

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:	±37,666 SF Total Building for \$4,250,000
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:	 Showroom Space Heated Floors in Warehouse Heavy Parking Outdoor Storage





Adam Schneiderman, SIOR

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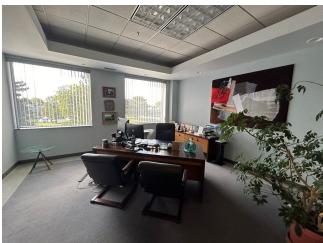


8150 LEHIGH AVE. Morton Grove, IL 60053

7,848 2ND FLOOR OFFICE

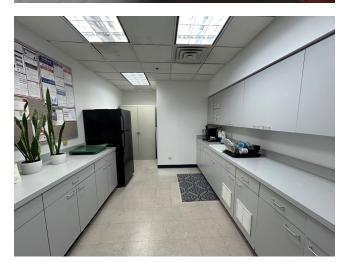
AVAILABLE FOR LEASE -\$9.10 PSF, NNN















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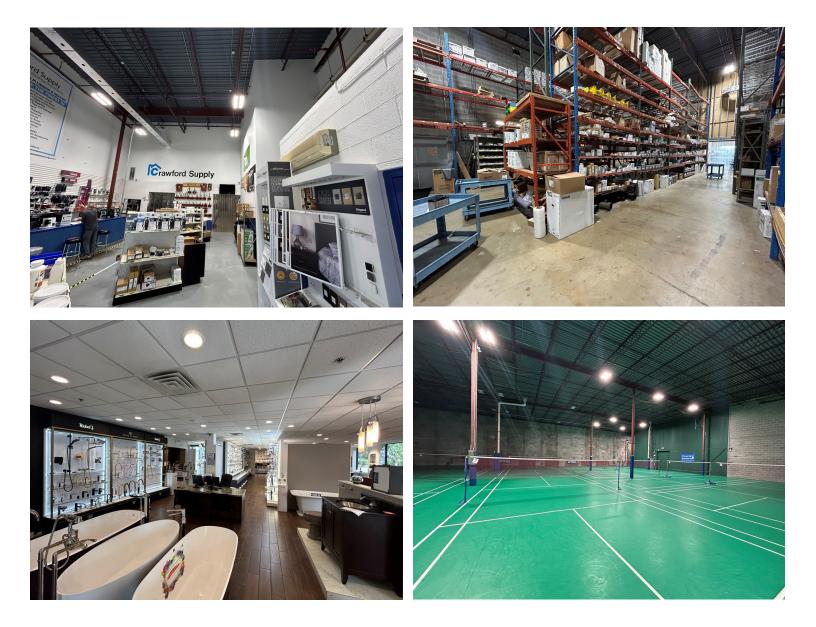
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29,818 SF WAREHOUSE LEASED CURRENT INCOME \$219,252/YR NNN





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