

8230 N. Austin Ave  
Morton Grove, IL

Colliers



For Lease

17,211 SF

## Features

- Available Size: 17,211 SF
- Total Building Size: 297,088 SF
- Loading: 1 interior dock, 2 drive-in doors
- Ceiling Height: 12'8"
- Office Area: To Suit
- HVAC: Gas unit heaters
- Close proximity to Dempster St. and I-94
- Flexible lease terms
- Institutionally owned and managed
- Public transportation available on Austin Ave.
- Electrical: 100 amps @ 120/208V and 200 amps @ 240V
- Estimated Real Estate Taxes: \$2.71/SF (2025)
- Estimated CAM: \$1.07/SF (2025)
- Rental Rate: \$10.00/SF Modified Gross
- Available Immediately

## Contact:

### Brendan Green

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brendan.green@colliers.com

### Patrick Turner

Executive Vice President  
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### Colliers International

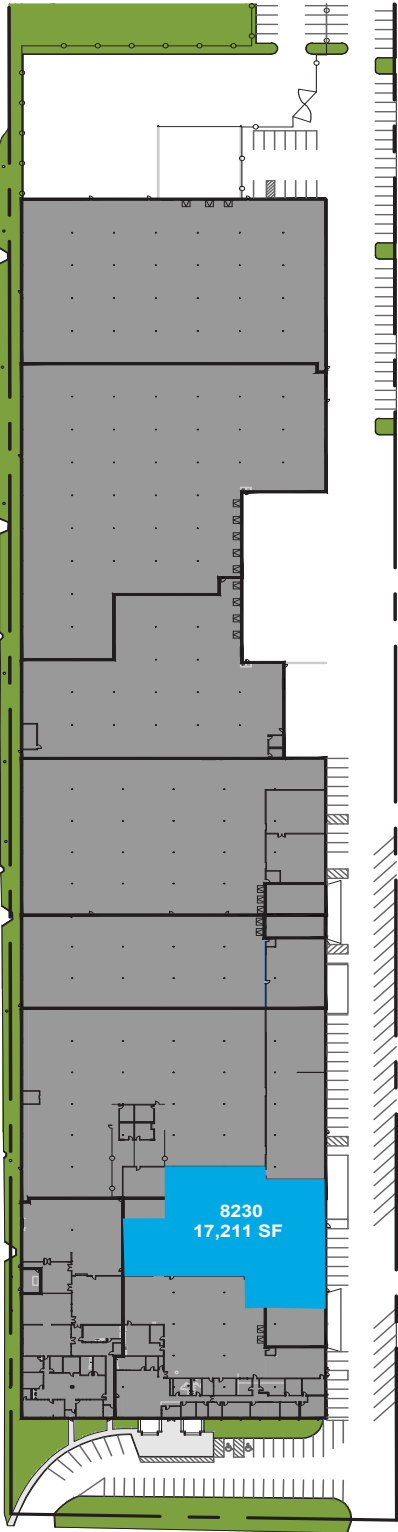
6250 N. River Road, Suite 11-100  
Rosemont, IL 60018

PROFESSIONALLY OWNED AND MANAGED BY



Accelerating success.

# Site Plan



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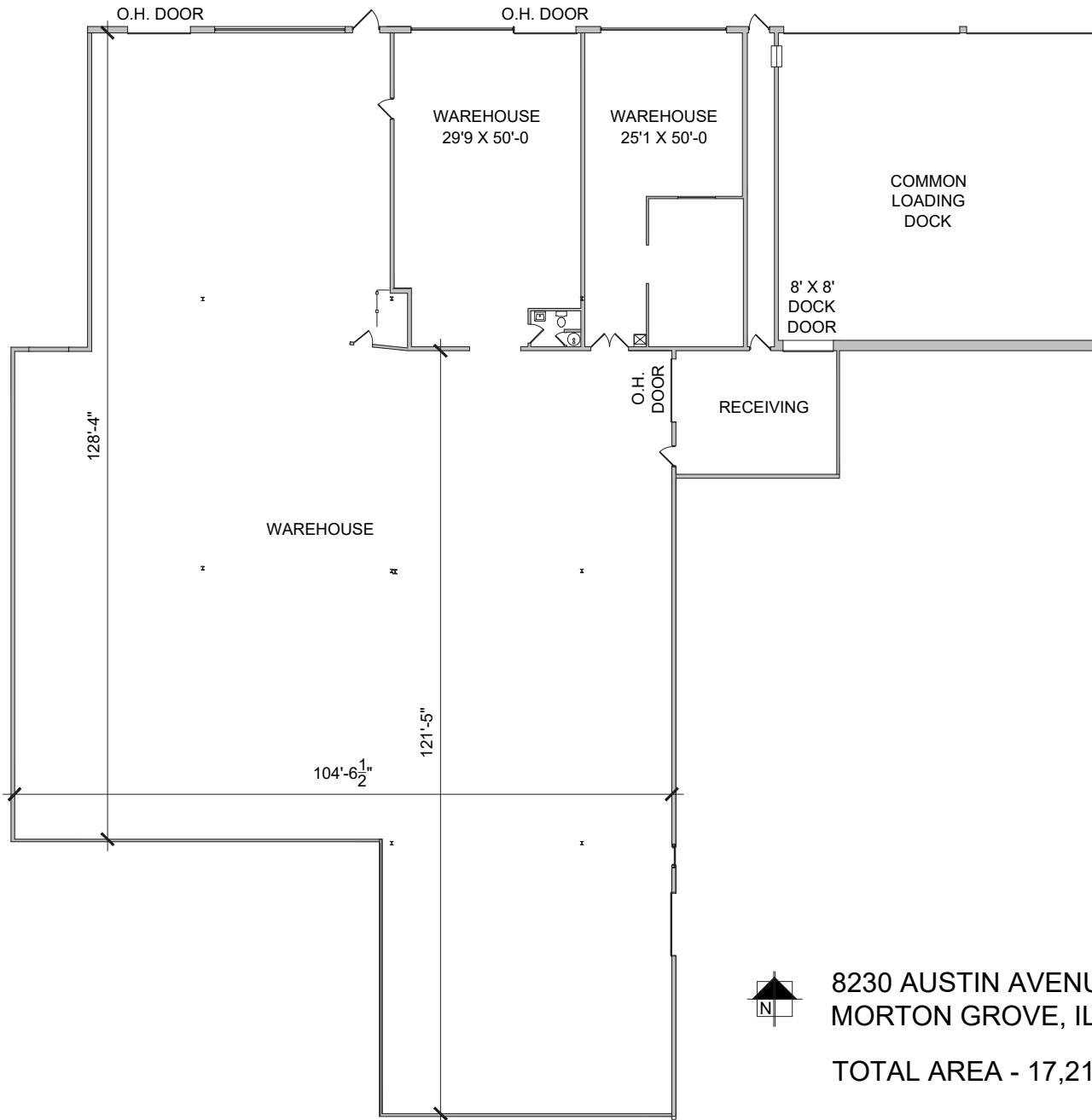


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# Floor Plan



8230 AUSTIN AVENUE,  
MORTON GROVE, IL 60053

TOTAL AREA - 17,211 S.F.

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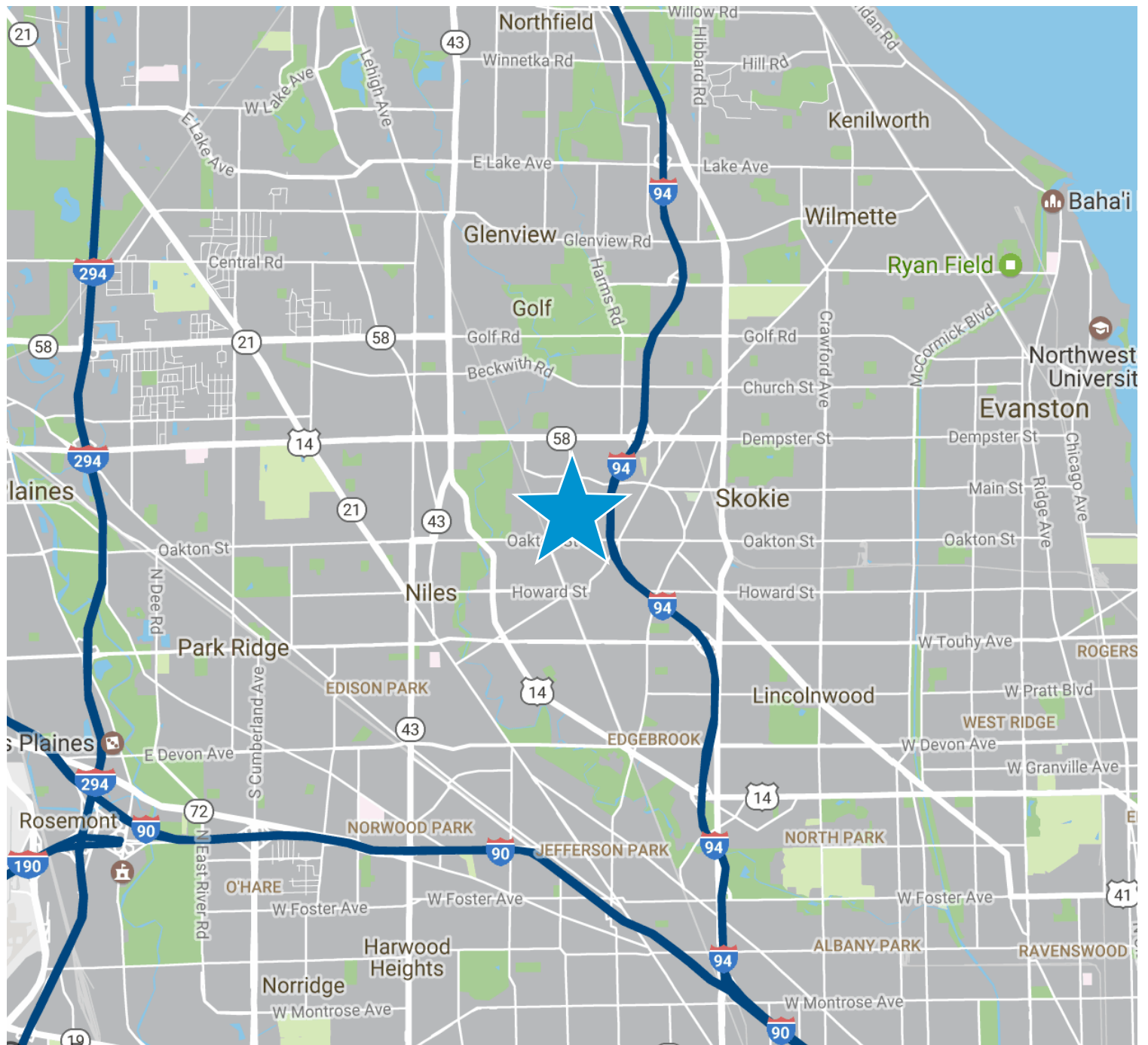


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# Location



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