

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



73,027 SF

Features

- Available Size: 73,027 SF
- Office Size: 4,378 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: \$2.71/SF (2025)
- Estimated CAM: \$1.10/SF (2025)
- Rental Rate: Subject to Offer

Contact:

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Christopher Volkert

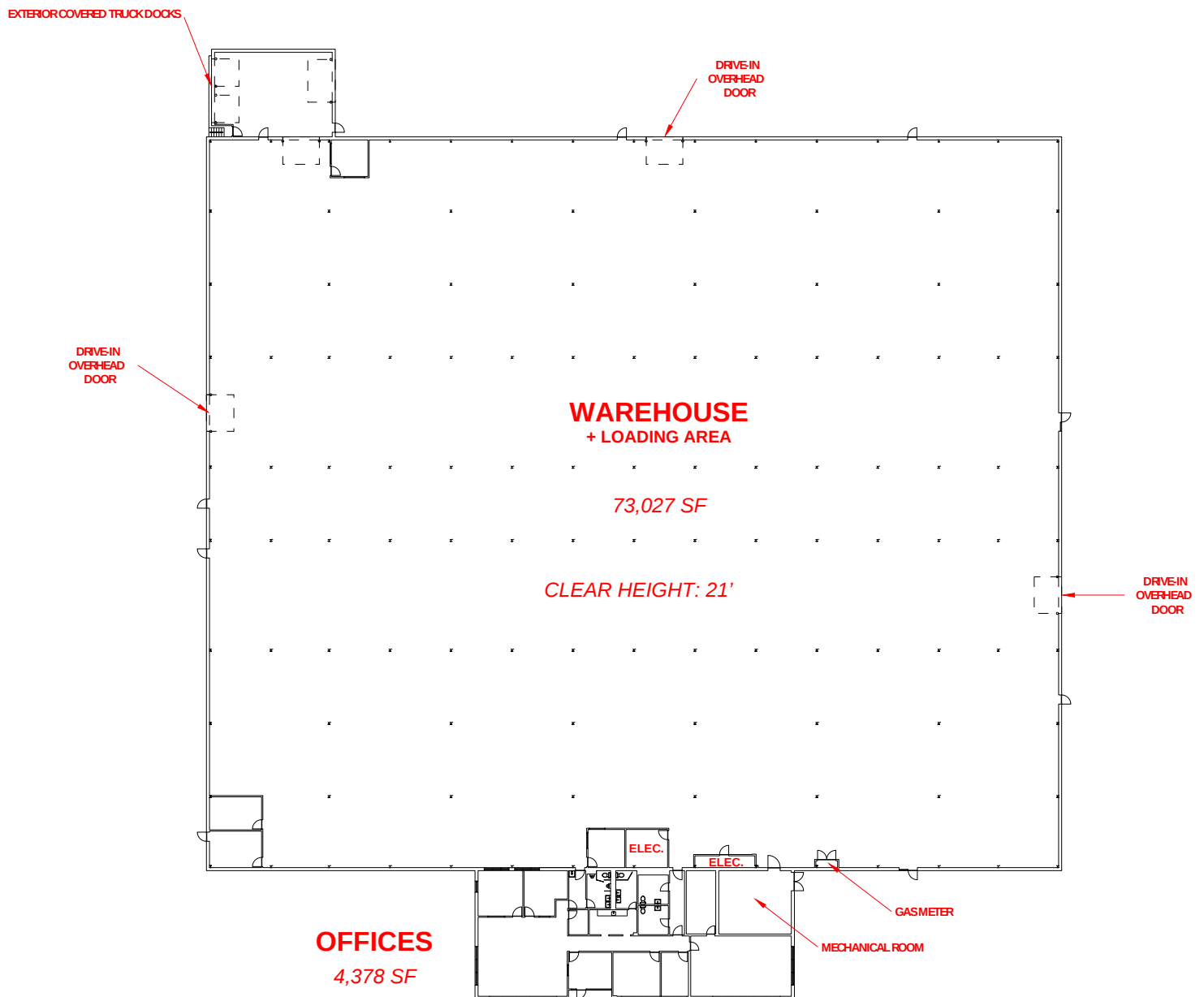
Principal
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6250 N. River Road, Suite 11-100
Rosemont, IL 60018

Floor Plan

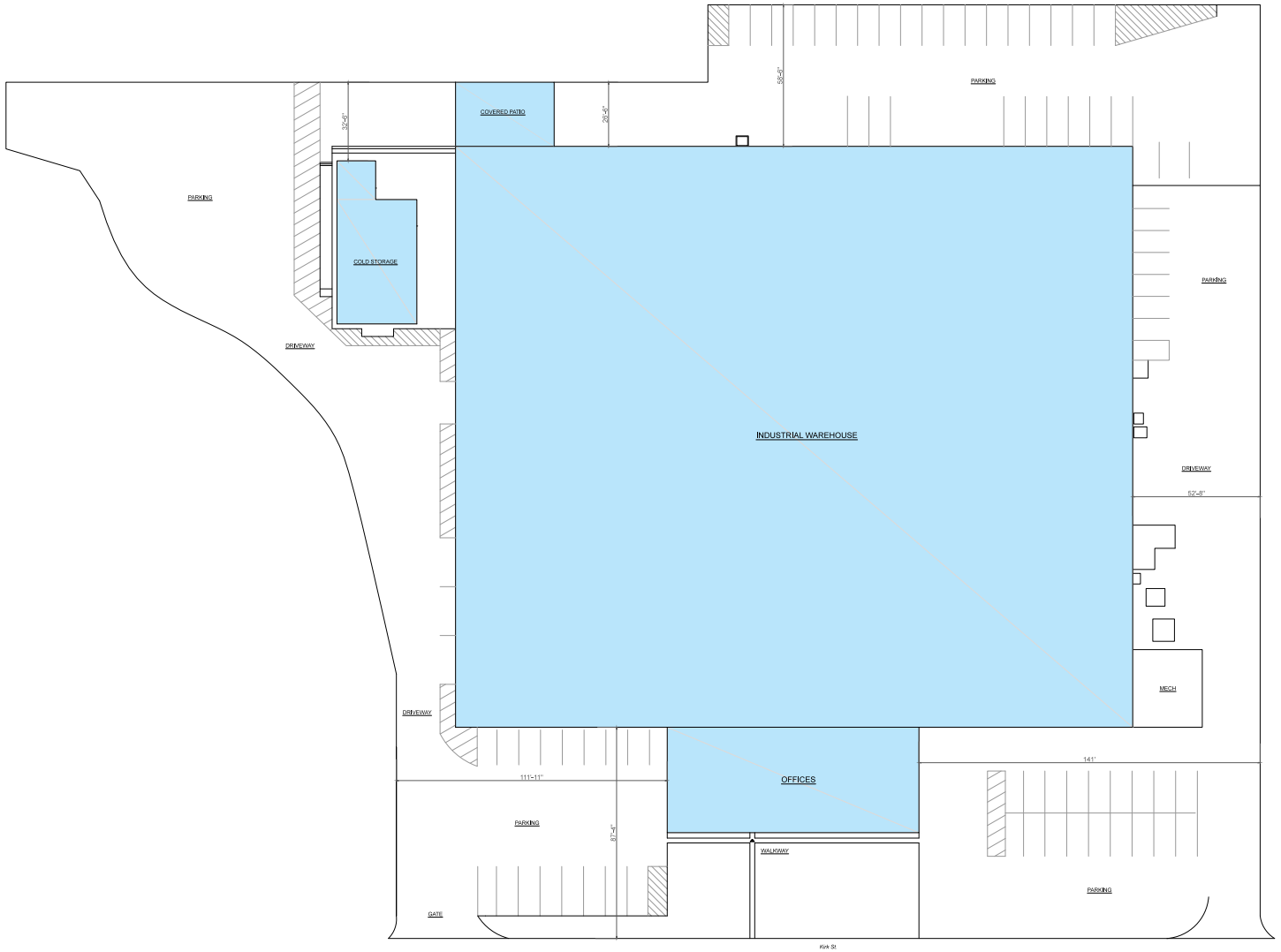


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Site Plan

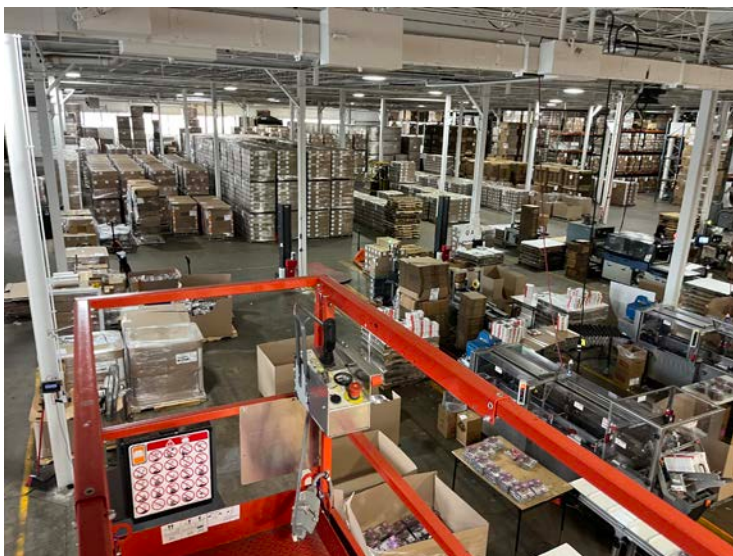


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Location

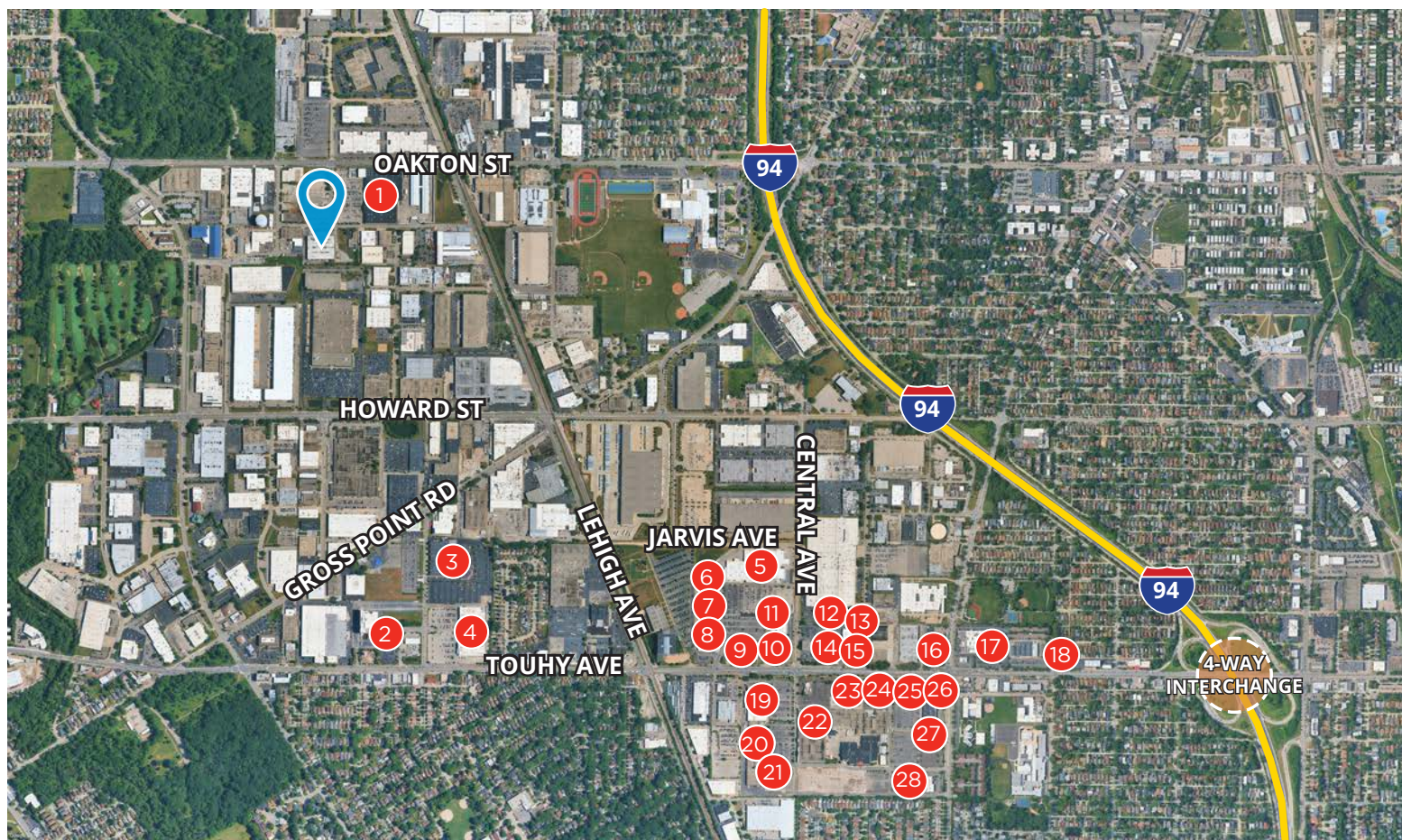


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Area Amenities



- | | | | |
|-------------------------------|--|---------------------------------|------------------------|
| 1 MENARDS® | 8 FRESH FARMS
WE BRING THE WORLD TO YOUR TABLE | 15 | 22 Michaels |
| 2 | 9 Chick-fil-A | 16 | 23 OfficeMax® |
| 3 COSTCO WHOLESALE | 10 Walgreens | 17 | 24 ULTA BEAUTY |
| 4 TARGET | 11 | 18 DUNKIN' DONUTS® | 25 PET SMART |
| 5 Walmart* | 12 CHASE | 19 Jewel | 26 BEST BUY |
| 6 | 13 CAVA | 20 Party City | 27 FIVE BELOW |
| 7 ROSS DRESS FOR LESS® | 14 Panera BREAD® | 21 DICK'S SPORTING GOODS | 28 AMC THEATRES |

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