

## **USER/INVESTOR OPPORTUNITY- 37,666 SF FOR SALE**

29,818 SF Warehouse—Leased—Current Income \$219,252/YR NNN 7,848 2nd Floor Office—Available for Lease





Sale Opportunity:	<b>±37,666 SF</b> Total Building for <b>\$4,250,000</b>
Lease Opportunity:	±7,848 SF 2nd Floor Office for \$9.10 PSF NNN
Taxes & Opex:	\$4.86 PSF
Ceiling Height:	23.6' Clear
Docks:	2 (Shared)
Drive-In Doors:	3
Sprinklers:	Wet
Features:	<ul> <li>Showroom Space</li> <li>Heated Floors in Warehouse</li> <li>Heavy Parking</li> <li>Outdoor Storage</li> </ul>





Adam Schneiderman, SIOR

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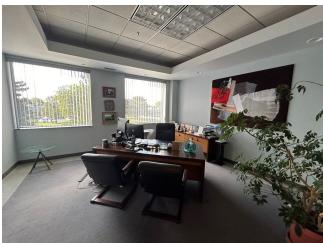


# 8150 LEHIGH AVE. Morton Grove, IL 60053

### 7,848 2ND FLOOR OFFICE

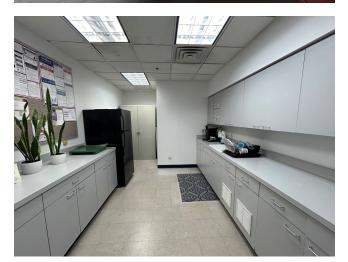
#### **AVAILABLE FOR LEASE -\$9.10 PSF, NNN**















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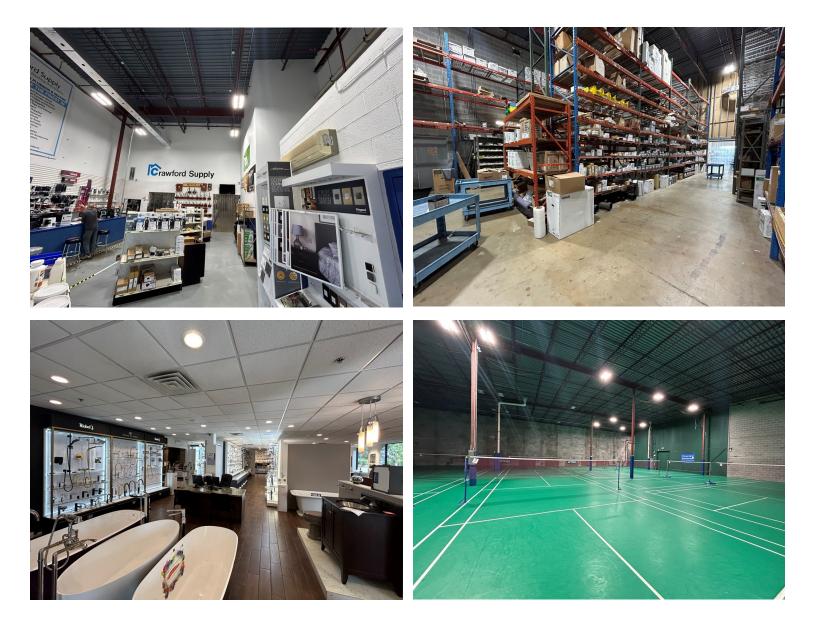
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## 29,818 SF WAREHOUSE LEASED CURRENT INCOME \$219,252/YR NNN





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