



Accelerating success.

For Sale or Lease

7,655 SF – 14,395 SF - 22,050 SF Available

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Morton Grove, IL 60053

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6250 N. River Road
Suite 11-100
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PROPERTY HIGHLIGHTS

Available Size	7,655 SF – 14,395 SF - 22,050 SF
Total Building Size	35,400 SF
Lot Size	1.7 Acres
Clear Height	12'5" – 17'6"
Electrical Service	1,200 amps @ 240 Volts
Real Estate Taxes	\$135,673.26 (2023 payable 2024)
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')
PIN	10-20-414-035-0000
For Lease	Subject to Offer
For Sale	\$2,950,000

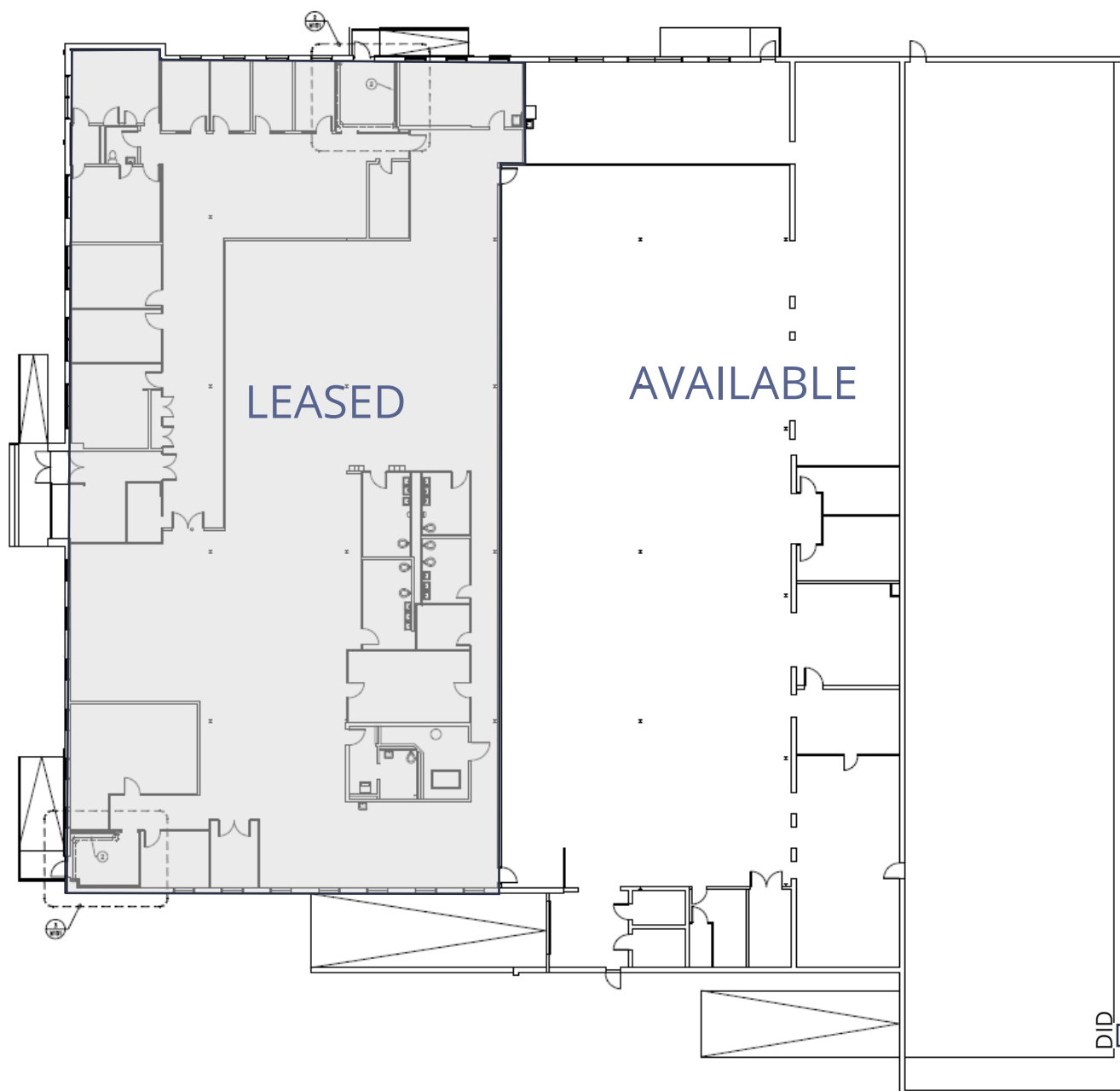
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FLOOR PLAN



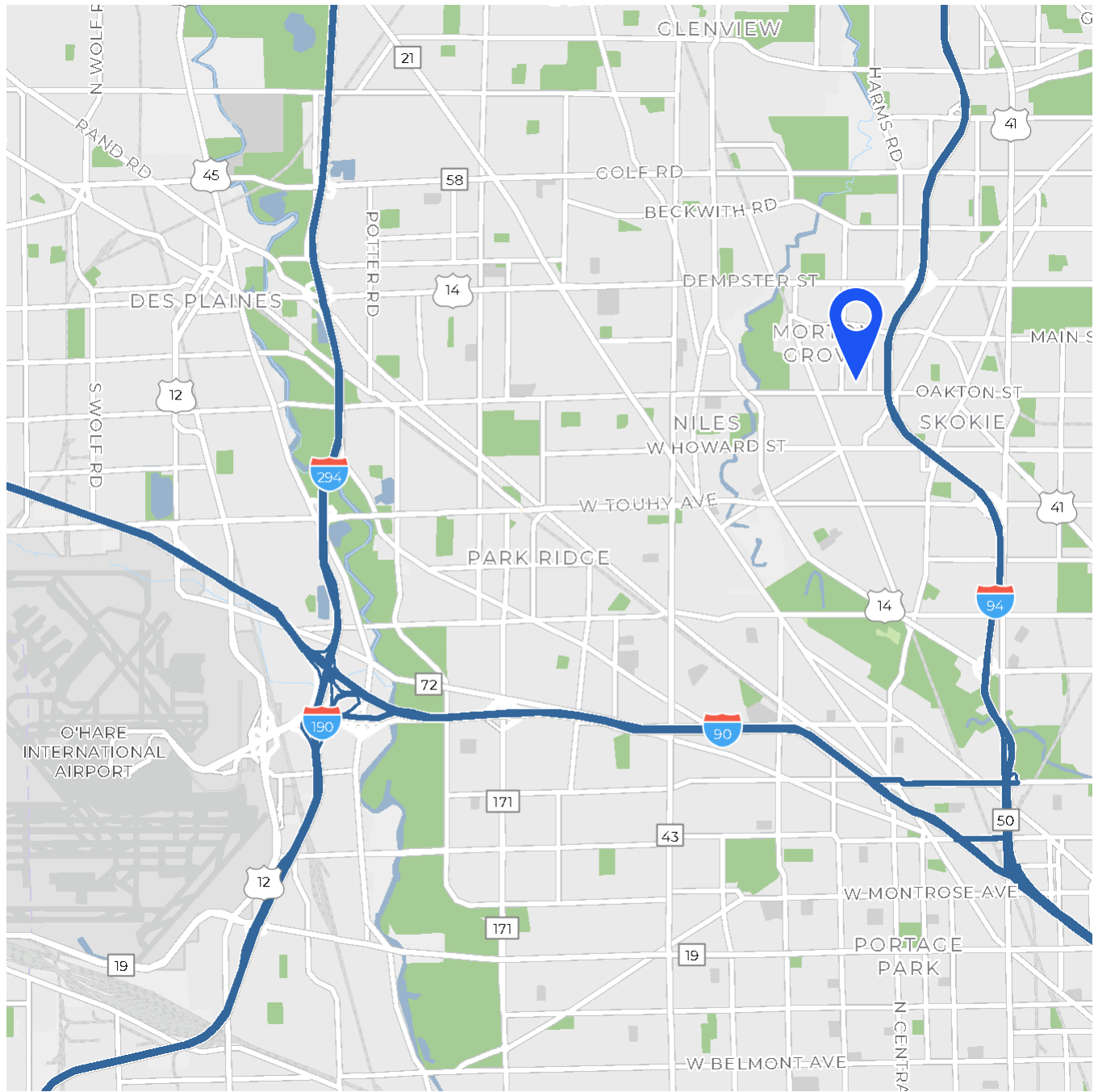
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LOCATION



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Location



Train Station
1.2 miles

I-94
1.3 miles

I-294
5.5 miles

O'Hare Airport
8 miles

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