

AVAILABLE FOR SUBLEASE

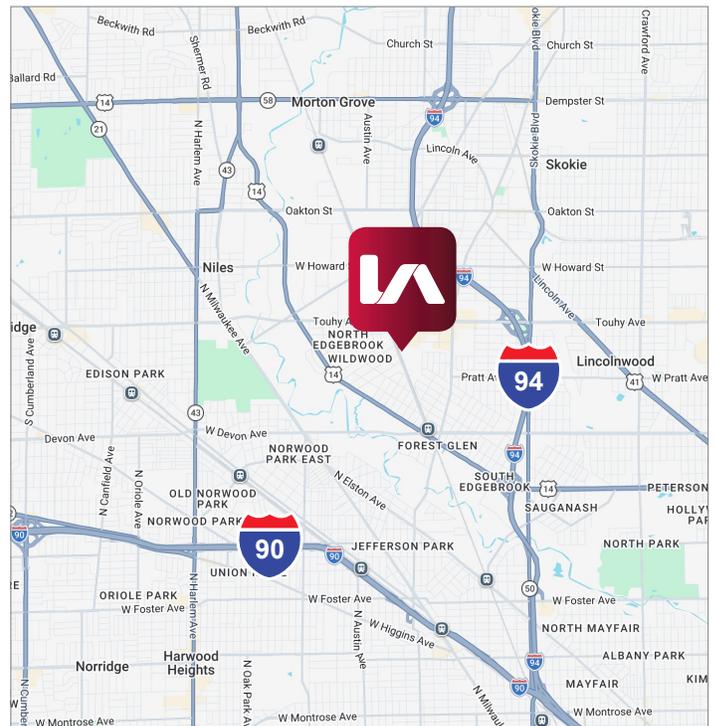
7121 N. AUSTIN AVENUE

NILES, IL 60714



BUILDING SPECIFICATIONS:

AVAILABLE:	3,947 SF
OFFICE:	765 SF
CLEAR HEIGHT:	14'
LOADING:	2 common shared docks
ZONING:	M - Manufacturing
SPRINKLER:	Wet
PARKING:	Shared parking in common along with street parking available
AVAILABLE:	May 1, 2026
POWER:	100 amps @ 240 volt, 3-phase
SUBLEASE RATE:	\$12.95 PSF MG
COMMENTS:	<ul style="list-style-type: none">› Sublease through 04/30/2027 (longer term lease available through landlord)› Close proximity to I-94 at Touhy Ave› Flexible sublease terms› Institutionally owned and managed



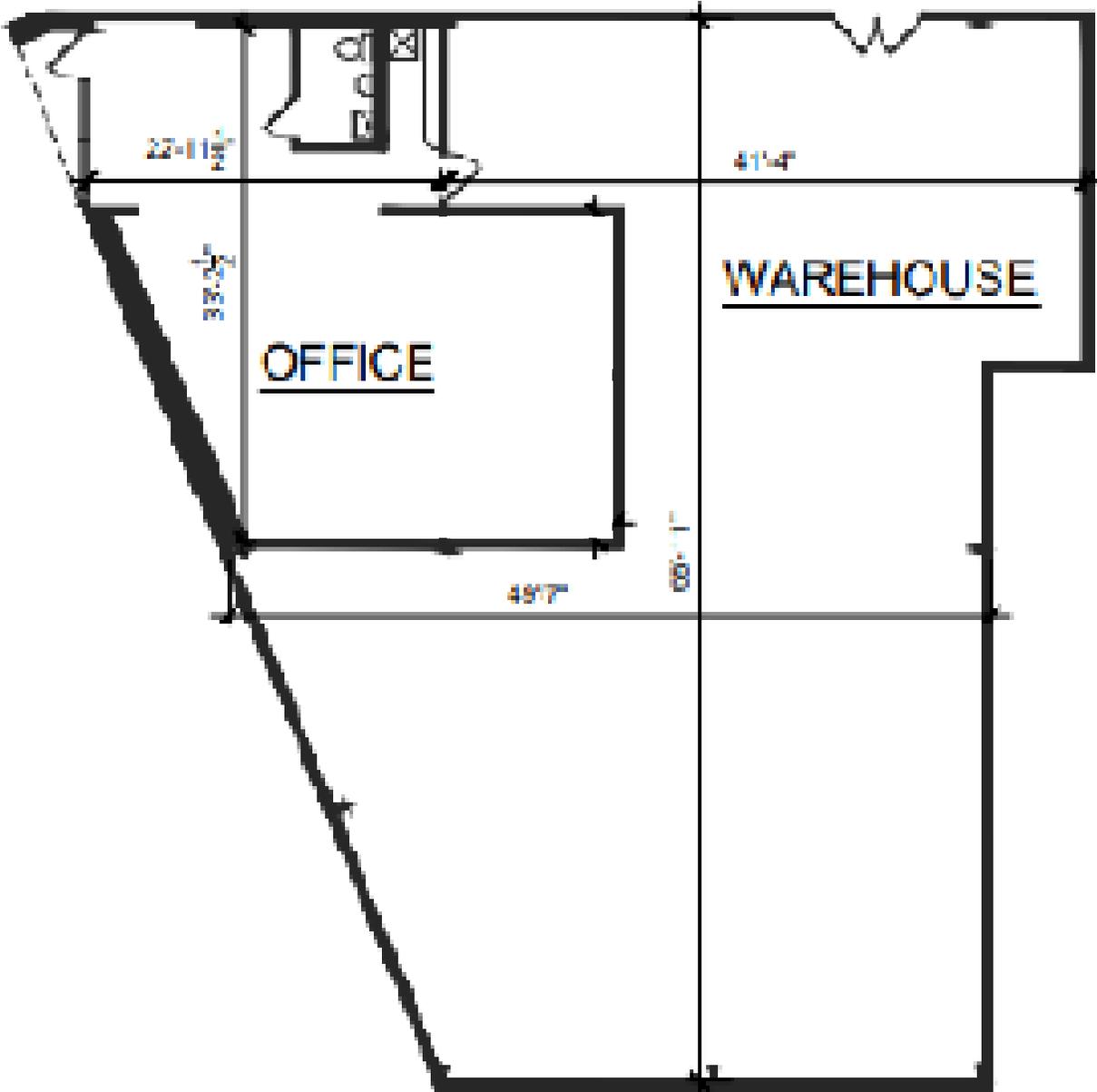
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