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Accelerating success.

For Sale or Lease

8,836 SF – 12,115 SF – 20,951 SF Available

8035 Austin Ave
Morton Grove, IL 60053

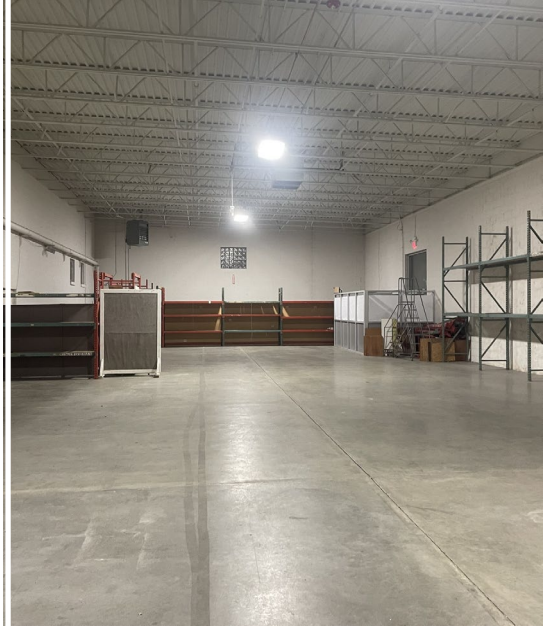
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PROPERTY HIGHLIGHTS

Total Building Size	35,400 SF
Available Sizes For Lease	8,836 SF – 12,115 SF – (20,951 SF Combined)
Lot Size	1.7 Acres
Clear Height	12’5” – 17’6”
Electrical Service	1,200 amps @ 240 Volts
Mezzanine	1,041 SF Bonus Mezzanine Space (not included in square footage)
Car Parking	66 spaces
Sprinkler System	Building is entirely sprinklered and air conditioned
Zoning	M-1, Restricted Manufacturing District
Shipping/Receiving	Two (2) Depressed Docks and one (1) Drive in Door (12’x12’)
Available Date	Immediately
For Lease	Subject to Offer
For Sale	$2,800,000 ($79.10/SF)

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FULL BUILDING FLOOR PLAN



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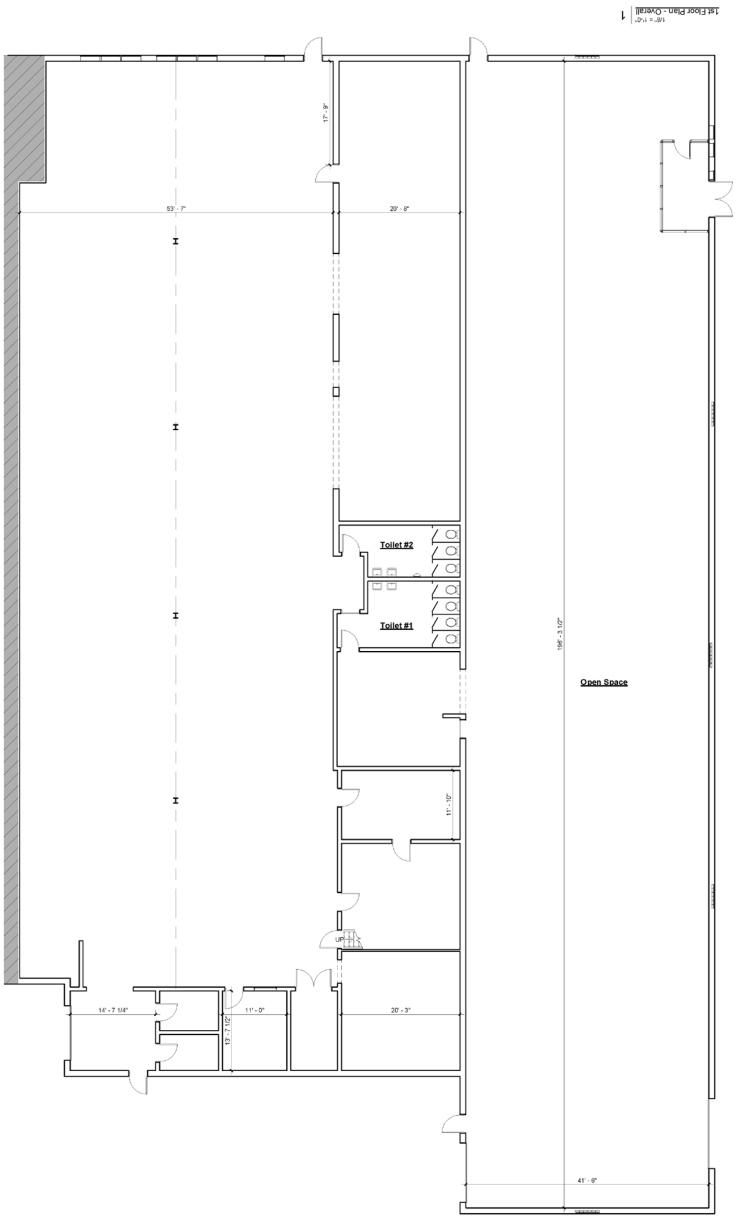
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OVERALL FLOOR PLAN



AVAILABLE
20,951 SF

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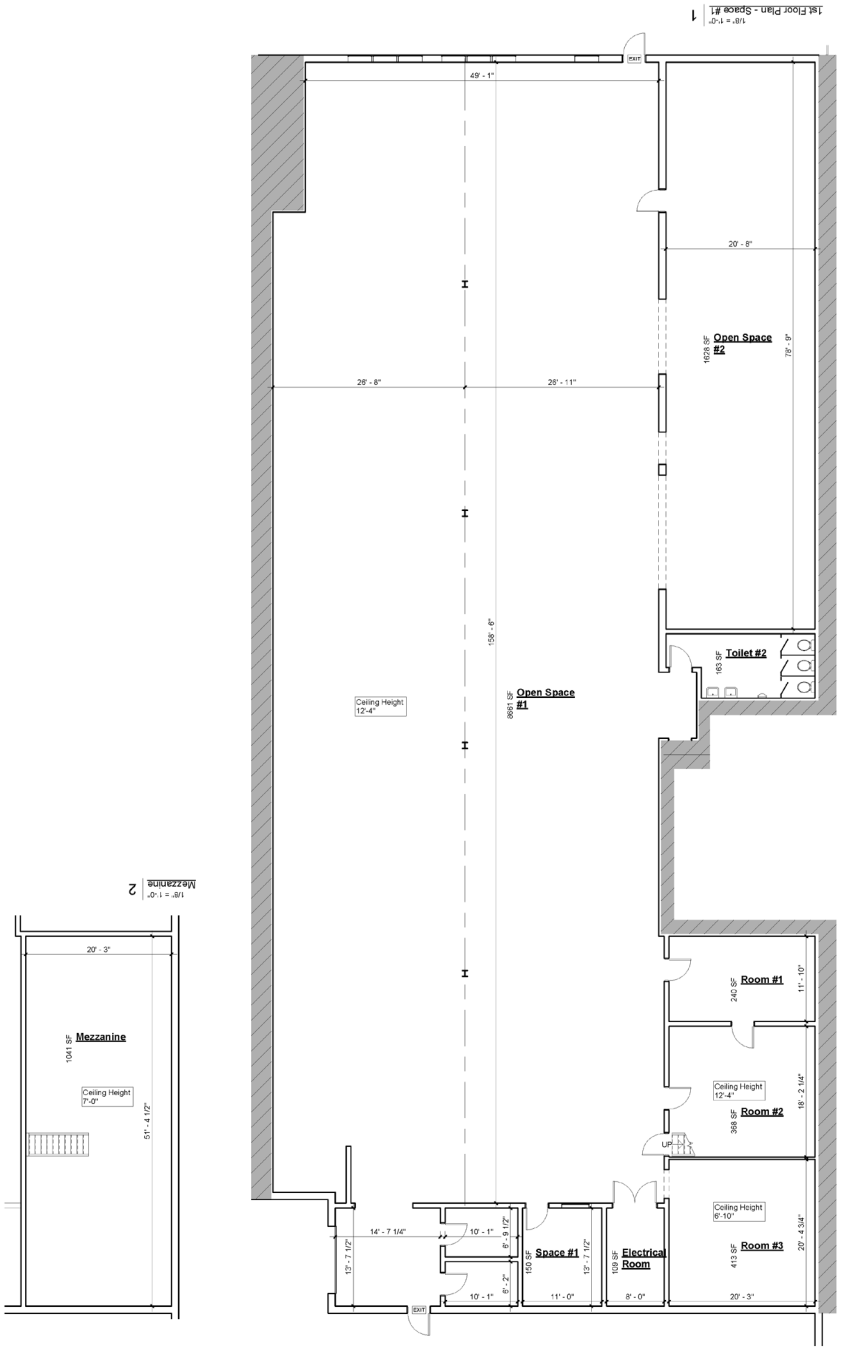
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FLOOR PLAN



AVAILABLE
12,115 SF

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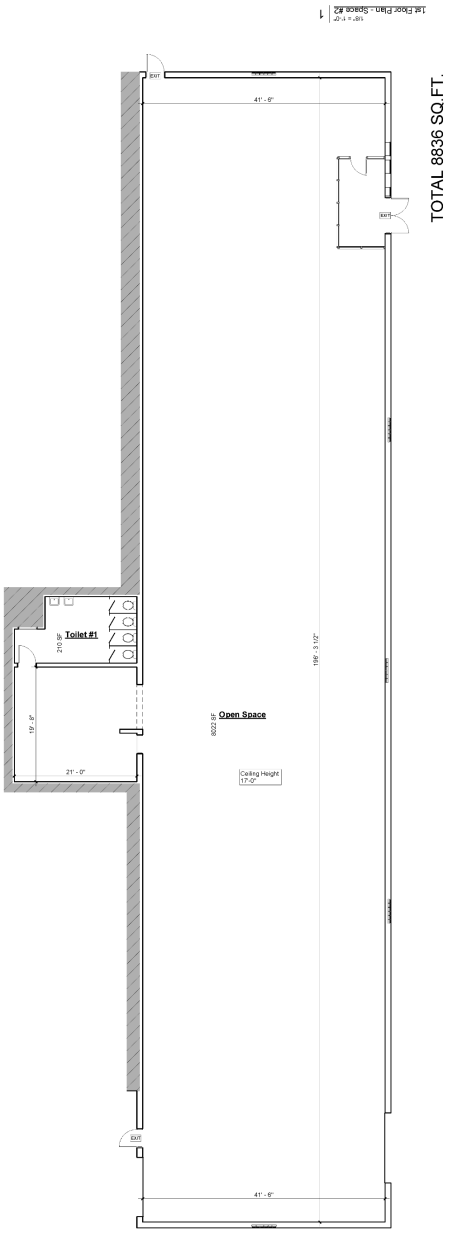
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FLOOR PLAN



AVAILABLE
8,836 SF

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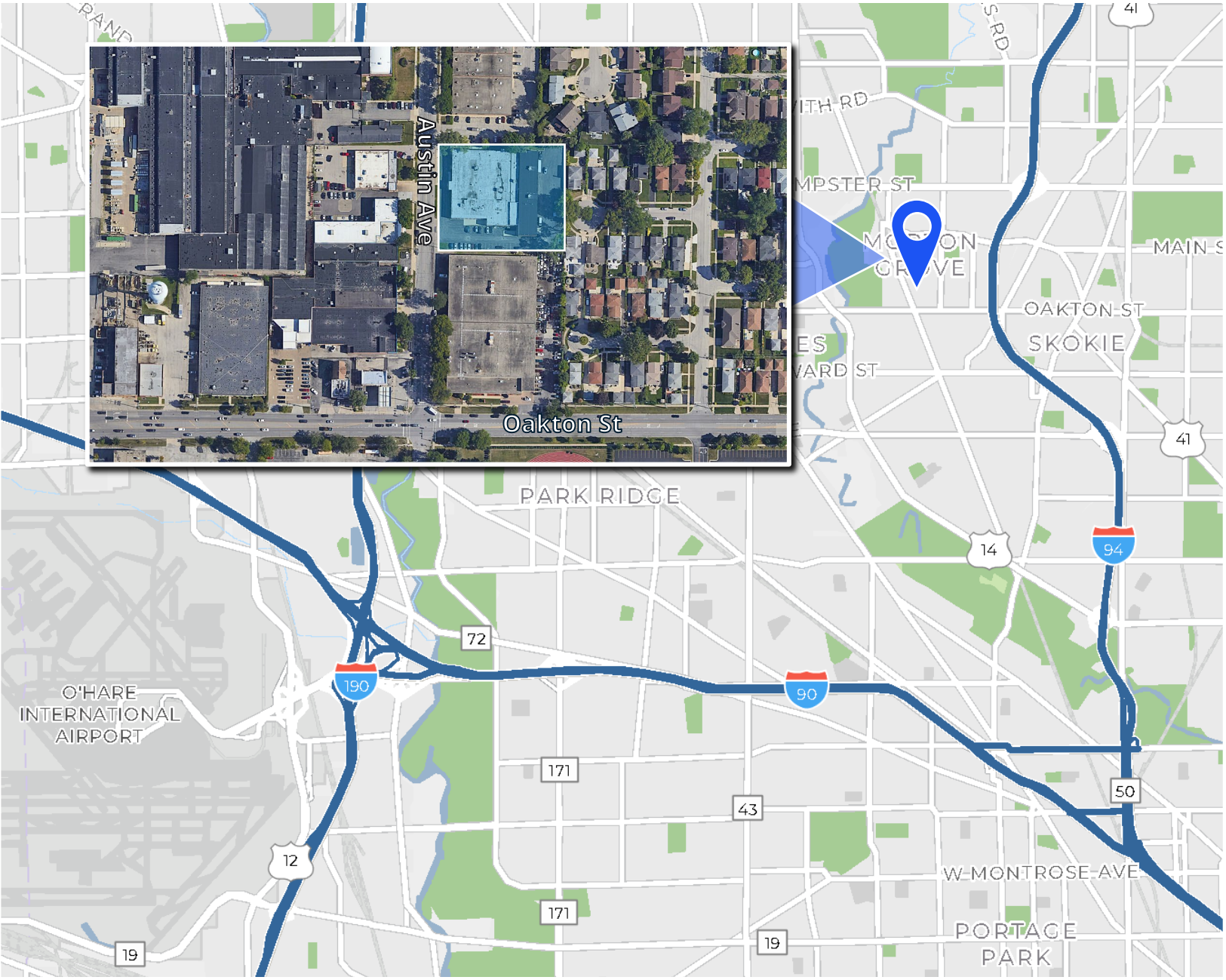
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LOCATION



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