



Industrial Unit for Lease

6310-6344 Gross Point Road, Niles, IL 60714



LEASE RATE

\$12.95 SF/YR

OFFERING SUMMARY

Available SF:	4,590 SF
Lease Rate:	\$12.95 SF/yr (Tenants pay CAM & increases in taxes)
Lot Size:	1.26 Acres
Year Built:	1985
Building Size:	30,000 SF
Zoning:	M - Village of Niles
Loading:	1 private dock

PROPERTY OVERVIEW

Excellent Opportunity in well-located multi-tenant industrial unit with private loading docks. Approximately 10% office in front per unit with clean open warehouse space. Exposure on high visibility Gross Point Road with loading docks on Croname. Join Milwaukee Tool in a well-kept building with great curb appeal, quality masonry/metal construction building and highly functional industrial layout.

LOCATION OVERVIEW

From Caldwell and Gross Point Road east to 6310-6344 Gross Point Road.

PROPERTY HIGHLIGHTS

- 1 loading dock per unit: private access
- Exposure on Gross Point Road: high traffic counts for industrial units
- Approximately 10% office per unit
- Fully sprinklered building
- Tenants pay CAM fee in addition to rent: currently estimated at \$.52 PSF

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
6340 Gross Point Road	\$12.95 SF/yr	4,590 SF

JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.



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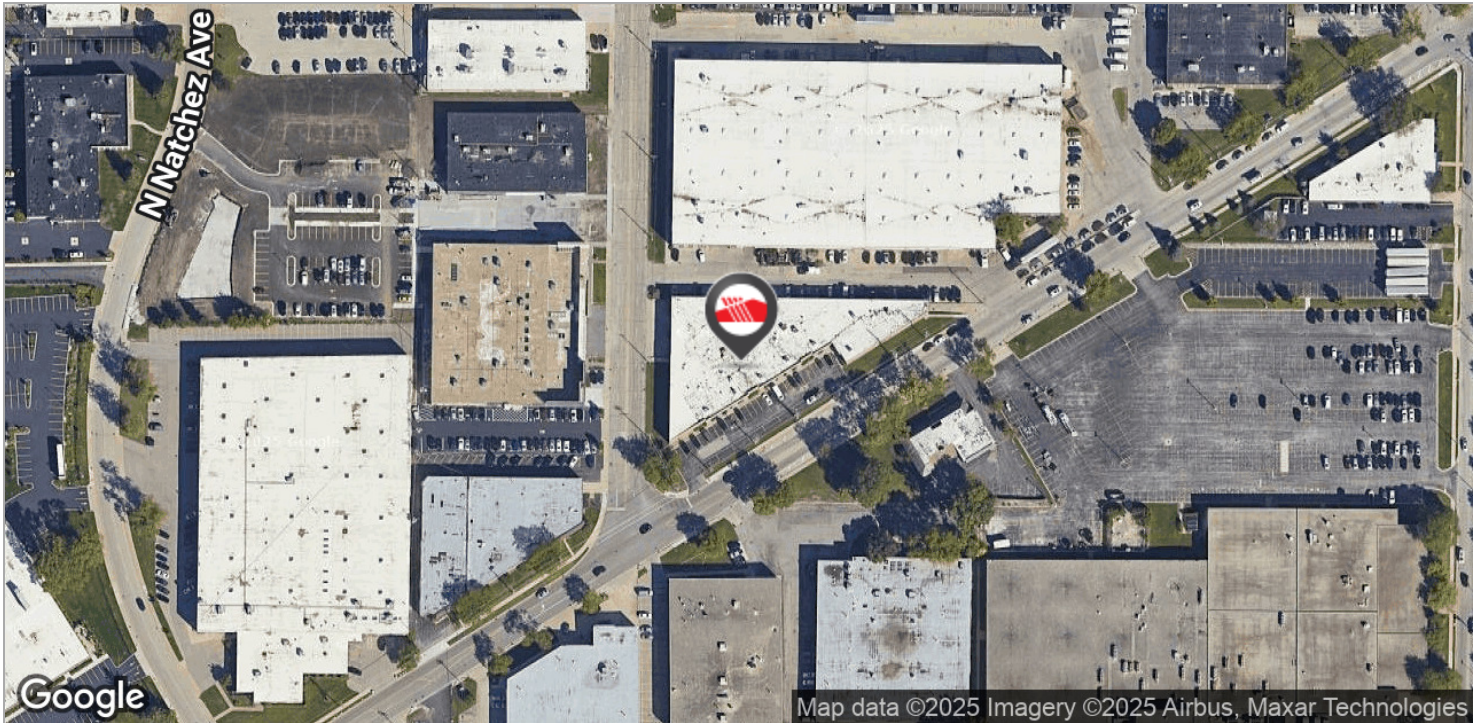
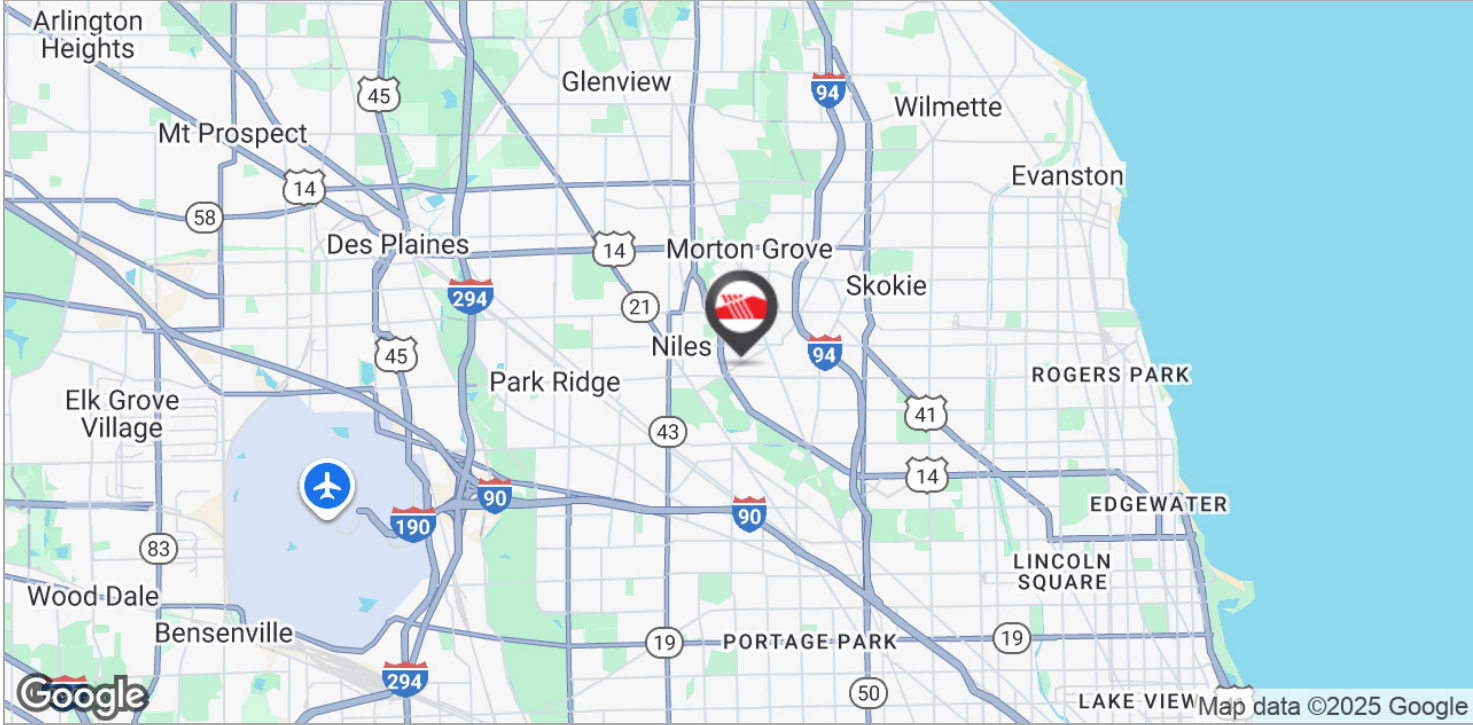
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





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