

For Lease **6350 Kirk St., Morton Grove, IL**



74,000 SF

Features

- Available Size: 74,000 SF
- Office Size: 4,475 SF
- Land Size: 4.32 Acres
- Loading: 2 exterior docks, 5 drive-in doors
- Ceiling Height: 21'
- Car Parking: 103 cars (expandable)
- Electrical: 1,600 Amps @ 480 Volts, 3 Phase
- Electrical Substation on site
- Zoning: M-2
- HVAC: Gas unit heaters
- Close proximity to Dempster St. and I-94
- White boxed space with LED lighting
- Bonus 2,038 SF metal cooler building (can be removed)
- Potential outside storage/trailer parking
- Existing floor drains
- Fenced parking lot
- Estimated Real Estate Taxes: \$2.67/SF (2025)
- Estimated CAM: \$1.10/SF (2025)
- Rental Rate: Subject to Offer

Contact:

Brendan Green

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Christopher Volkert

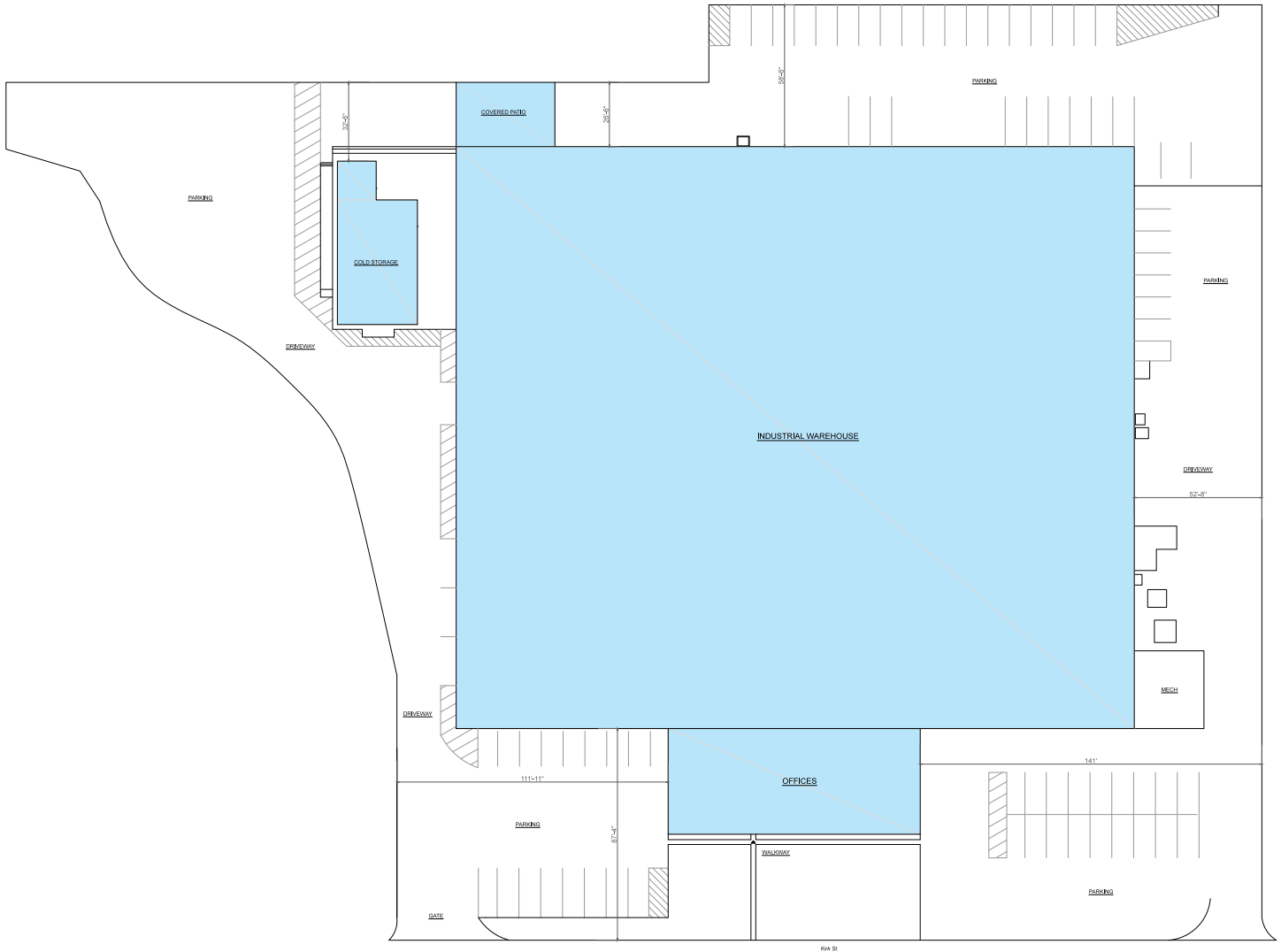
Principal
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Colliers

6250 N. River Road, Suite 11-100
Rosemont, IL 60018

Site Plan

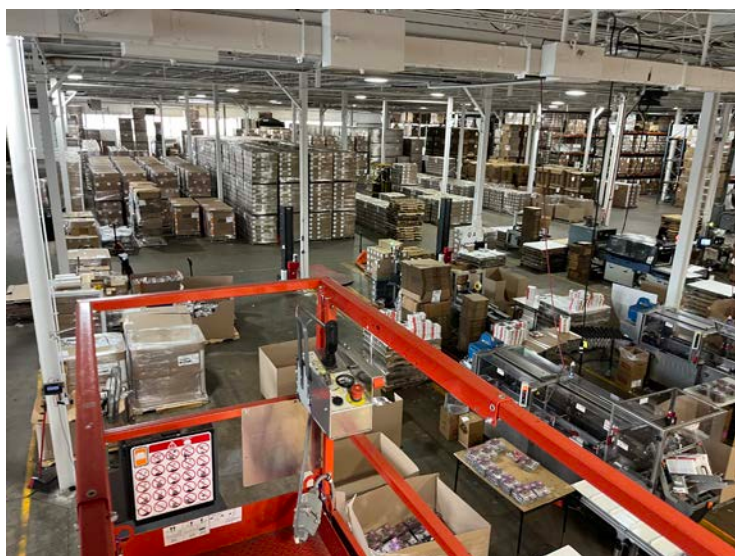


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Location

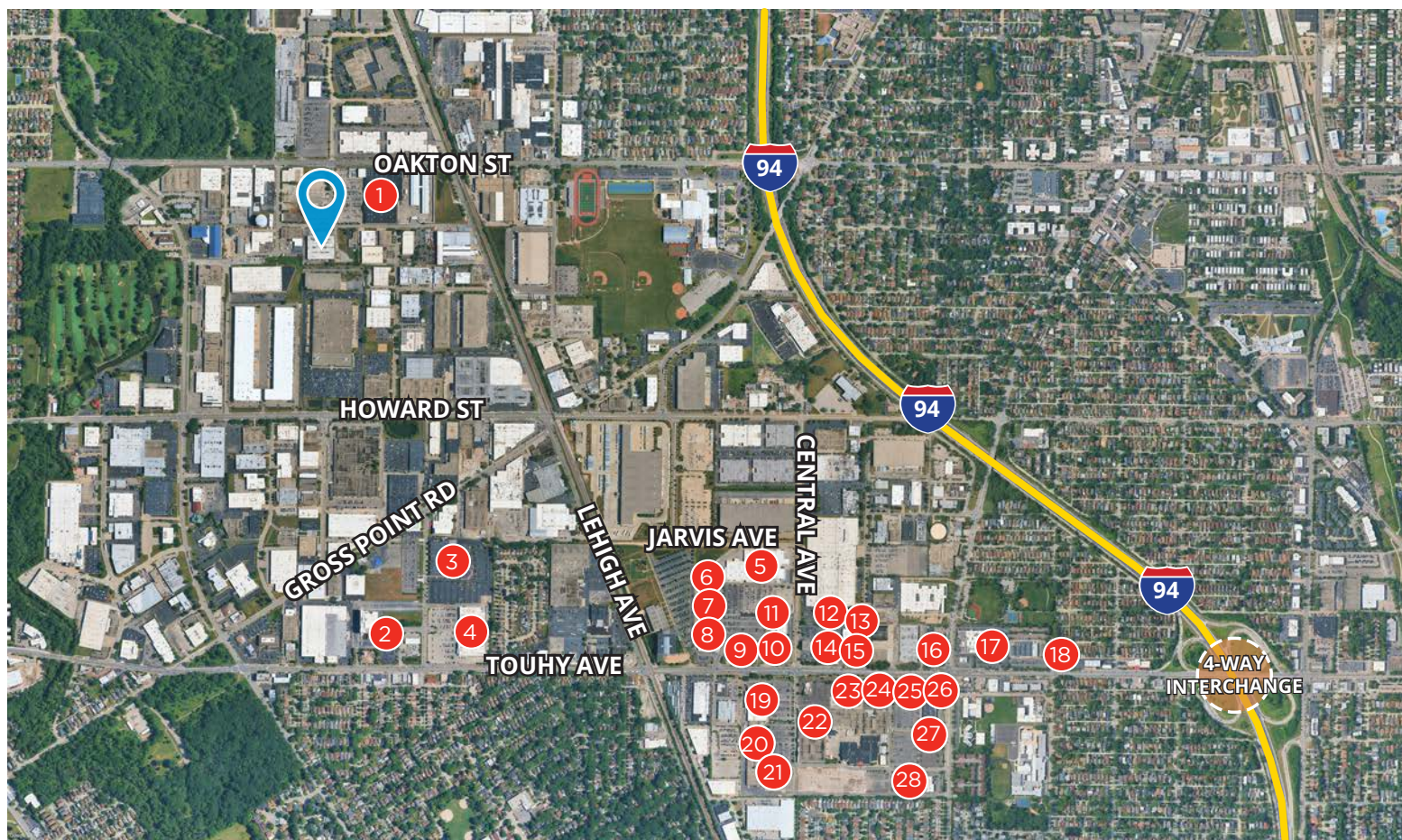


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Area Amenities



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3 **COSTCO WHOLESALE**

4 **TARGET**

5 **Walmart**



7 **ROSS DRESS FOR LESS®**

8 **FRESH FARMS**
WE BRING THE WORLD TO YOUR TABLE

9 **Chick-fil-A**

10 **Walgreens**



12 **CHASE**

13 **CAVA**

14 **Panera BREAD®**

15

16 **McDonald's**

17 **Holiday Inn**

18 **DUNKIN' DONUTS®**

19 **Jewel**

20 **Party City**

21 **DICK'S SPORTING GOODS**

22 **Michaels**

23 **OfficeMax®**

24 **ULTA BEAUTY**

25 **PET SMART**

26 **BEST BUY**

27 **five BELOW**

28 **AMC THEATRES**

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