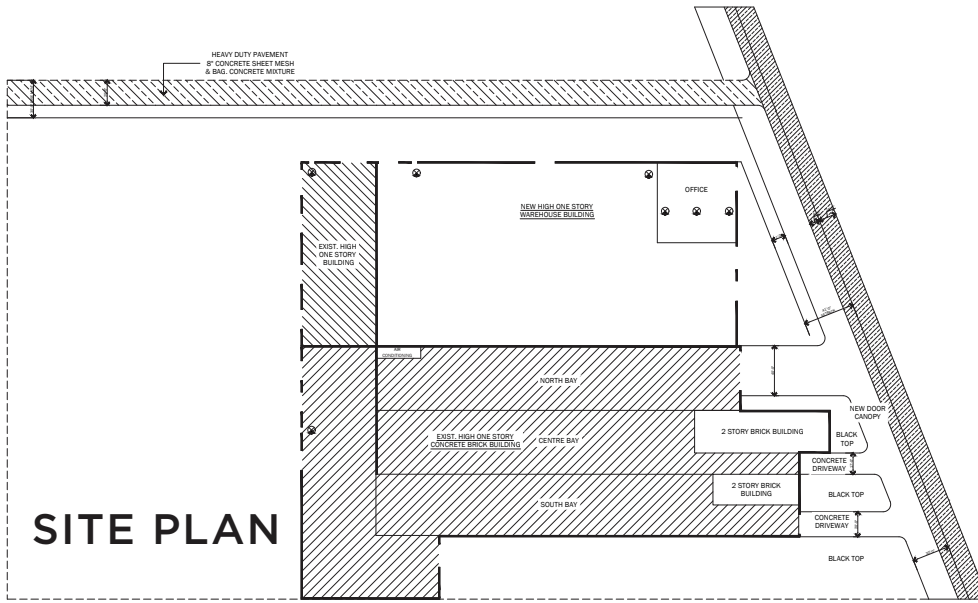
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7850 LEHIGH AVE (SPACE B)

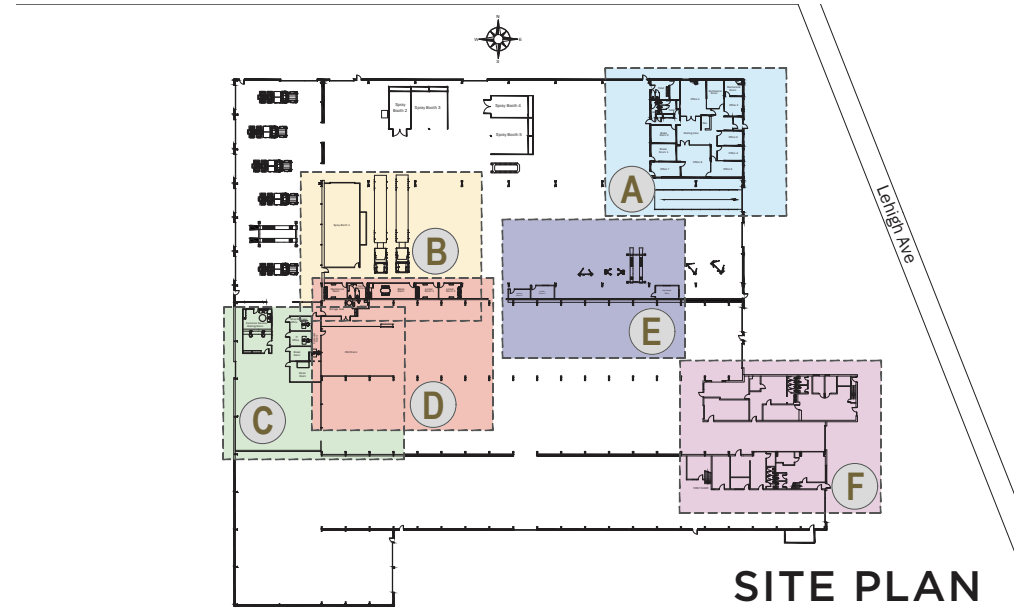


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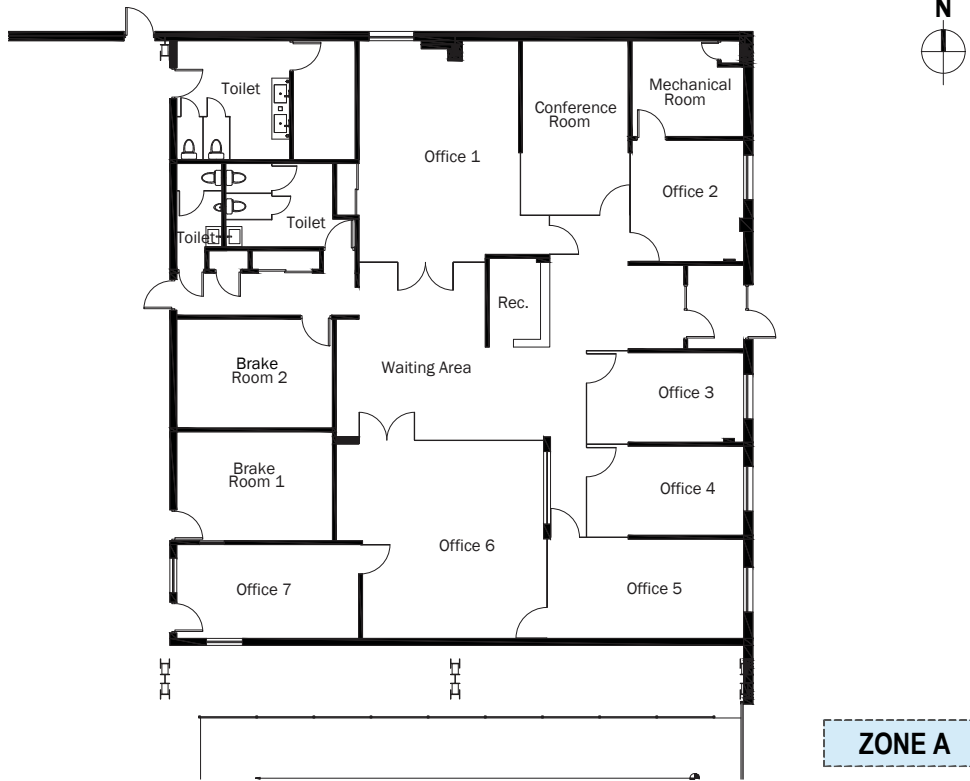
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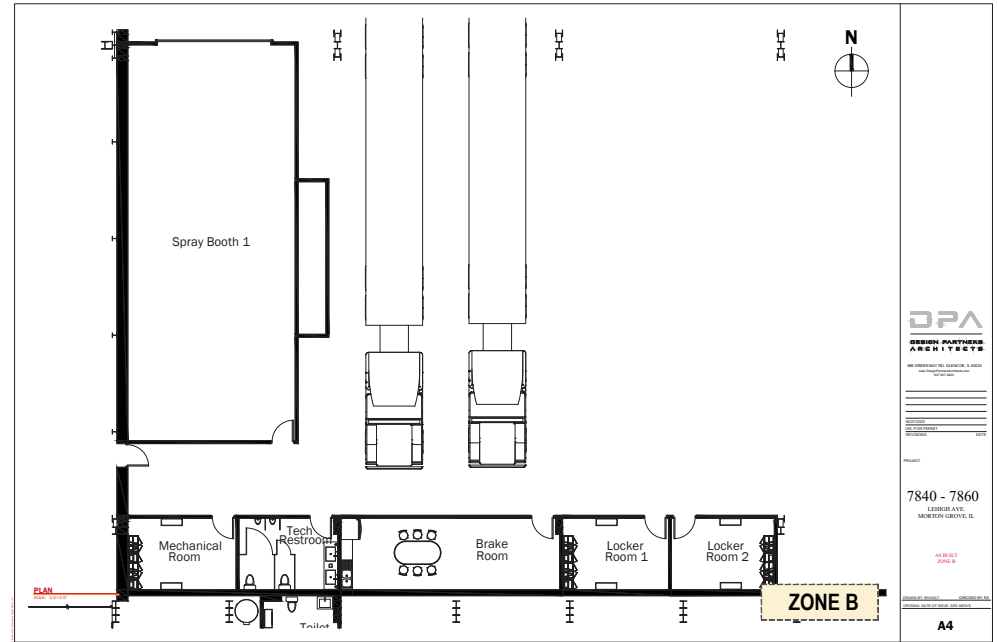
SITE PLAN



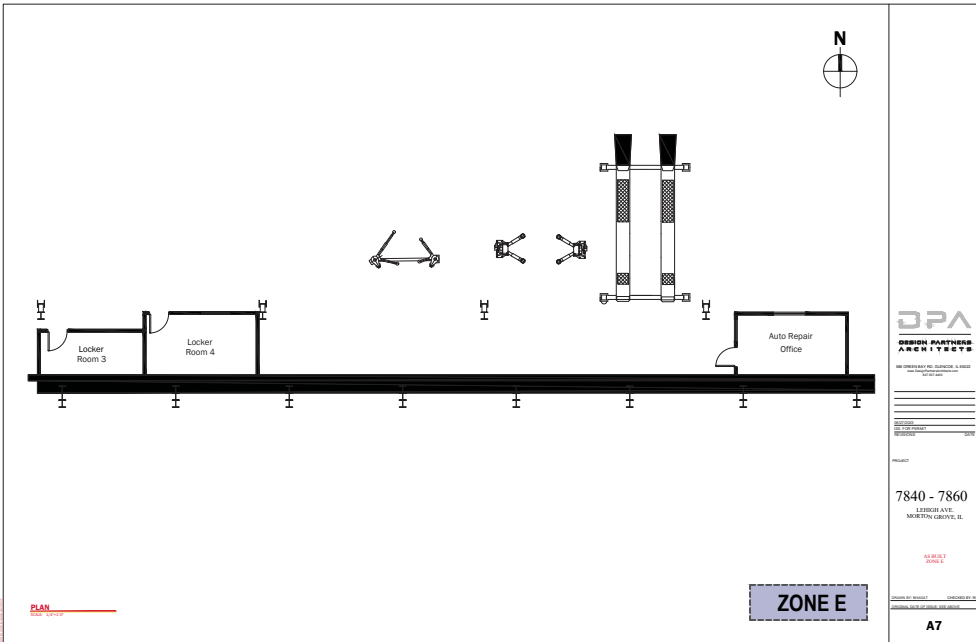
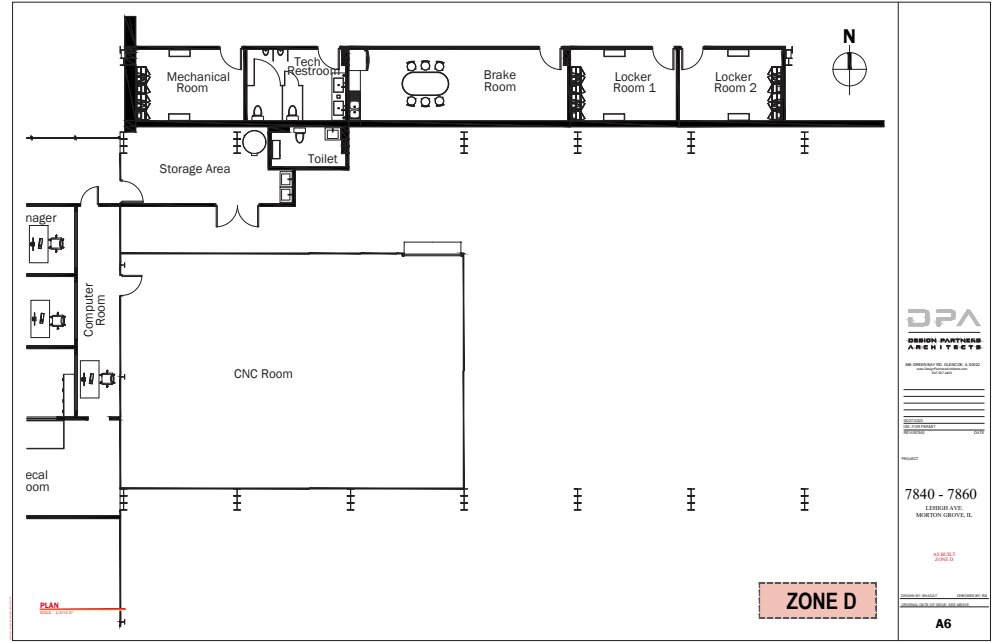
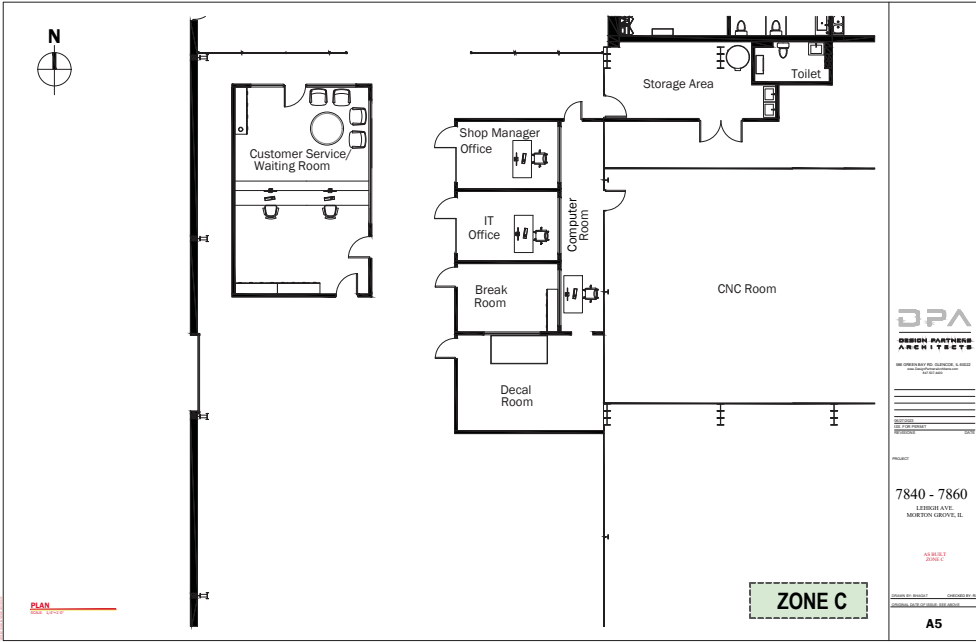
SITE PLAN

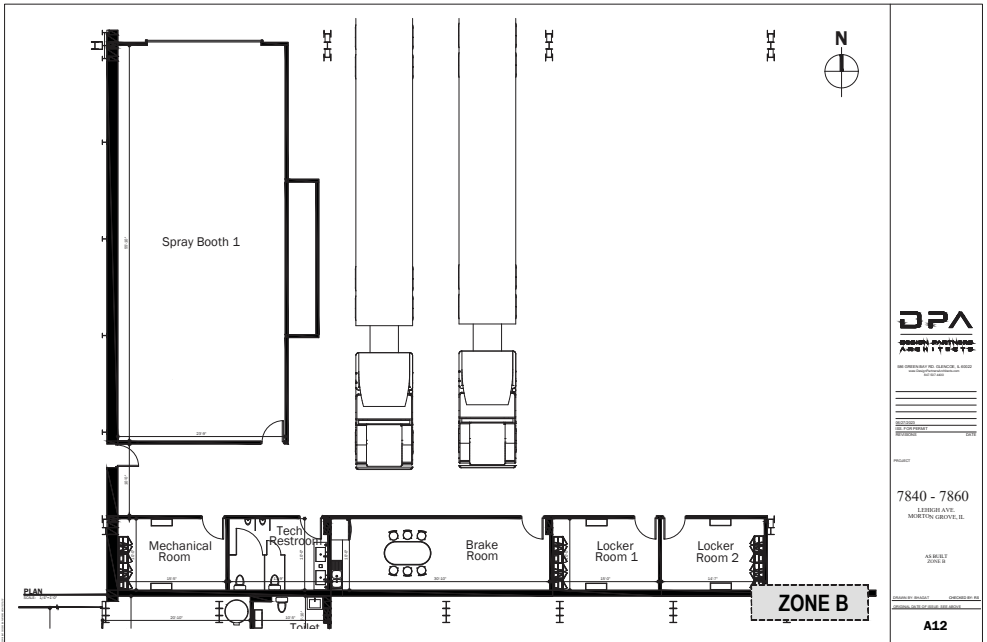
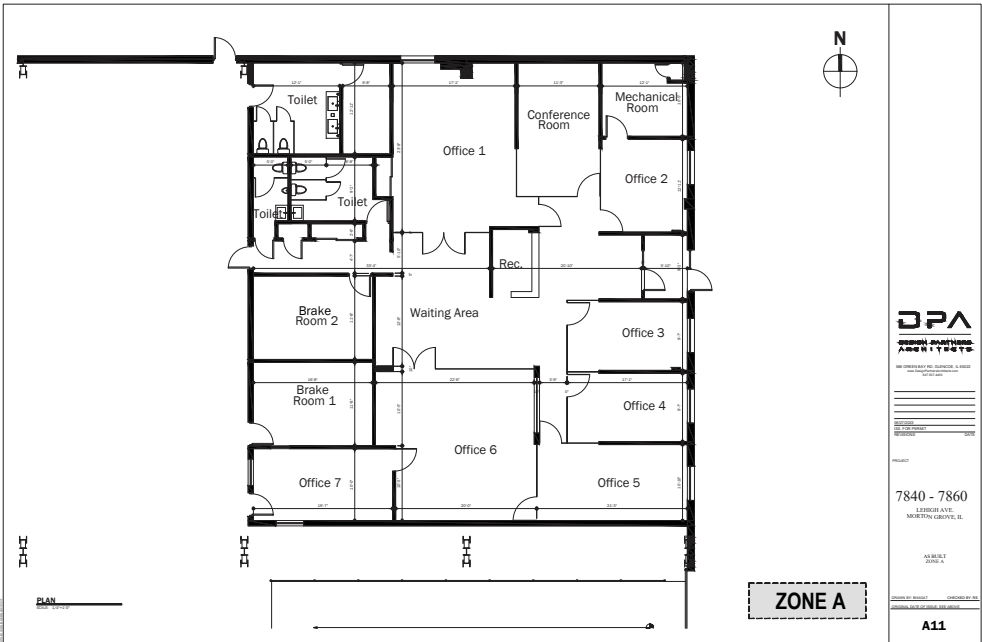
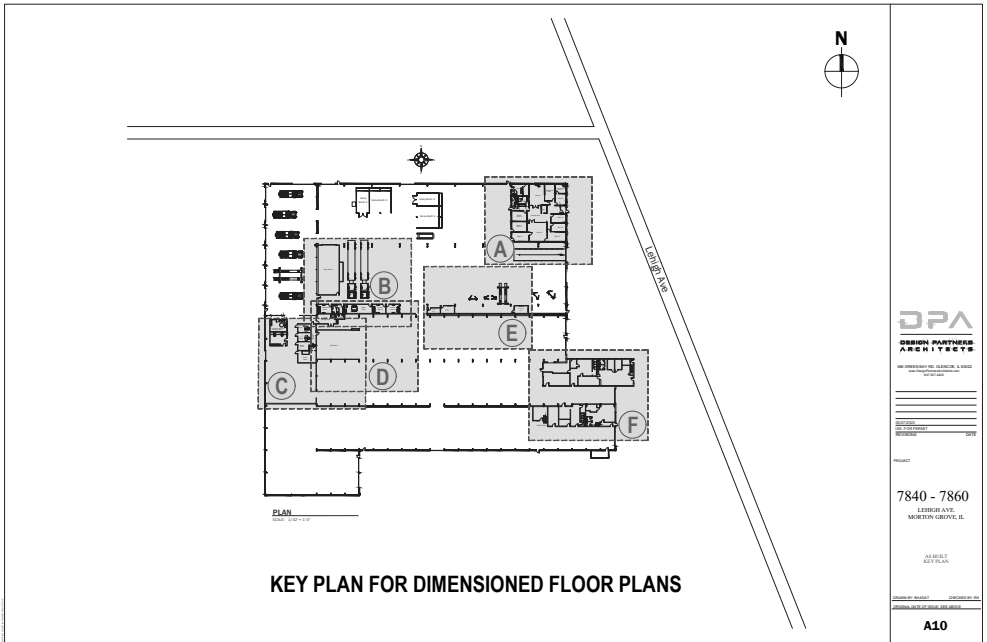


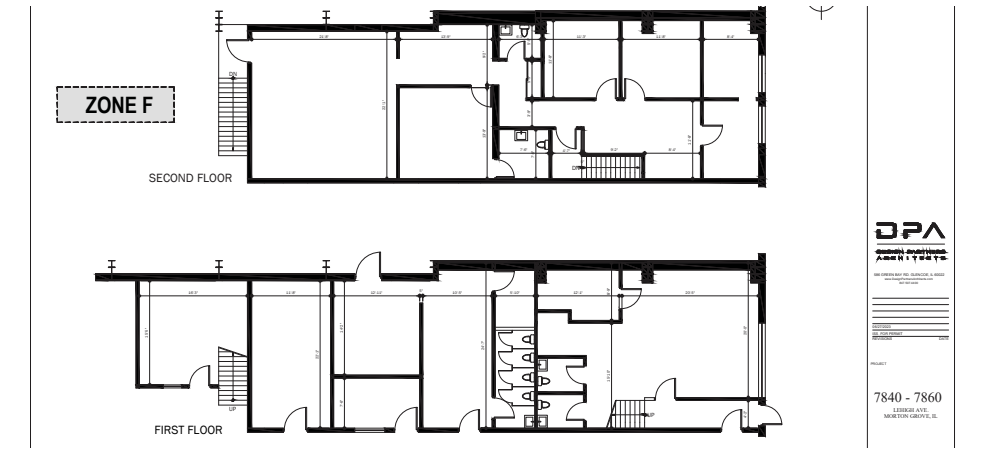
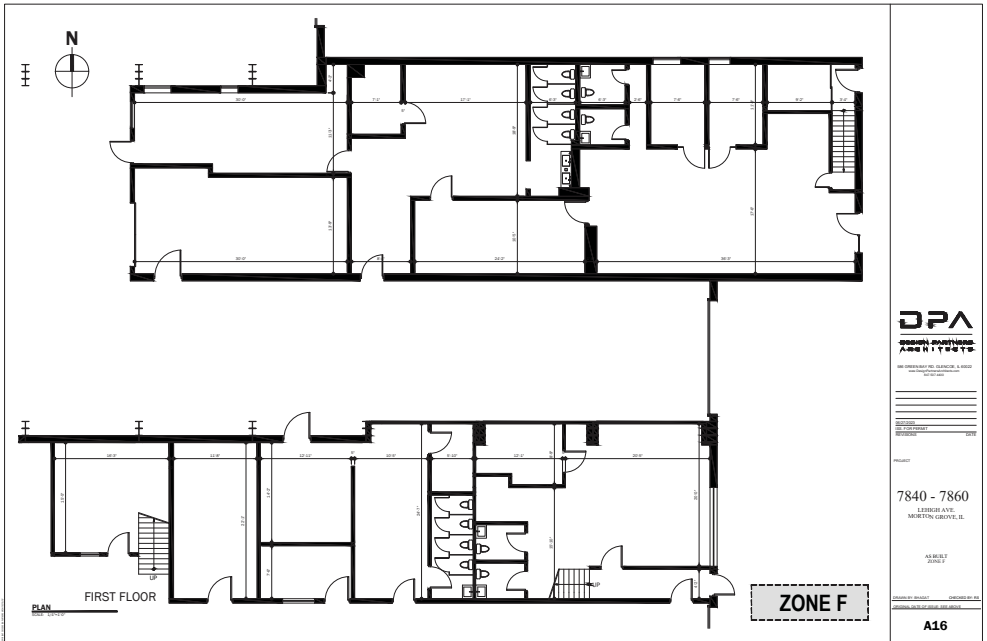
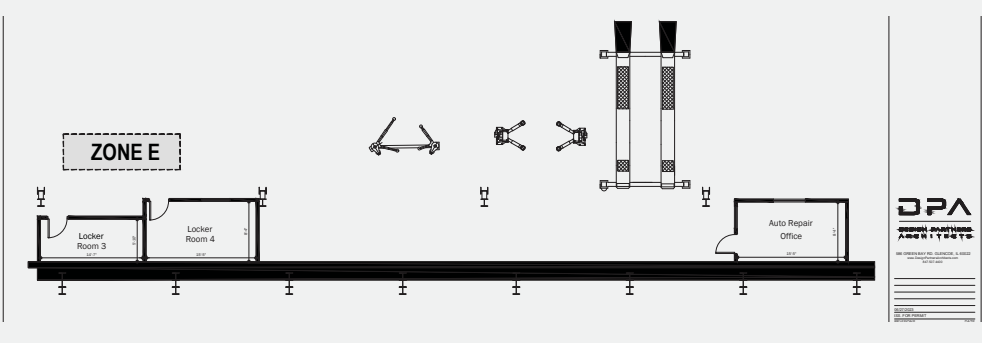
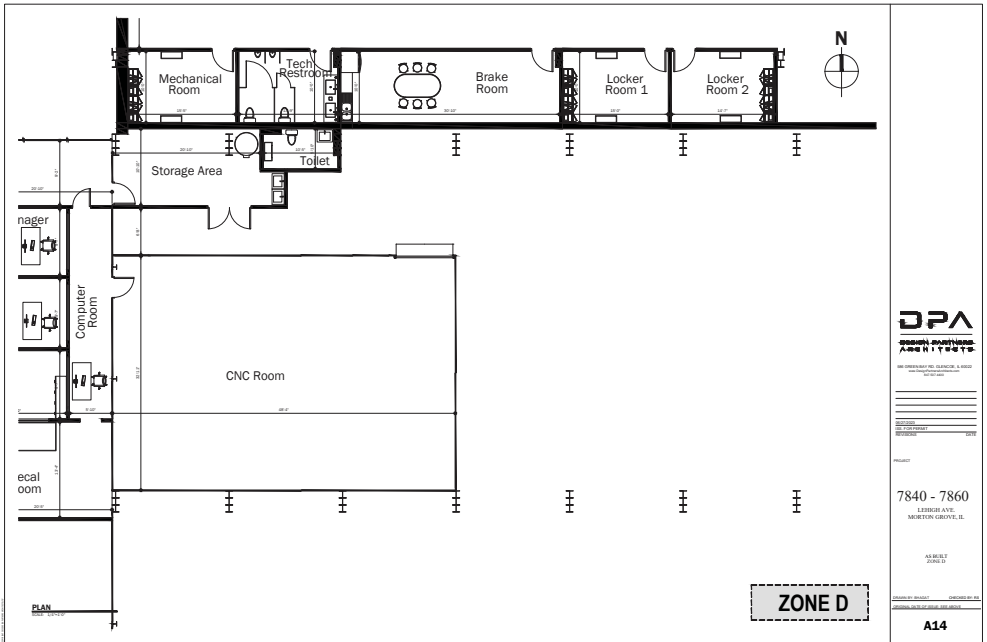
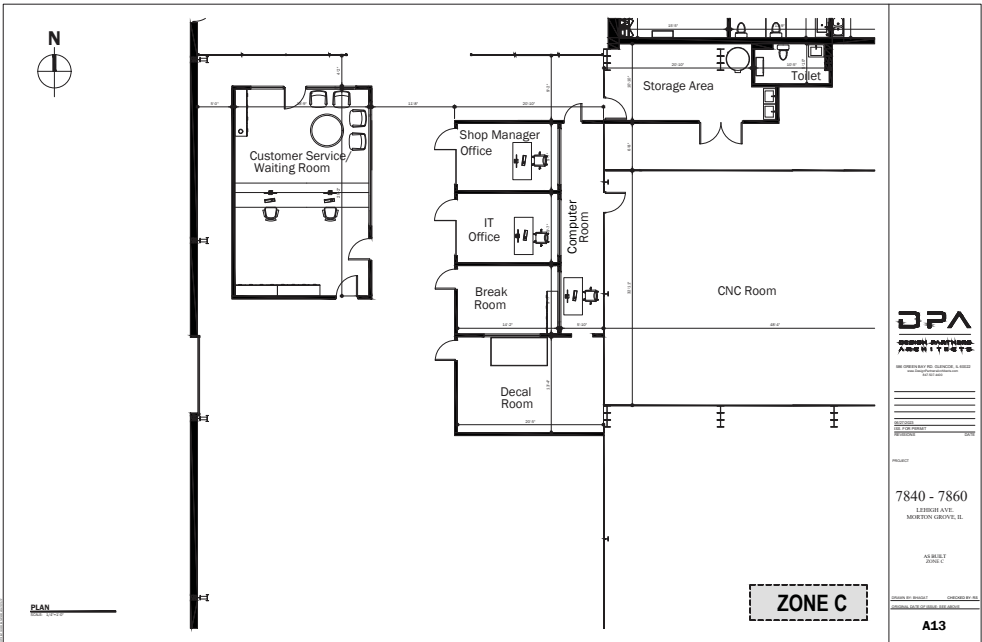
ZONE A



ZONE B







DEMOGRAPHICS MAP & REPORT

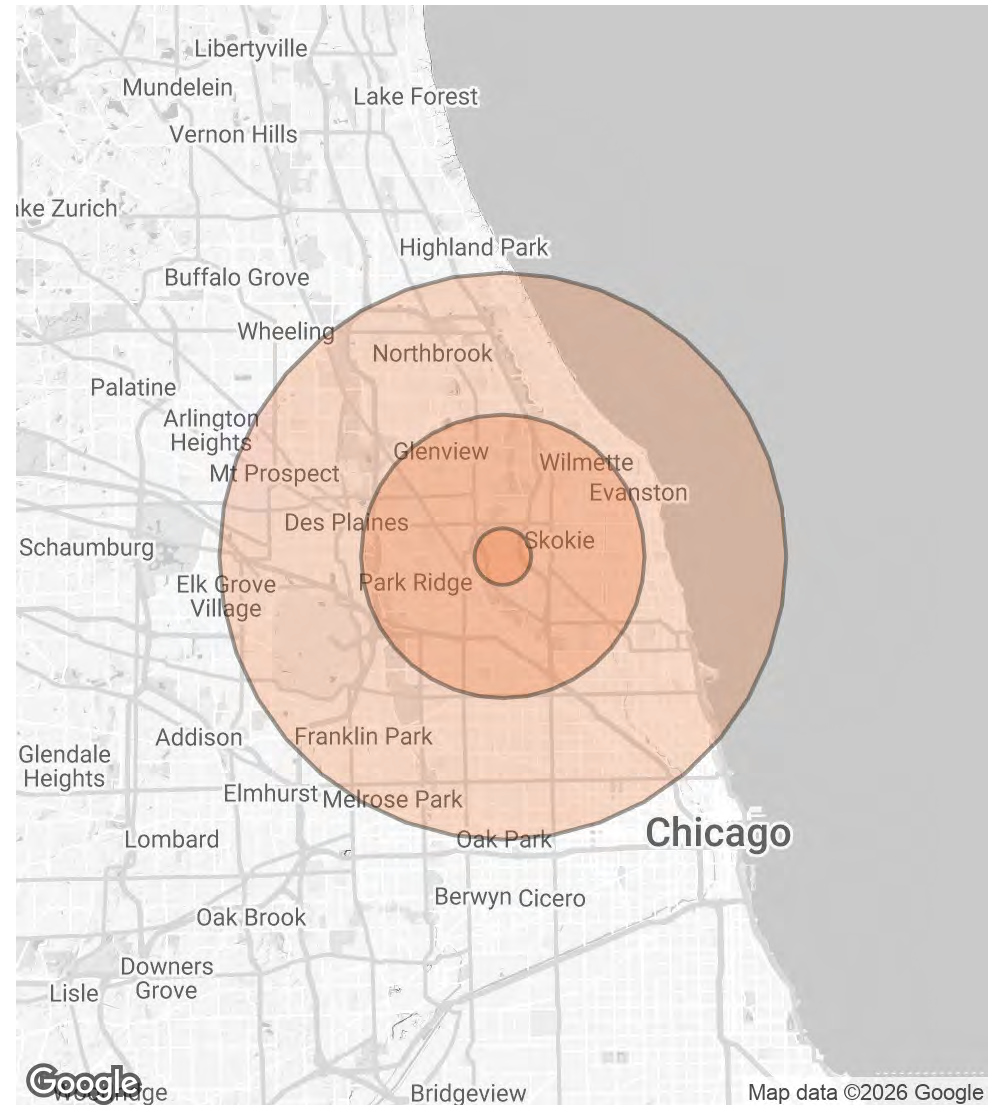
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,213	551,342	1,978,108
AVERAGE AGE	45	42	40
AVERAGE AGE (MALE)	43	41	39
AVERAGE AGE (FEMALE)	46	44	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,475	207,913	810,924
# OF PERSONS PER HH	2.7	2.7	2.4
AVERAGE HH INCOME	\$124,302	\$132,479	\$129,328
AVERAGE HOUSE VALUE	\$423,169	\$486,880	\$514,140

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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