

**WAREHOUSE/FLEX/OFFICE/SPORTS FOR LEASE**  
**WITH HEAVY PARKING**  
**±10,000—±47,355 SF DIVISIBLE**



<b>Size:</b>	±10,000 to ±47,355 SF Smaller divisions possible.
<b>Rental Rate:</b>	<del>\$9.95 PSF NNN</del> \$8.50 PSF NNN
<b>Taxes:</b>	\$3.67 PSF
<b>Operating Exp.:</b>	\$1.47 PSF
<b>Utilities Inc. Scavenger:</b>	\$1.00 PSF
<b>Drive-in Doors:</b>	1
<b>Docks:</b>	4 Shared
<b>Parking:</b>	Up to 71 Spaces
<b>Sprinklers:</b>	Wet
<b>Features:</b>	<ul style="list-style-type: none"> <li>• 13,260 SF open office, break rooms, conference rooms</li> <li>• Up to 34,095 SF warehouse</li> <li>• Mostly HVAC</li> <li>• 14' clear ceiling</li> <li>• 50x25 column spacing</li> <li>• Currently all ±35,000 SF is office for call center</li> </ul>



**Zoning:** M-2



ADAM SCHNEIDERMAN, SIOR

847-826-4467

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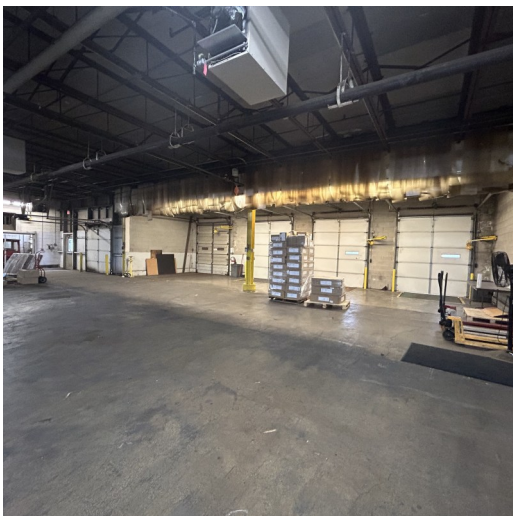
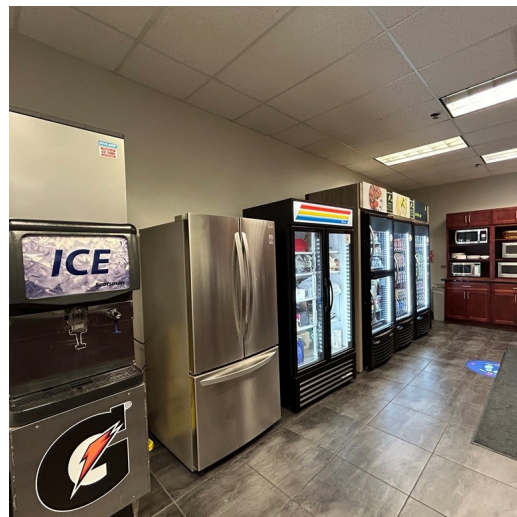
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4220 W. MONTROSE AVENUE

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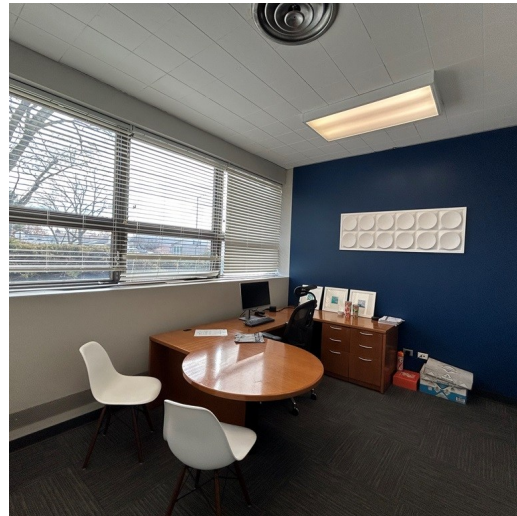
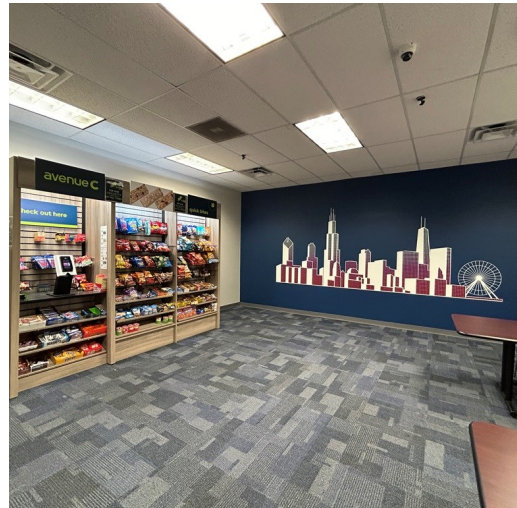




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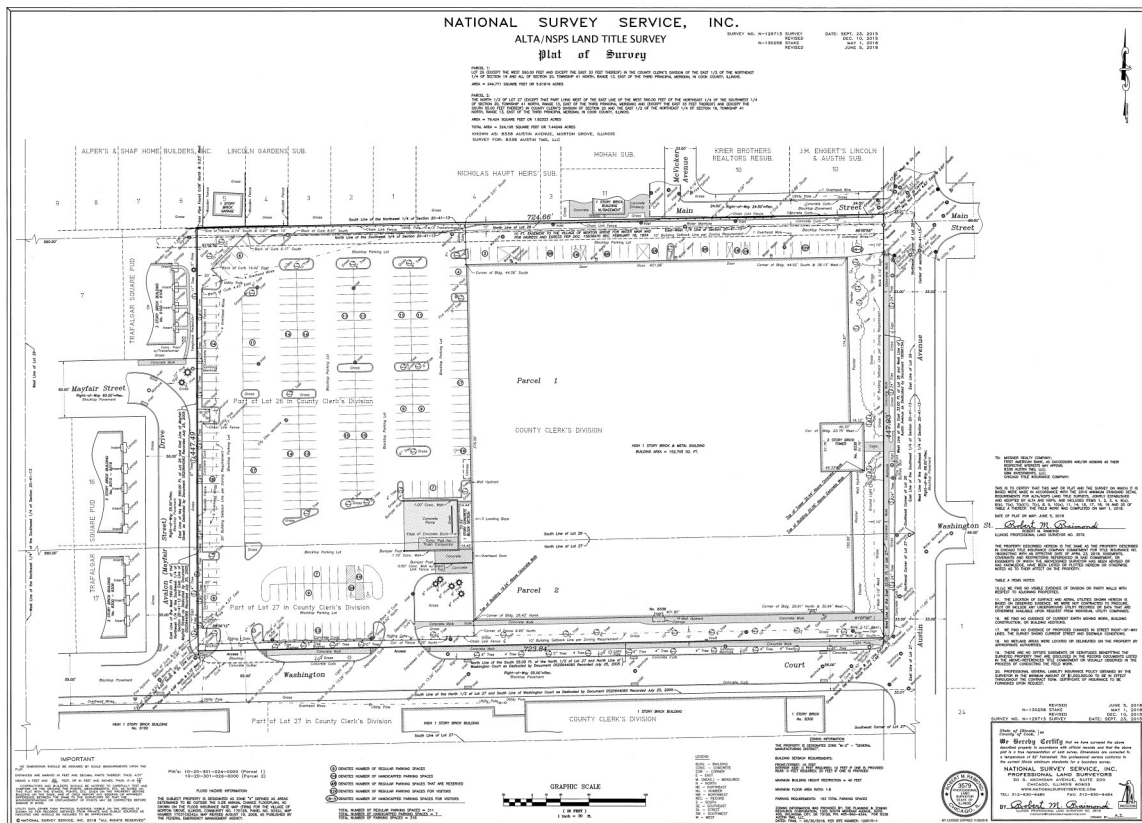
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# STRAUSS

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MORTON GROVE, IL 60053



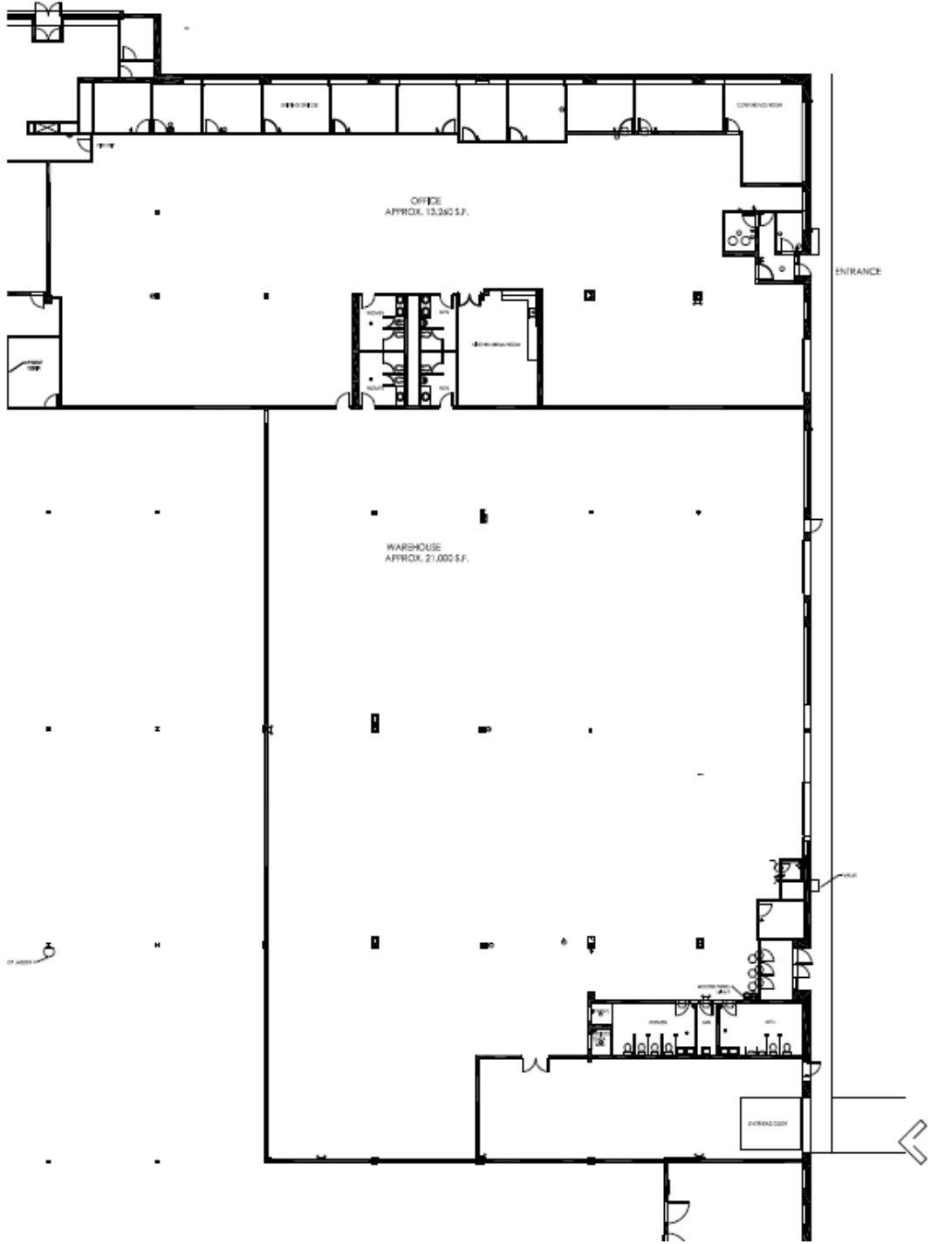
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## Floor Plan with Wide Open Office/Flex Space Potential Sports Use



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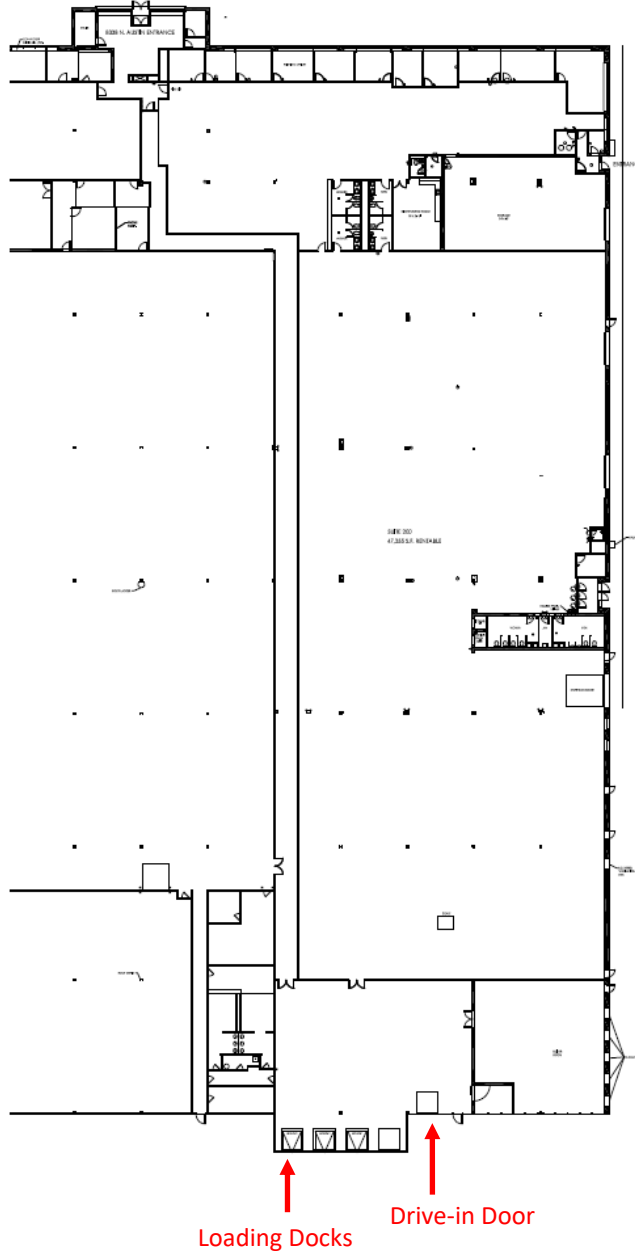
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**Floor Plan with Loading Docks and Drive-in Door**  
**Space is Divisible**



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