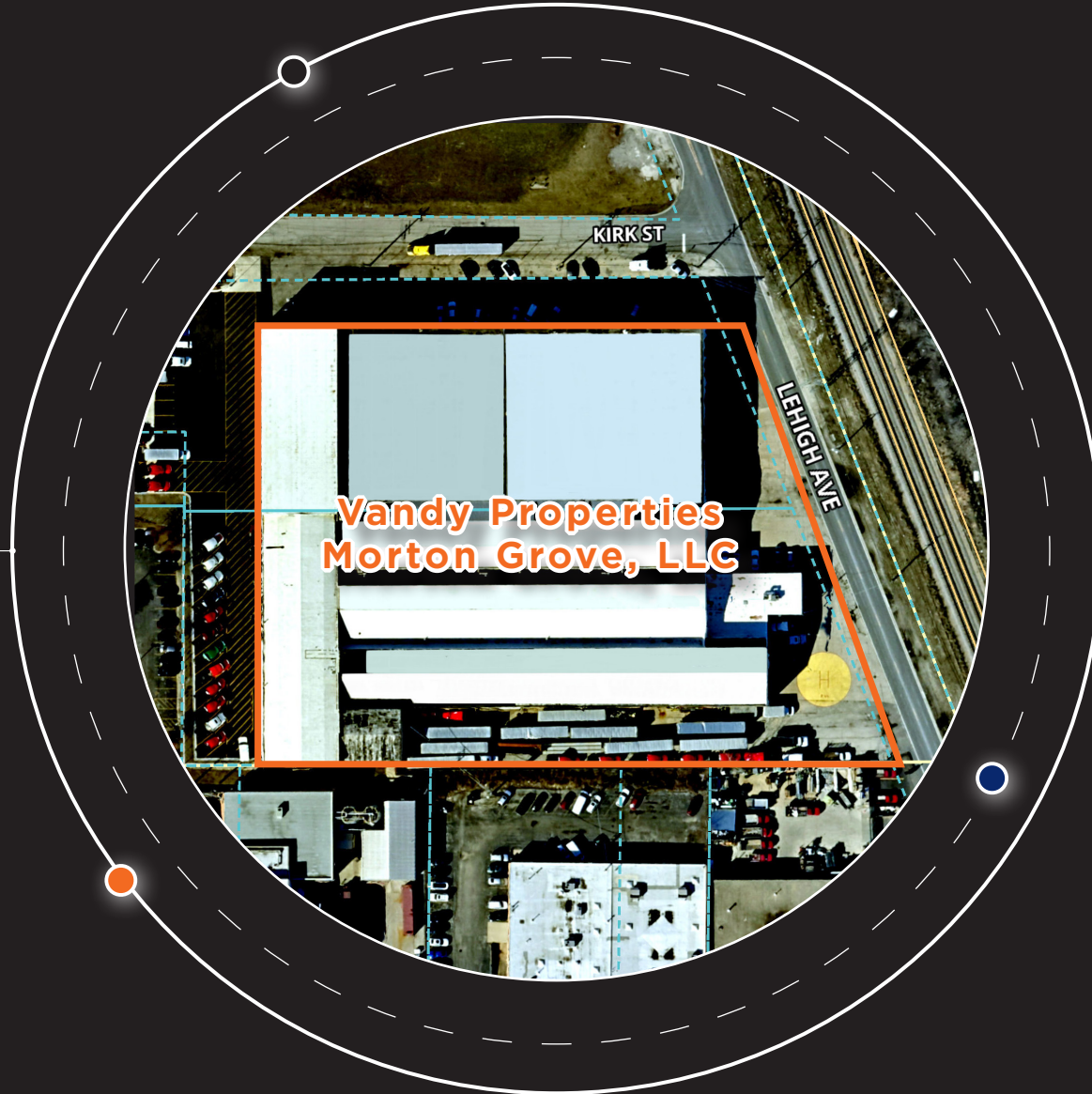


# VANDY PROPERTIES MORTON GROVE, LLC

7840-7860 LEHIGH AVE  
MORTON GROVE, IL 60053



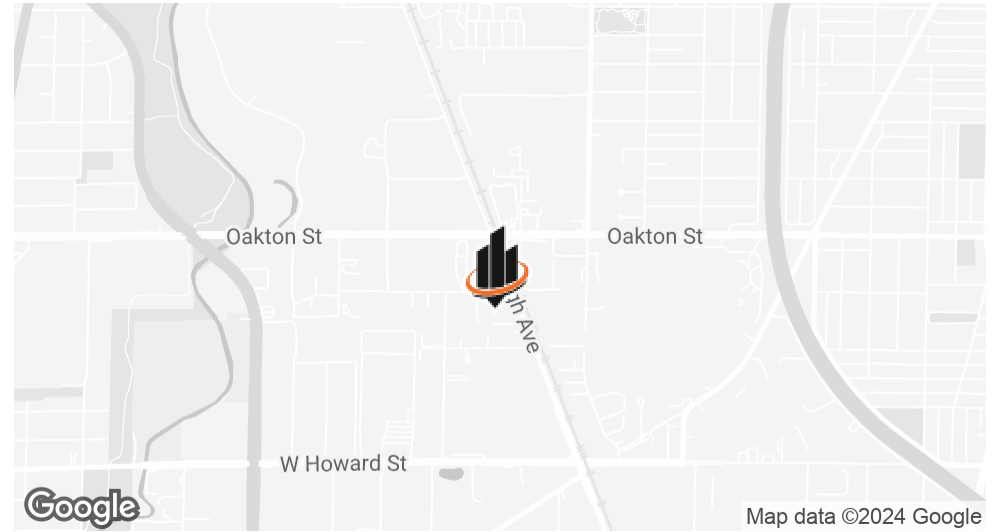
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DAVID PERNICE  
847.233.1115  
david.pernice@svn.com

LAURENCE WOZNICKI  
312.414.0434  
laurence.woznicki@svn.com

*\*Photo edited for marketing purposes*

# PROPERTY PROFILE



## OFFERING SUMMARY

<b>SIZE:</b>	120,000 SF
<b>OFFICE:</b>	5,000 SF + 4,500 SF of Mezzanine Office
<b>LEASE RATE:</b>	\$15.00 SF/yr (NN)
<b>SALE PRICE:</b>	Subject to Offer

## 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

Imagining a future in the heart of Morton Grove, Vandy Properties Morton Grove LLC is strategically situated amidst a thriving industrial market. The area boasts a robust manufacturing and distribution sector, with easy access to major transportation routes such as I-94 and I-294. Industrial parks and commercial centers, including the Illinois Science and Technology Park, provide ample business prospects. O'Hare International Airport's close proximity offers seamless logistics for nationwide operations. With a strong manufacturing infrastructure and proximity to prominent businesses, the area presents an enticing environment for industrial investment and expansion.

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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.
- Wet system sprinkler
- Interior/Exterior Camera systems installed throughout
- MWRD Approved Rainwater Permeable Surface Throughout Entire Site
- No Soil Contamination Issues
- Floor drains
- Six (6) Service bays with Industrial Sized Vehicle Lifts
- Multi-Level Heavy Duty Racking System
- 45 Trailer Parking Stalls on Exterior
- Multiple Interior Parking Stalls
- Multiple Automotive Service Lifts-Interior
- Next to ComEd High tension lines. Power can be expanded.

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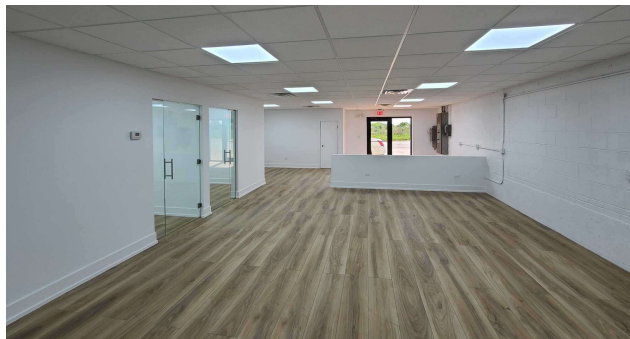
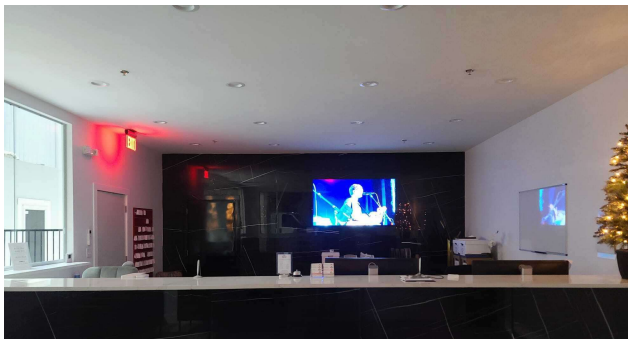
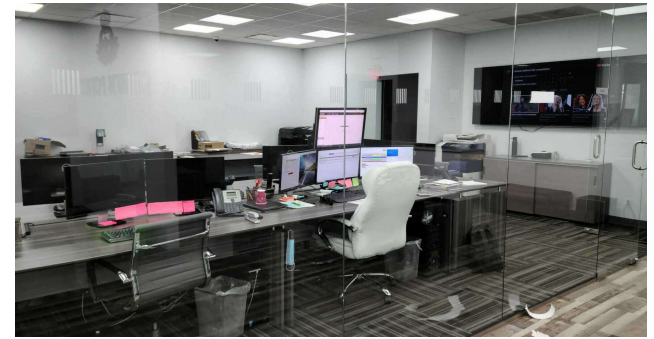
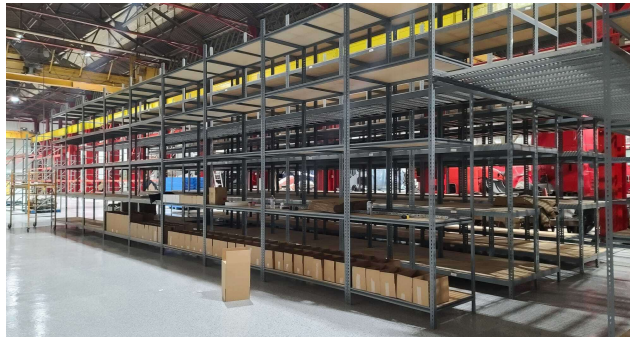
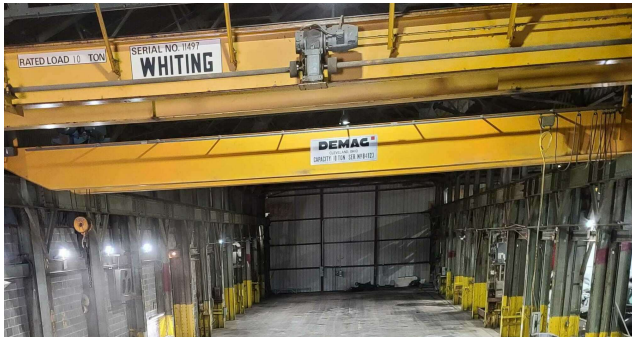
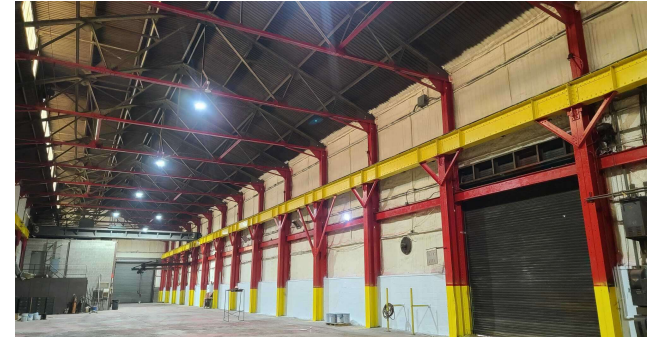
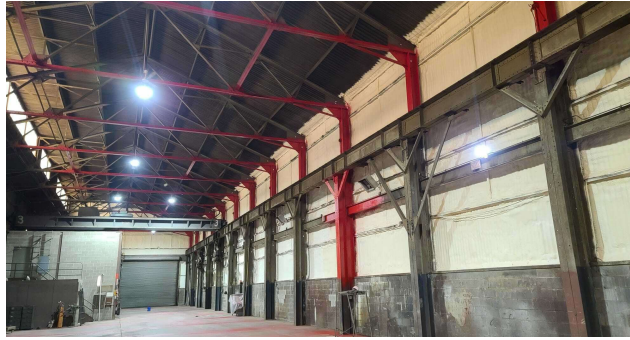
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laurence.woznicki@svn.com

## ADDITIONAL PHOTOS

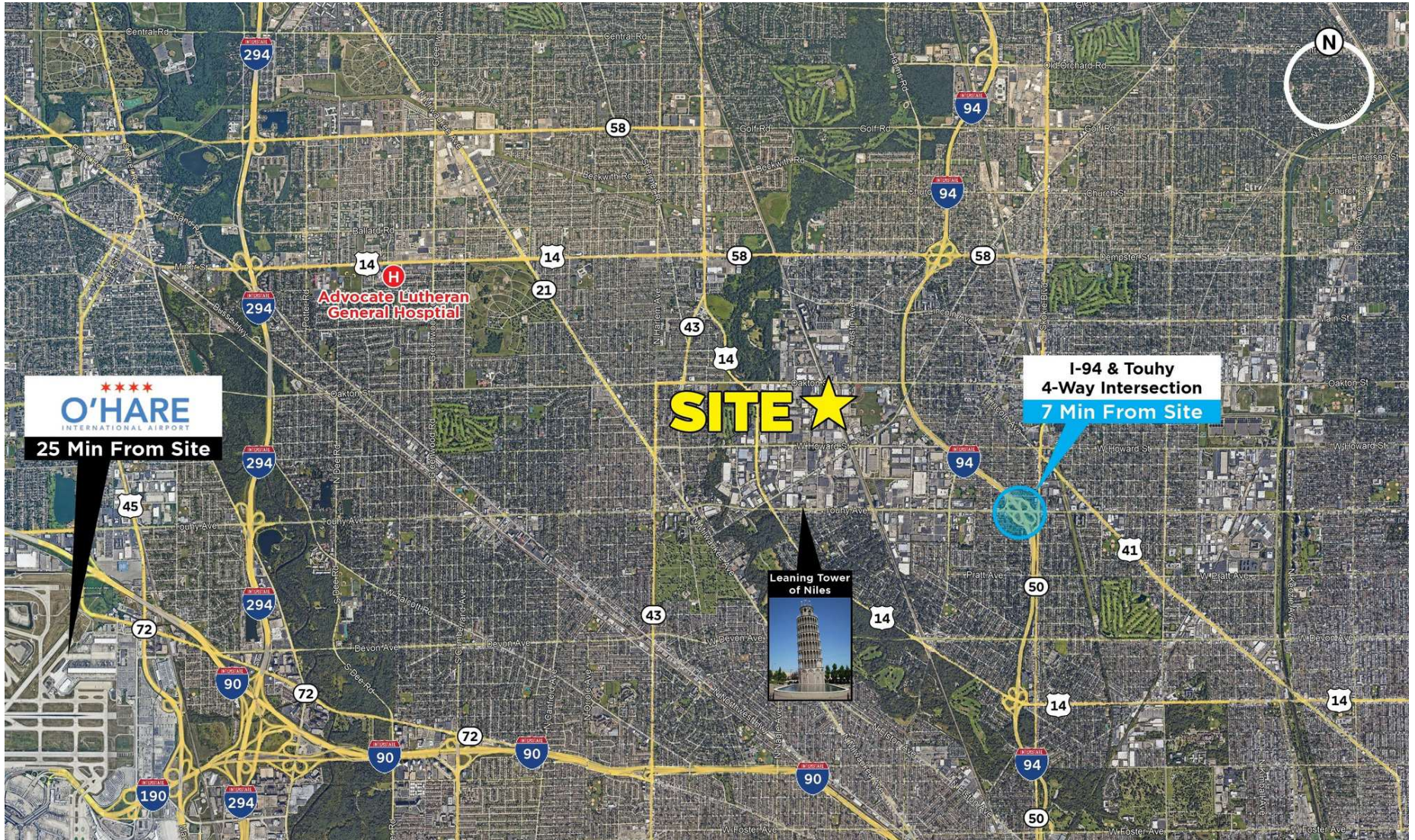


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# INTERSTATE AERIAL



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# PROXIMITY WITHIN ILLINOIS



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# AS BUILT PLAN SET FOR 7840 - 7860 LEHIGH AVE., MORTON GROVE, IL



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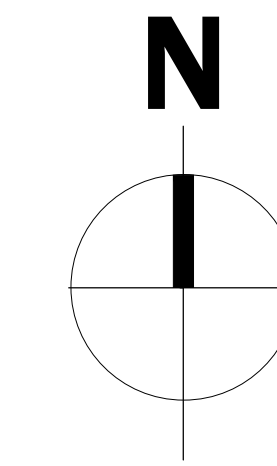
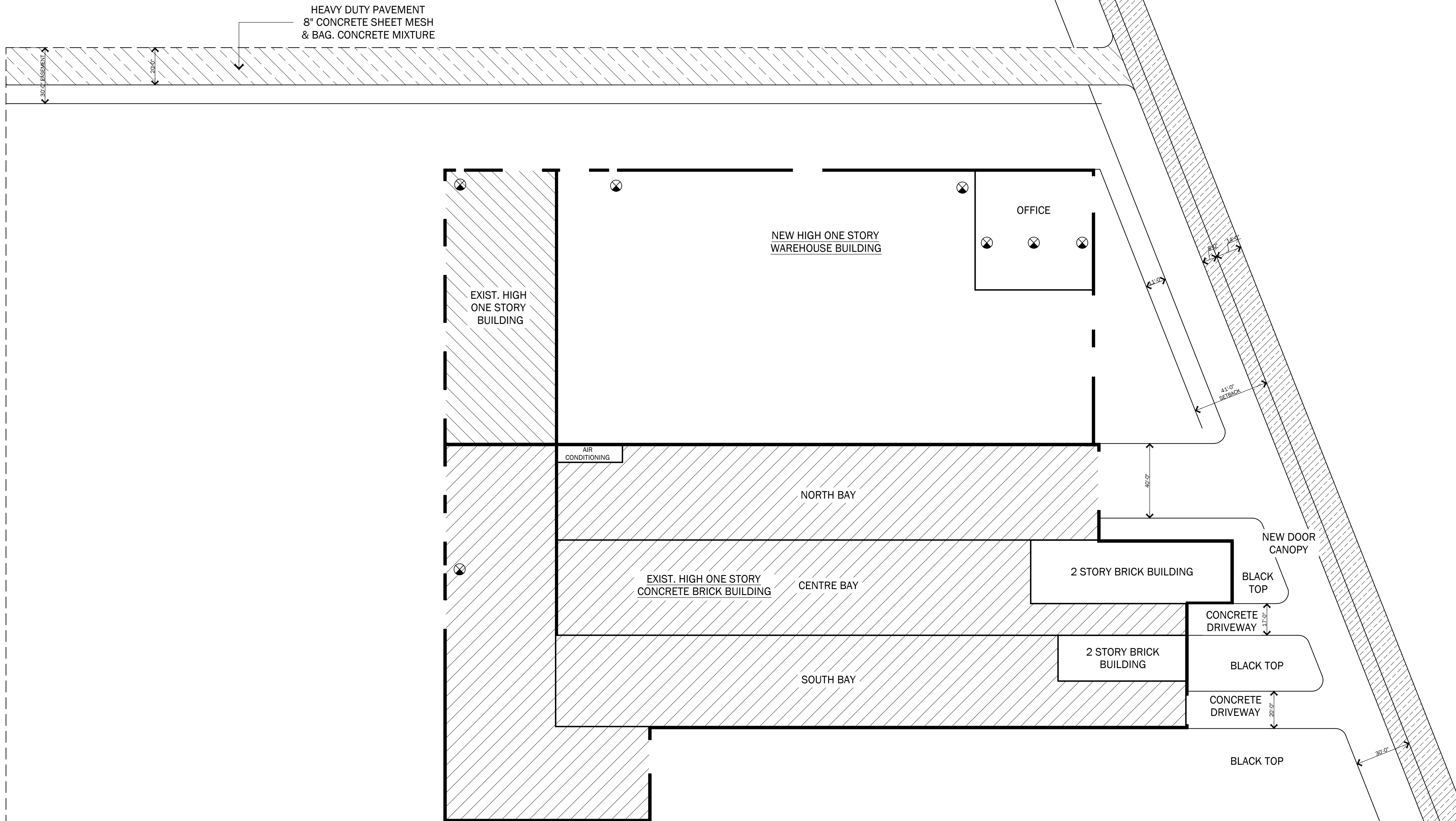
PROJECT

**7840 - 7860**  
LEHIGH AVE.  
MORTON GROVE, IL

AS BUILT

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**A0**



# SITE PLAN

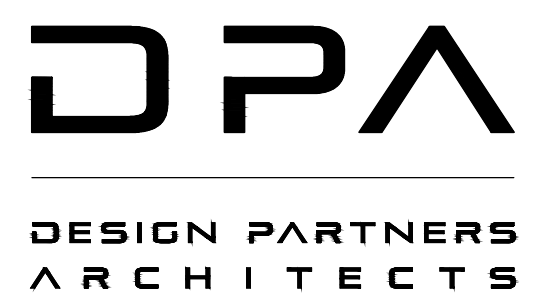
**SITE PLAN**  
SCALE: 1/32" = 1'-0"

### CERTIFICATION

These drawings have been prepared under the Architect's direct supervision and in the Architect's opinion, these drawings comply with applicable codes. This certification is void if there are any changes or deviations from these drawings without the Architect's written approval.



Roman Schlaeger, Architect, for DESIGN PARTNERS ARCHITECTS LTD.,  
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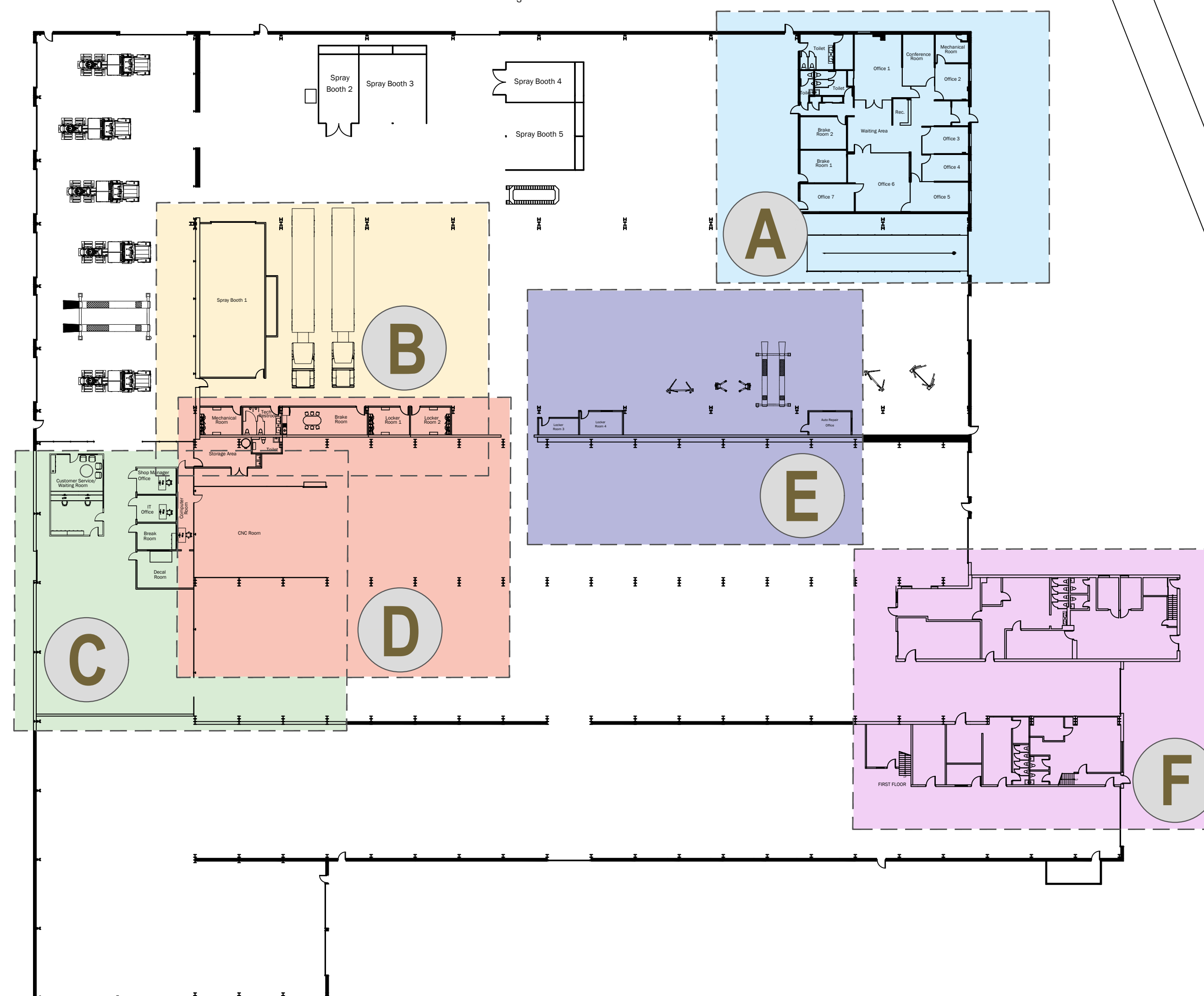
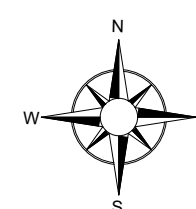
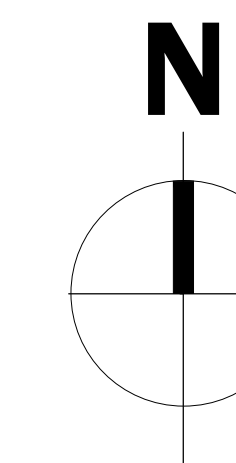
AS BUILT  
SITE PLAN

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**A1**





**PLAN**  
SCALE: 1/32" = 1'-0"

# KEY PLAN



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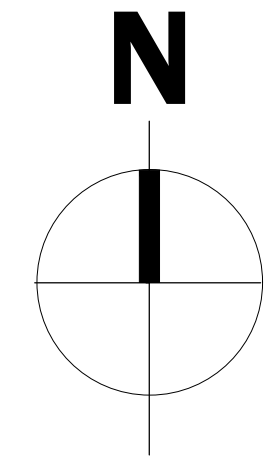
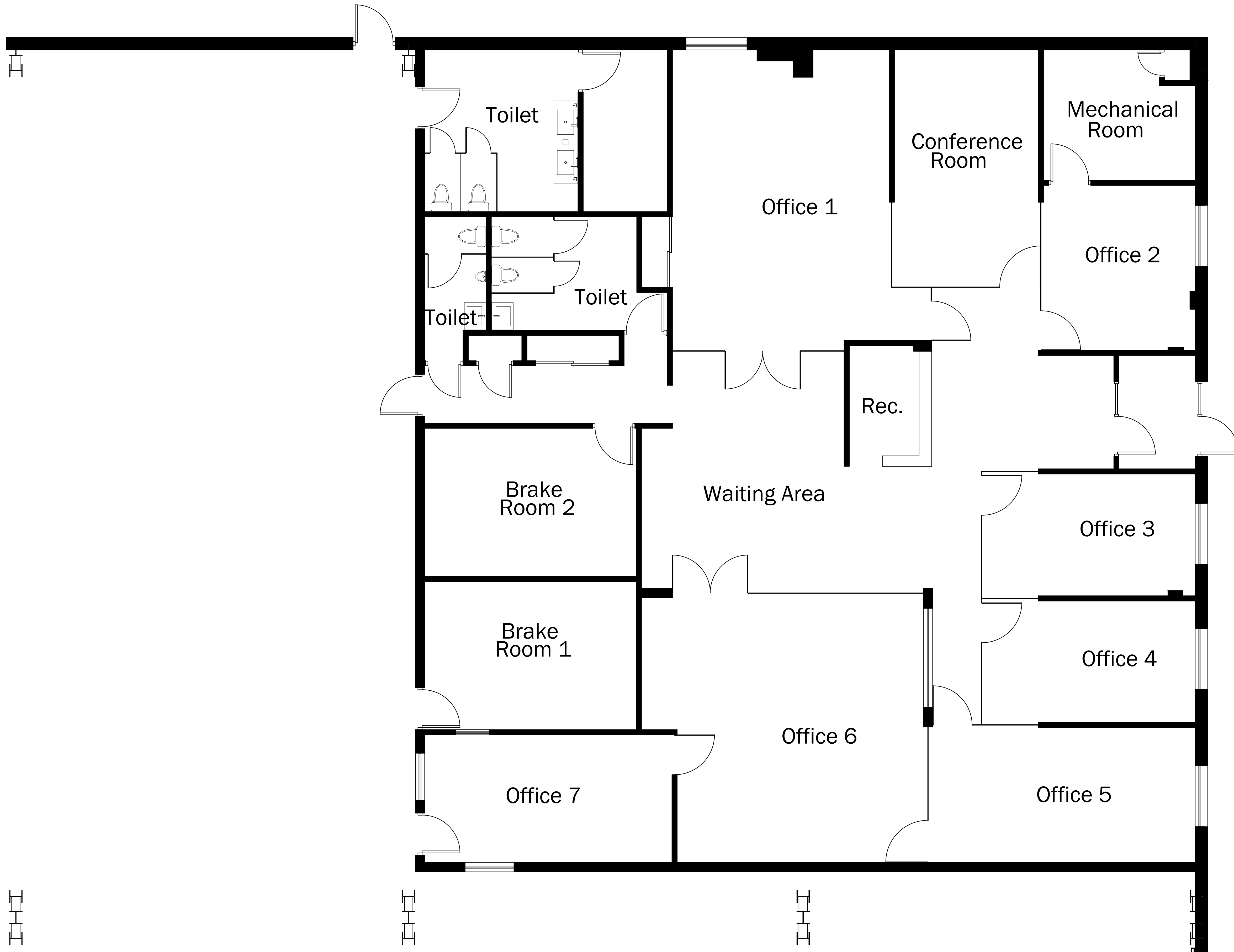
PROJECT

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LEHIGH AVE.  
MORTON GROVE, IL

AS BUILT  
KEY PLAN

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**A2**



**PLAN**  
SCALE: 1/4"=1'-0"

**ZONE A**



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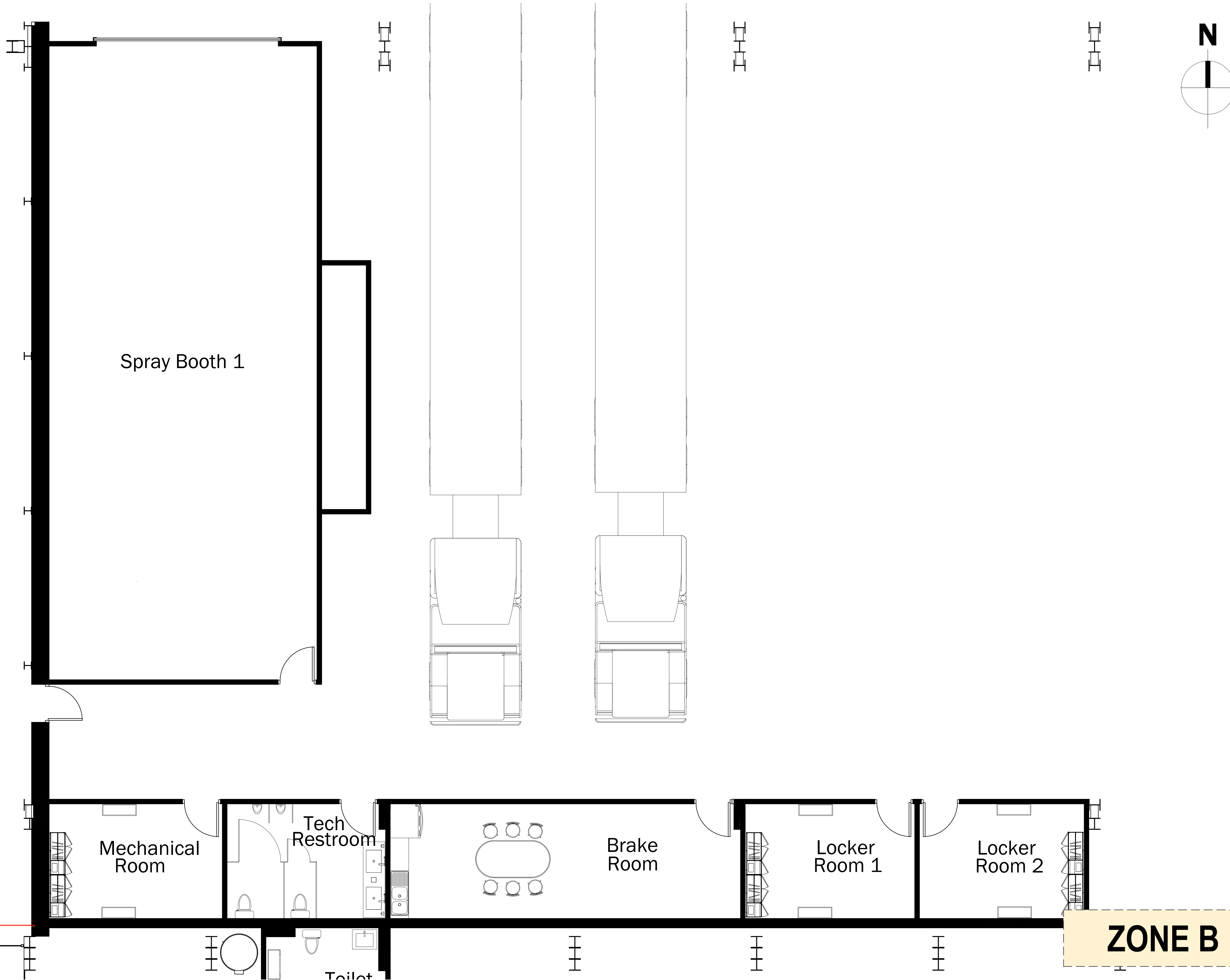
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**7840 - 7860**  
LEHIGH AVE.  
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ZONE A

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**A3**



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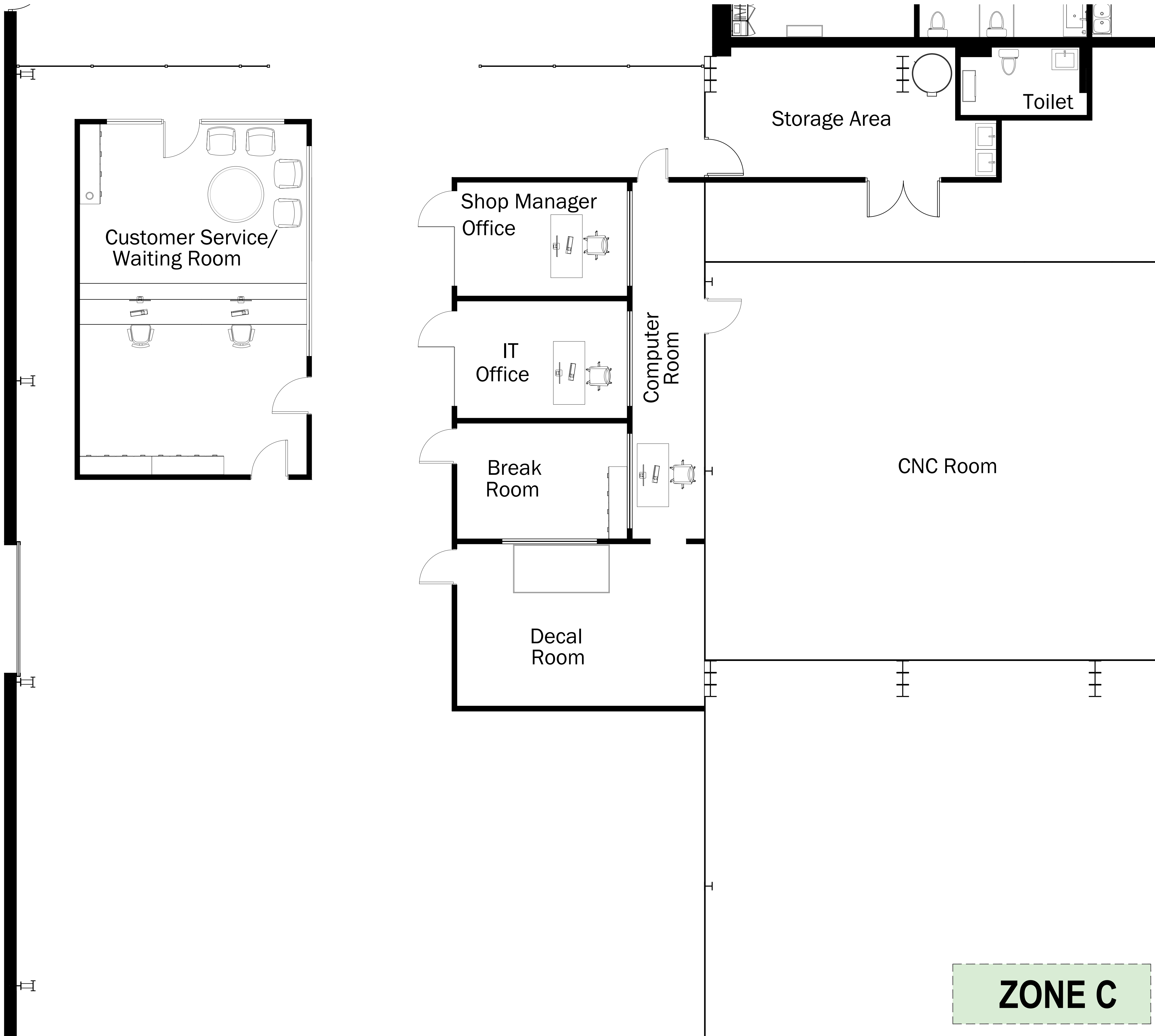
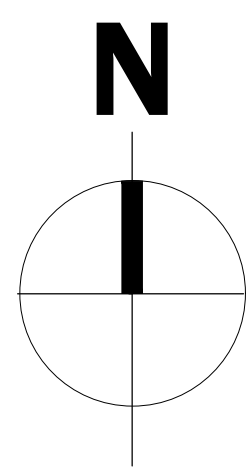
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**7840 - 7860**  
 LEHIGH AVE.  
 MORTON GROVE, IL

AS BUILT  
 ZONE B

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**A4**



**ZONE C**

**PLAN**  
SCALE: 1/4"=1'-0"



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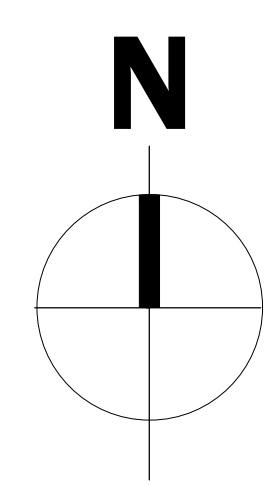
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LEHIGH AVE.  
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AS BUILT  
ZONE C

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**A5**



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 MORTON GROVE, IL

AS BUILT  
 ZONE D

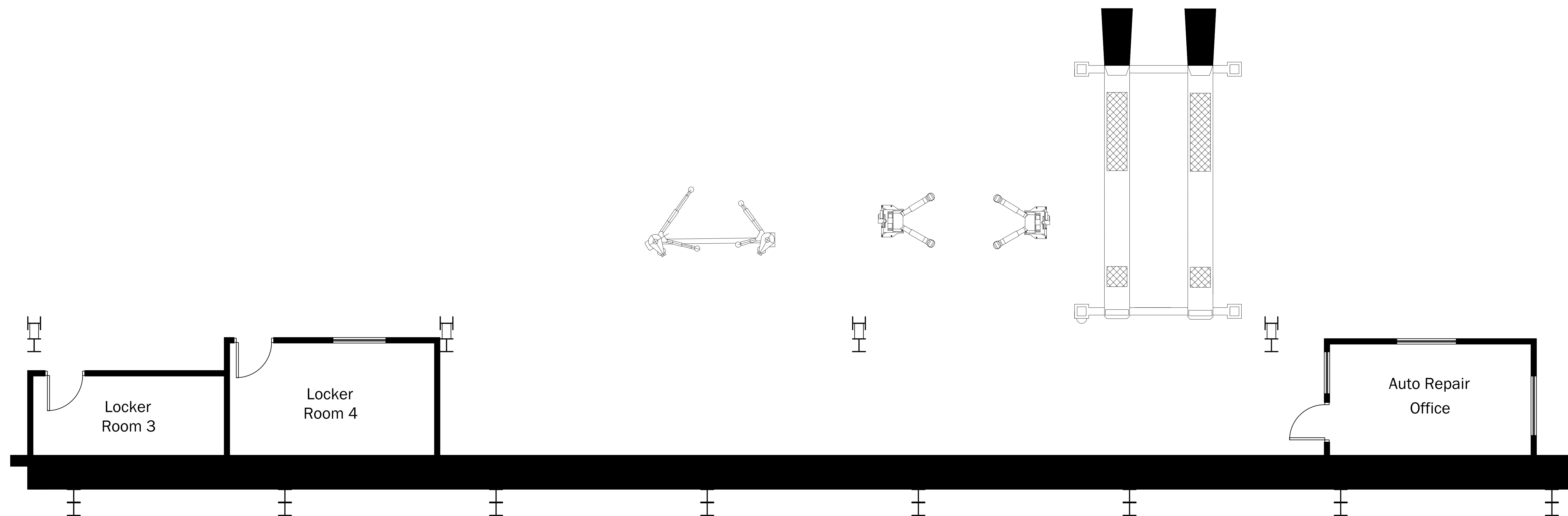
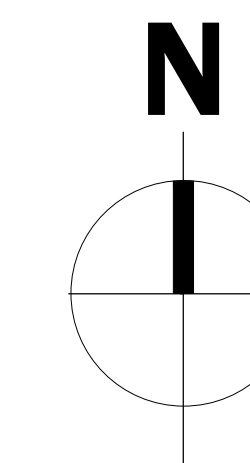
**ZONE D**

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**A6**

**PLAN**  
 SCALE: 1/4"=1'-0"

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ZONE E

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**ZONE E**

**A7**

**PLAN**  
SCALE: 1/4"=1'-0"



**PLAN**  
SCALE: 1/4"=1'-0"

FIRST FLOOR

**ZONE F**



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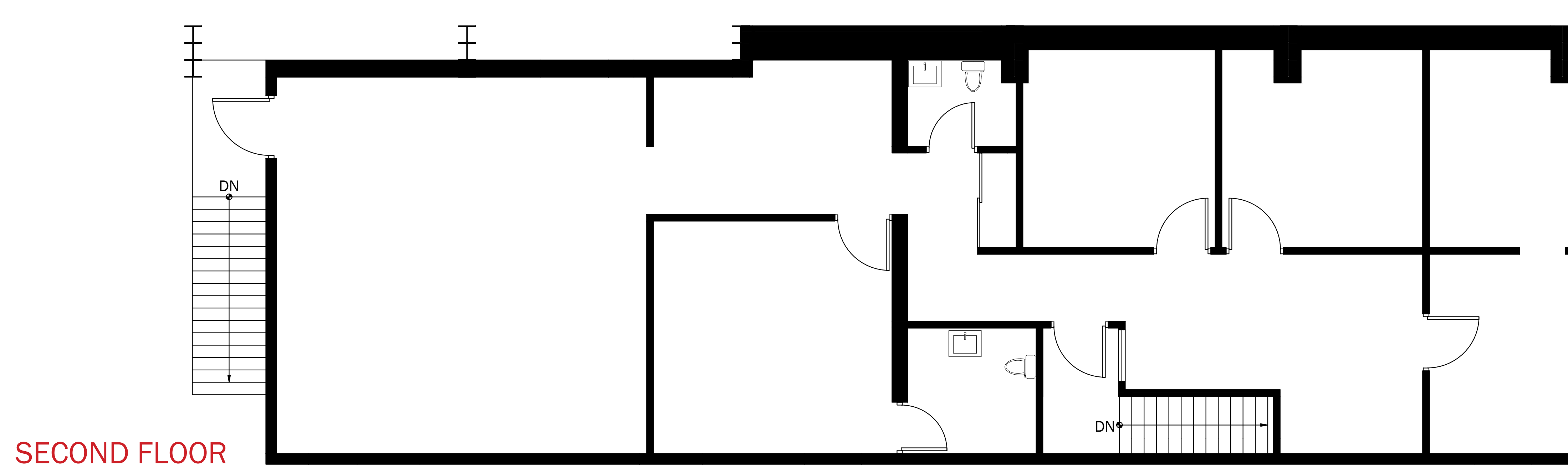
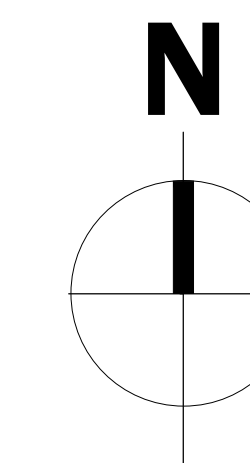
**7840 - 7860**  
LEHIGH AVE.  
MORTON GROVE, IL

AS BUILT  
ZONE F

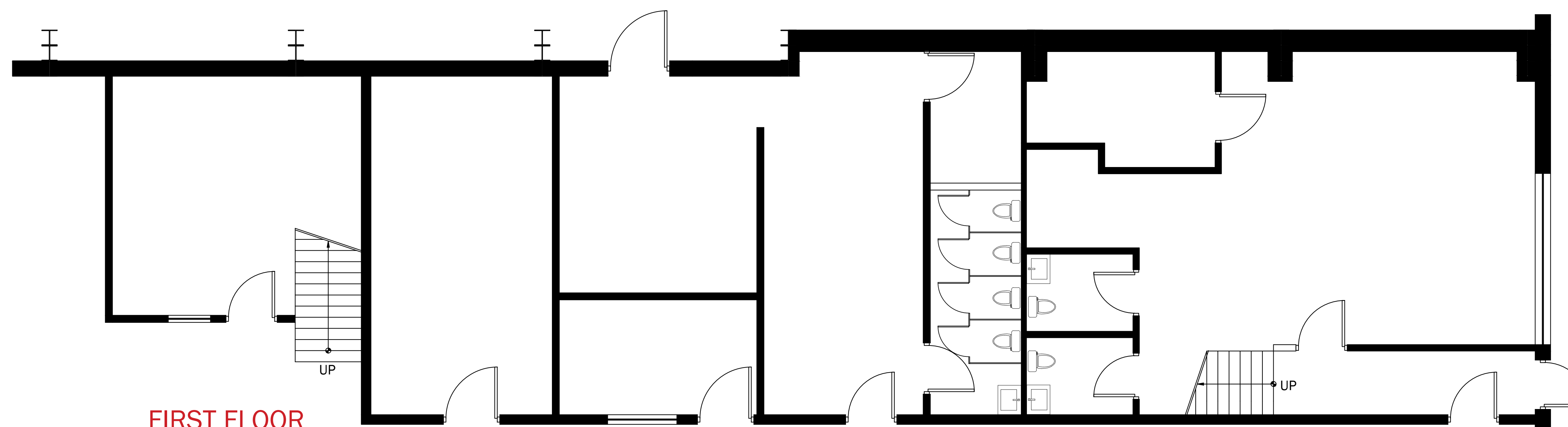
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**A8**

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SECOND FLOOR



FIRST FLOOR



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AS BUILT  
ZONE F

**ZONE F**

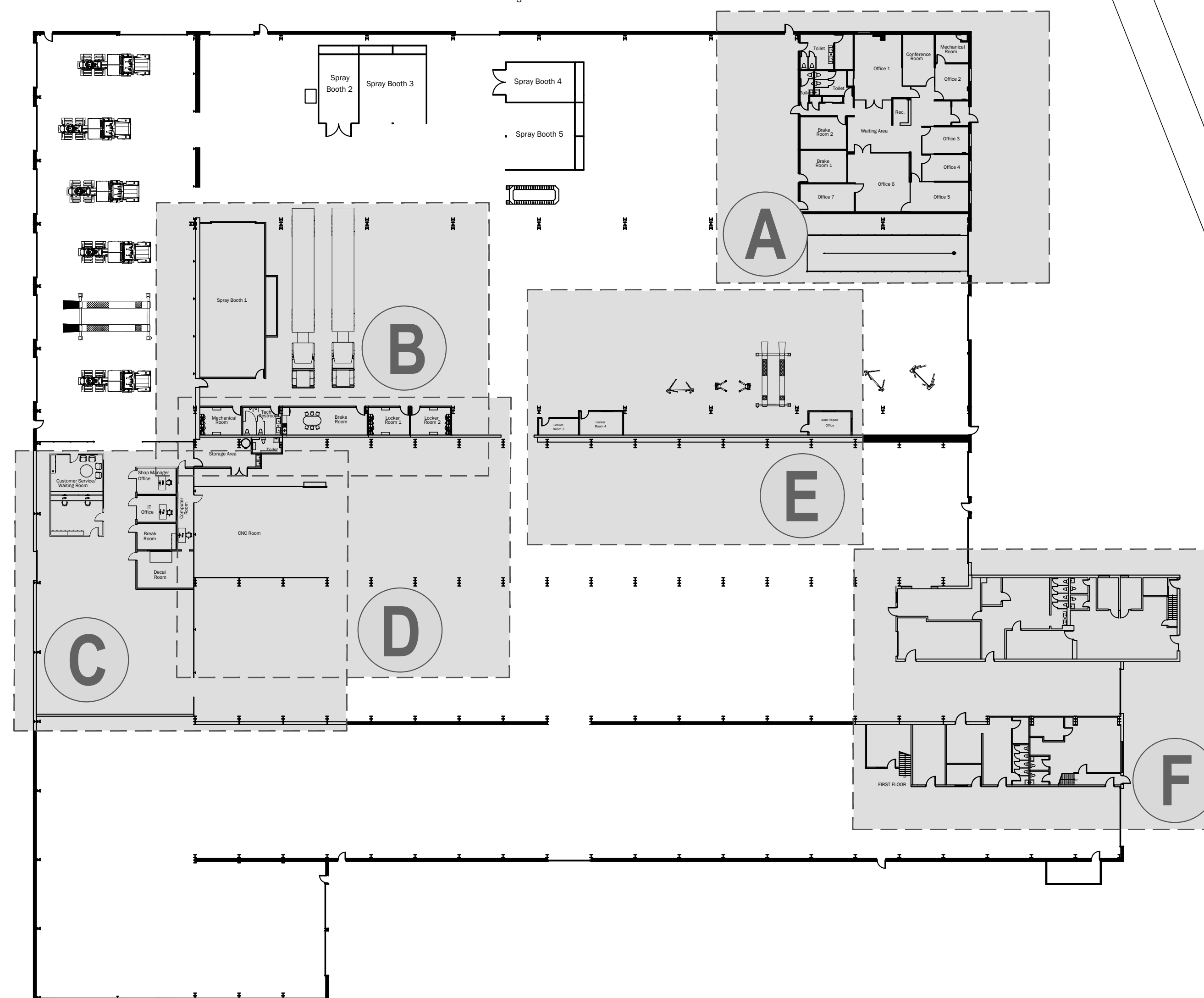
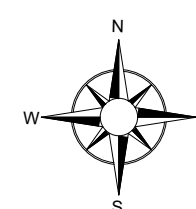
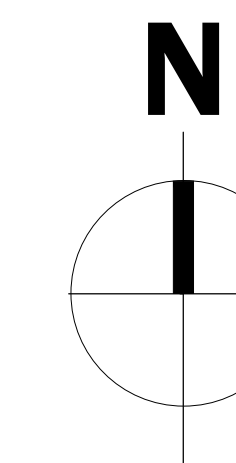
PLAN  
SCALE: 1/4"=1'-0"

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A9

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**PLAN**  
SCALE: 1/32" = 1'-0"

# KEY PLAN FOR DIMENSIONED FLOOR PLANS



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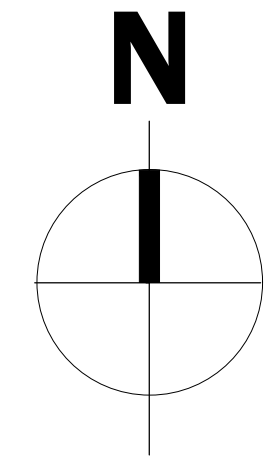
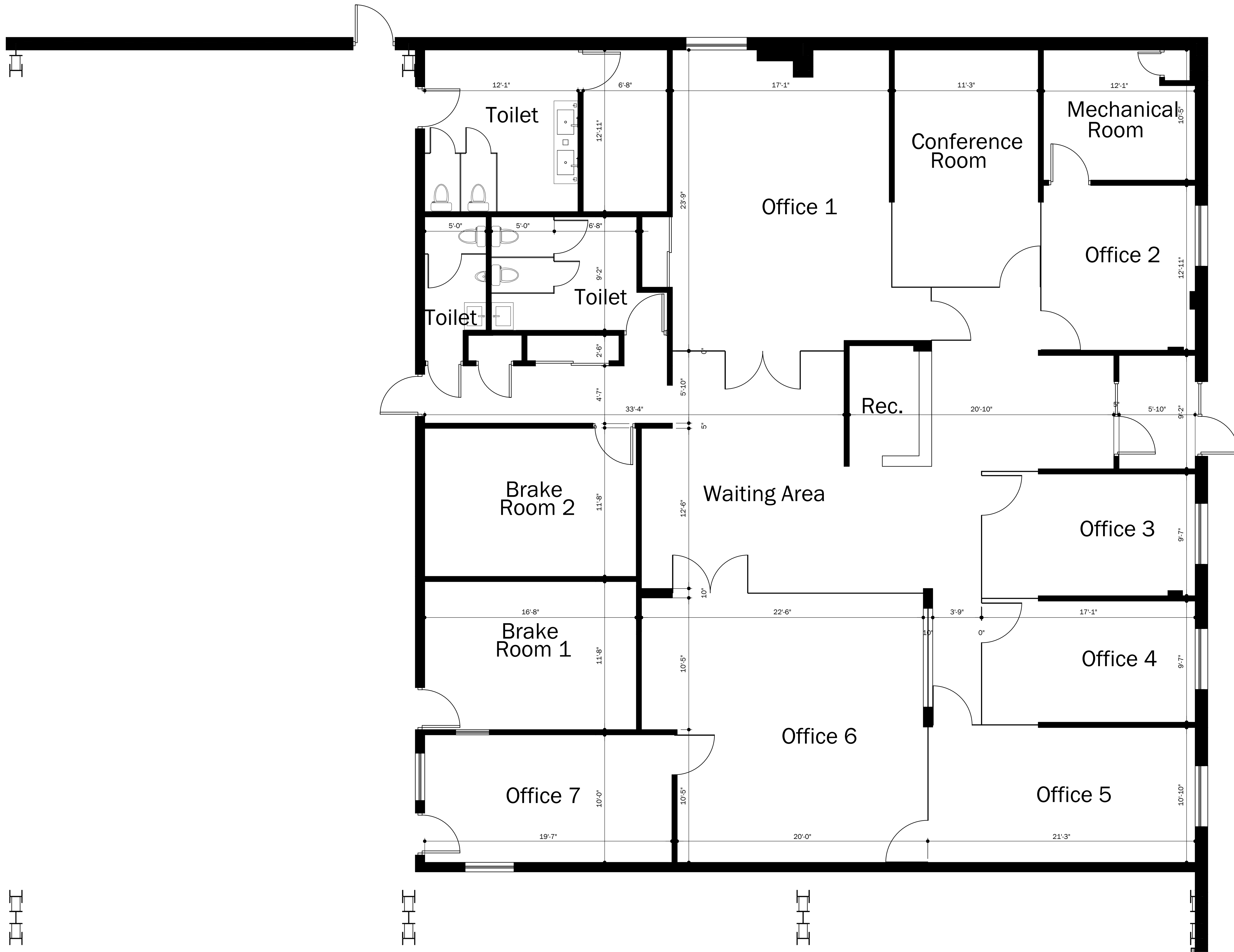
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LEHIGH AVE.  
MORTON GROVE, IL

AS BUILT  
KEY PLAN

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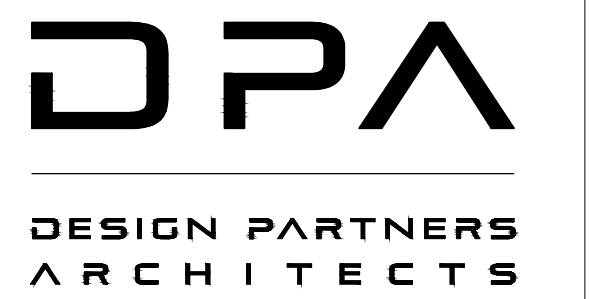
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**A10**



**PLAN**  
 SCALE: 1/4"=1'-0"

**ZONE A**



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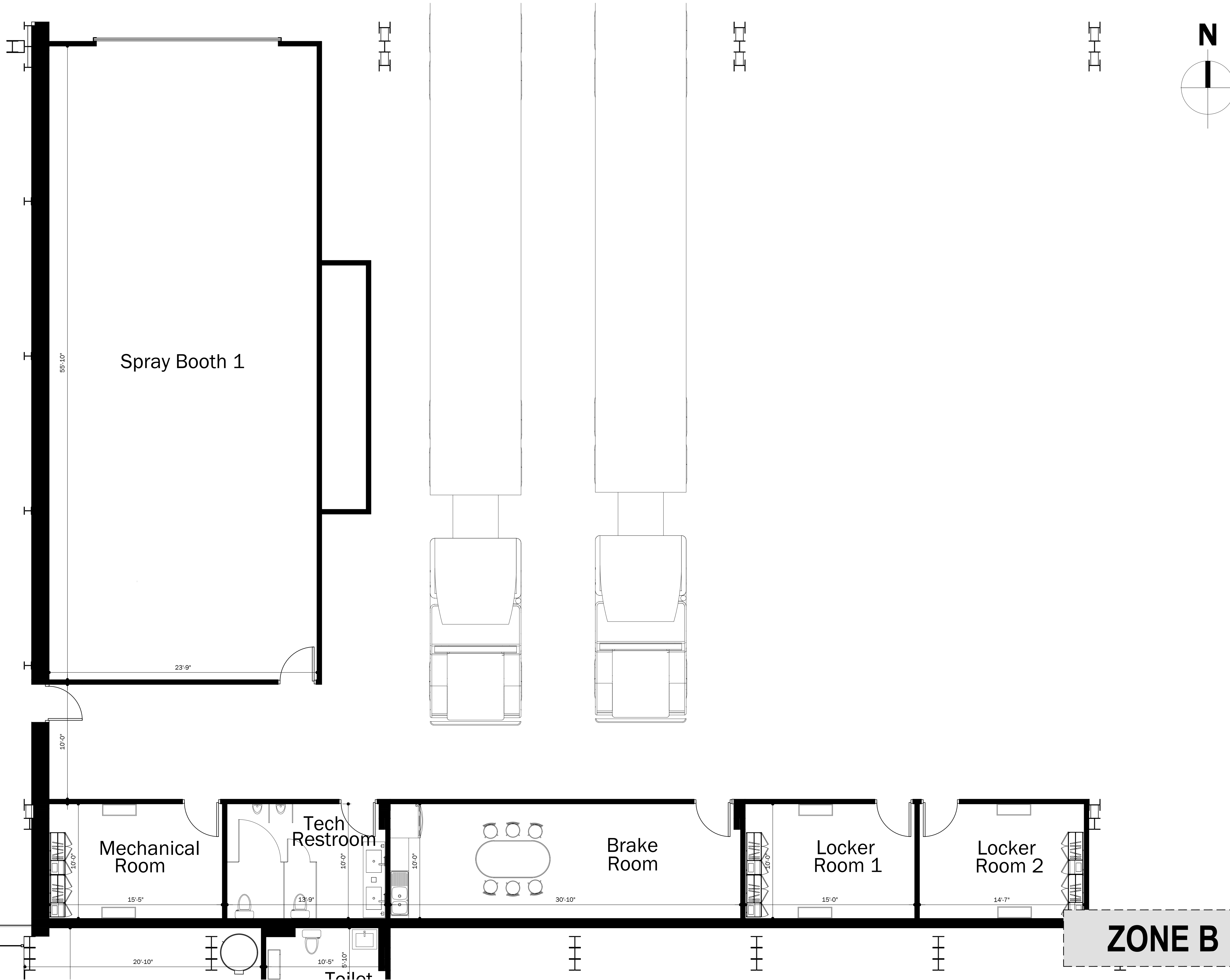
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**7840 - 7860**  
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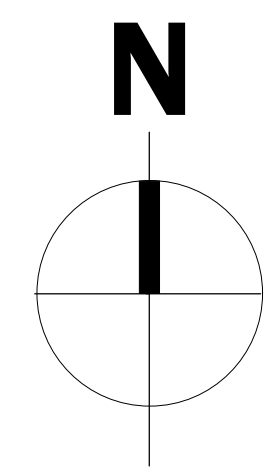
AS BUILT  
ZONE A

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**A11**



**PLAN**  
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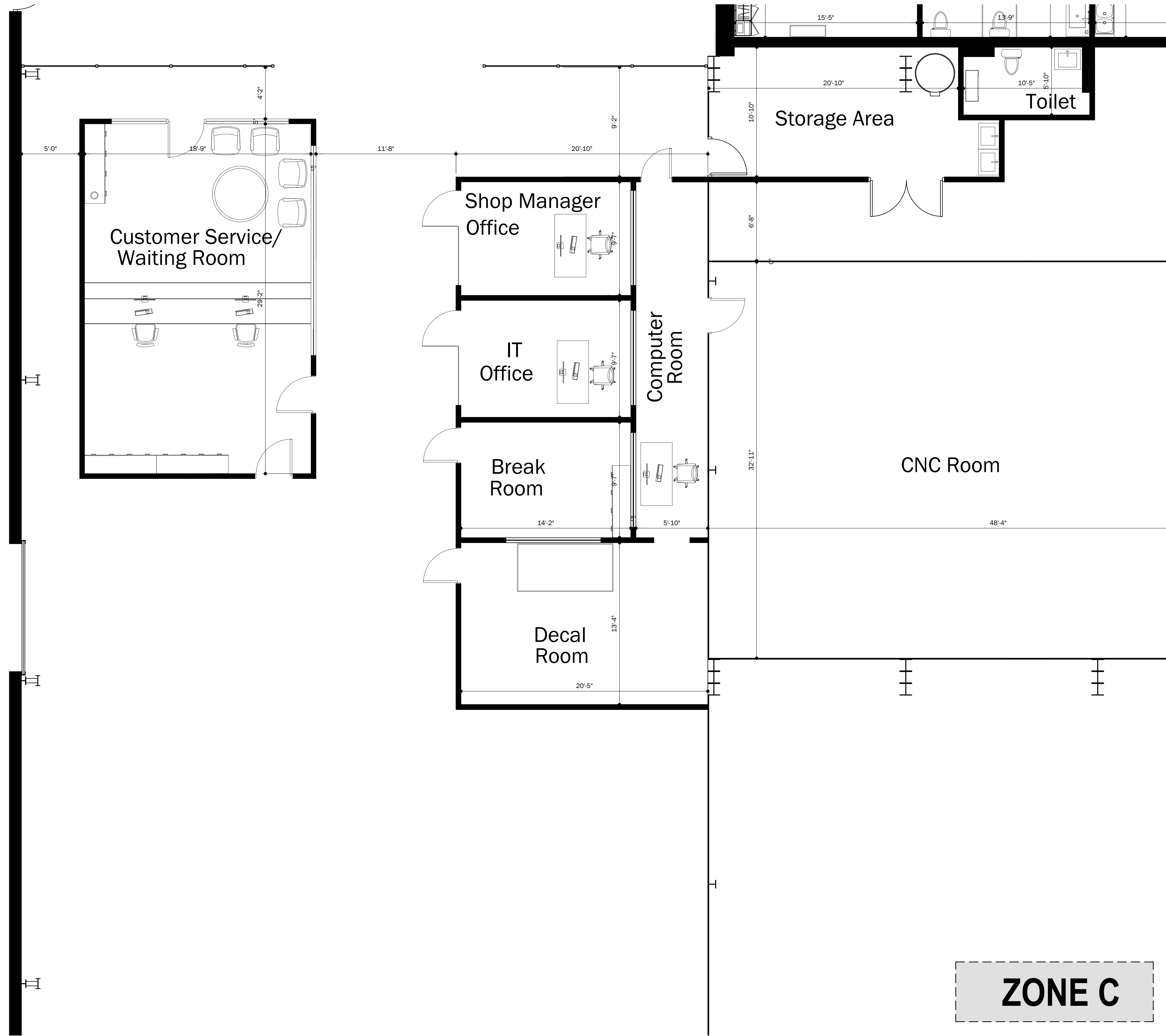
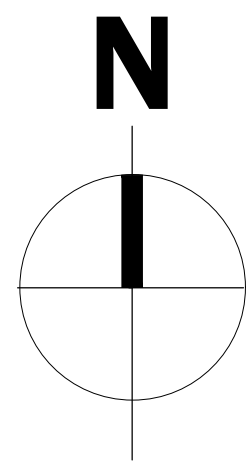
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AS BUILT  
ZONE B

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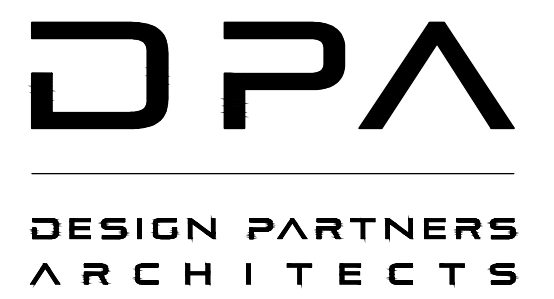
**ZONE B**

**A12**



**PLAN**  
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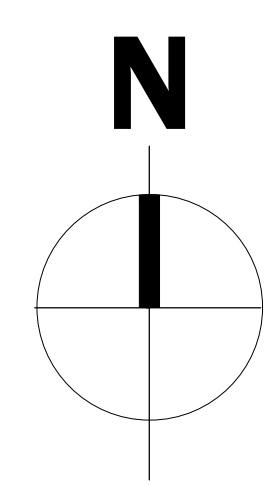
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LEHIGH AVE.  
MORTON GROVE, IL

AS BUILT  
ZONE C

**ZONE C**

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**A13**



**PLAN**  
SCALE: 1/4"=1'-0"

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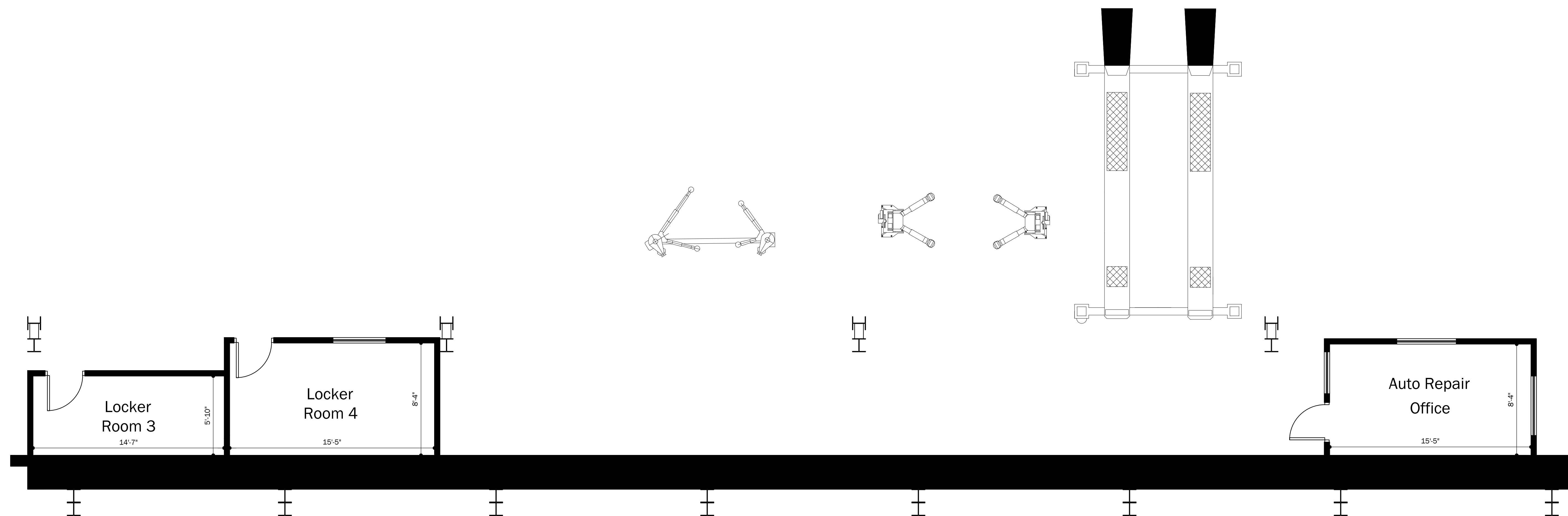
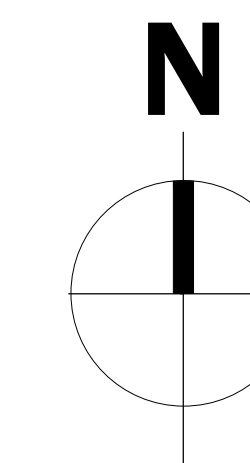
AS BUILT  
ZONE D

**ZONE D**

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**A14**

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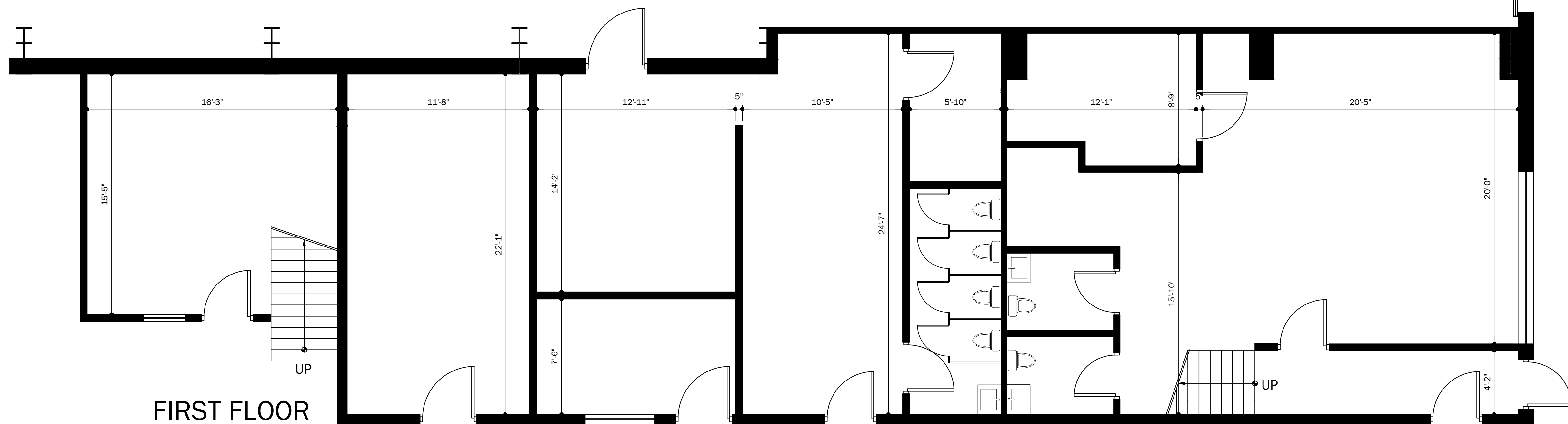
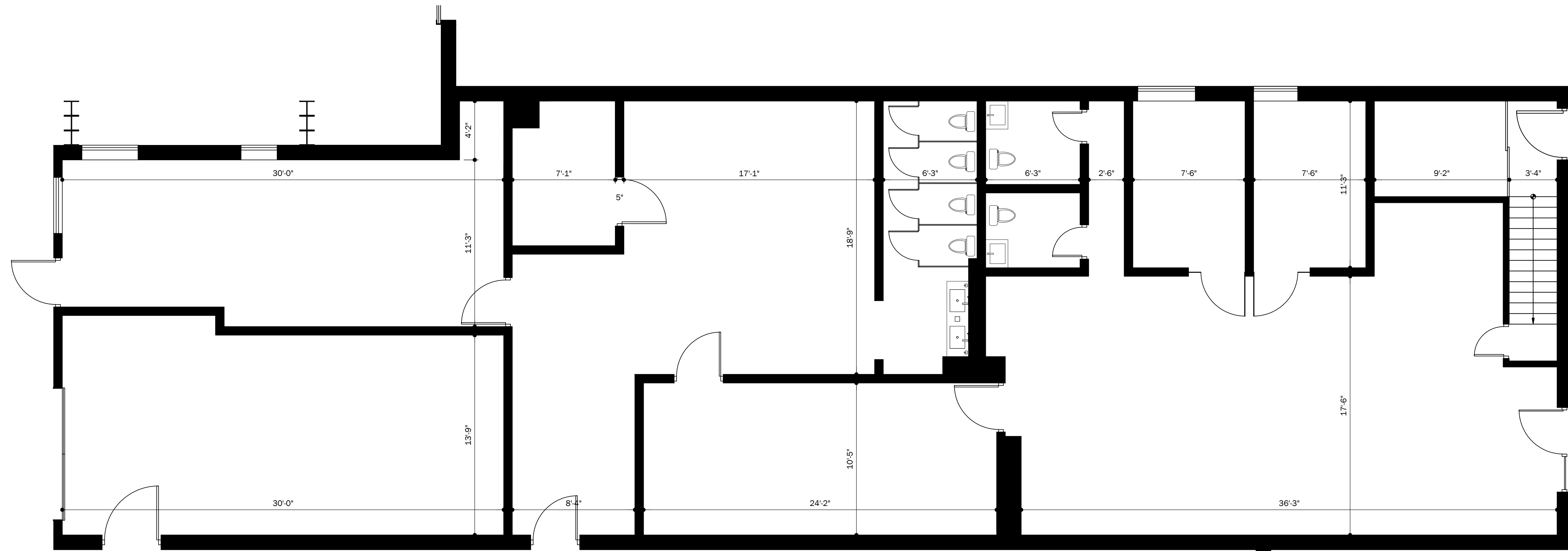
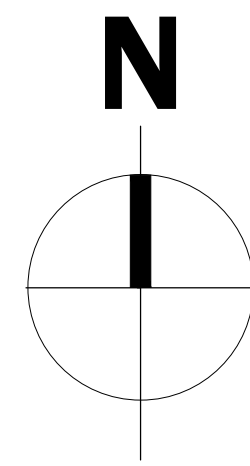
AS BUILT  
ZONE E

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**ZONE E**

**PLAN**  
SCALE: 1/4"=1'-0"

**A15**



FIRST FLOOR

PLAN  
SCALE: 1/4"=1'-0"

**ZONE F**

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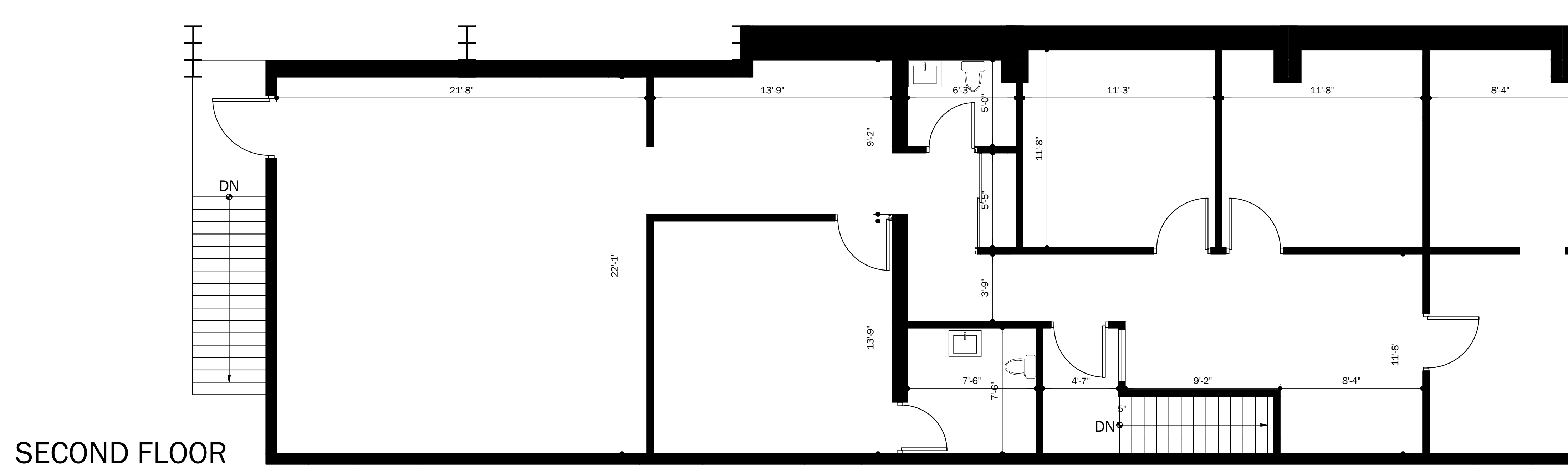
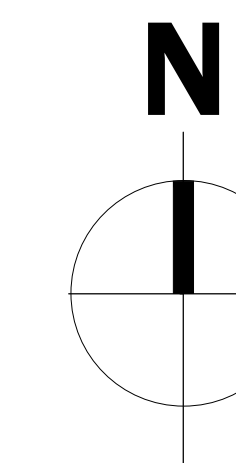
PROJECT

**7840 - 7860**  
LEHIGH AVE.  
MORTON GROVE, IL

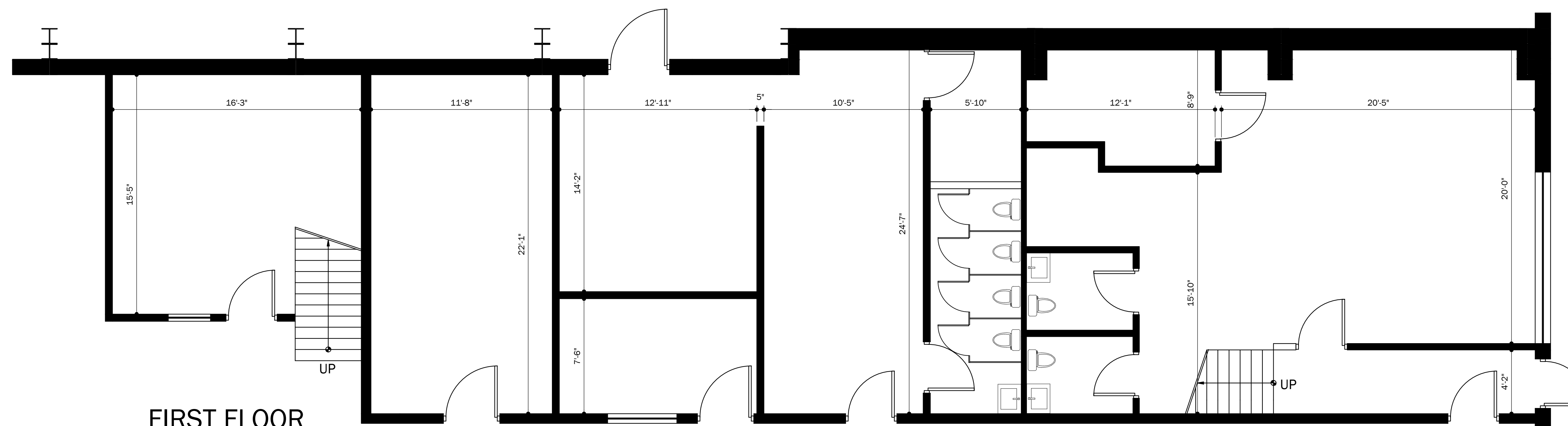
AS BUILT  
ZONE F

DRAWN BY: BHAGAT CHECKED BY: RS  
ORIGINAL DATE OF ISSUE: SEE ABOVE

**A16**



SECOND FLOOR



FIRST FLOOR

PLAN  
SCALE: 1/4"=1'-0"

ZONE F



586 GREEN BAY RD. GLENCOE, IL 60022  
www.DesignPartnersArchitects.com  
847.507.4400

REVISIONS	DATE

PROJECT

**7840 - 7860**  
LEHIGH AVE.  
MORTON GROVE, IL

AS BUILT  
ZONE F

DRAWN BY: BHAGAT      CHECKED BY: RS

ORIGINAL DATE OF ISSUE: SEE ABOVE

**A17**



# DEMOGRAPHICS MAP & REPORT

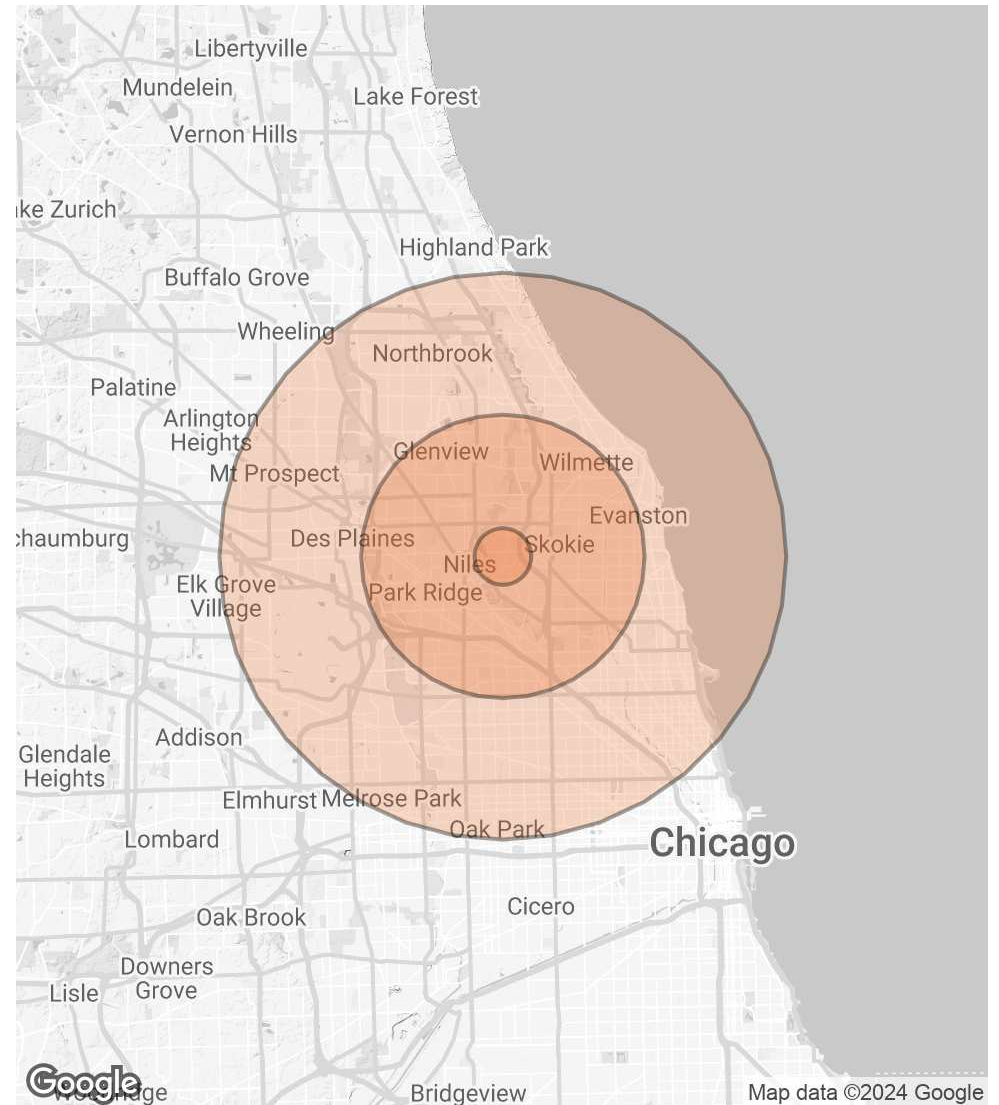
## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



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