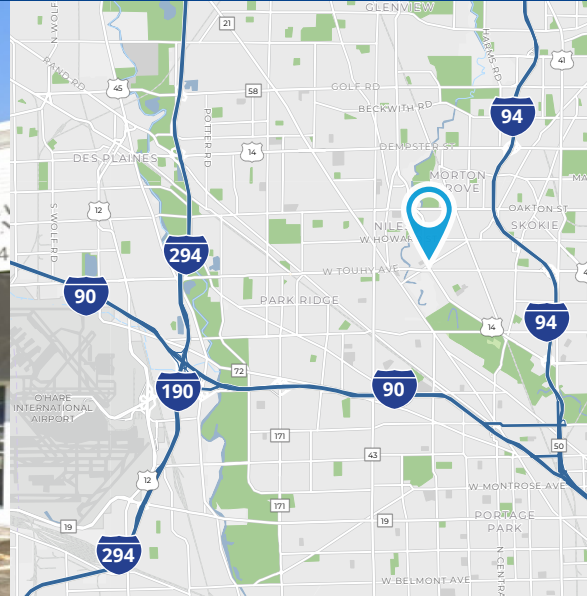


FOR LEASE - 57,200 SQUARE FEET

7410 Lehigh Avenue

NILES, IL



Highlights

- Available Size: 57,200 SF
- Building Size: 300,791 SF
- Office Size: Approximately 3,000 SF
- Year Built: 1960
- Ceiling Height: 15' clear
- Loading: 4 interior docks
- Construction: Masonry
- Fully sprinklered
- Electrical: 200 Amps @280 Volt, 3 phase
- Column Spacing: 59' x 39'
- Heating: Gas unit heaters
- Close proximity to I-94 and downtown Chicago
- High visibility on Lehigh Avenue
- Available Immediately
- Real Estate Tax: \$2.65/SF
- CAM/Insurance/Management Fee: \$1.52/SF
- Lease Rate: Subject to Offer

Contact Us

CHRISTOPHER VOLKERT, SIOR

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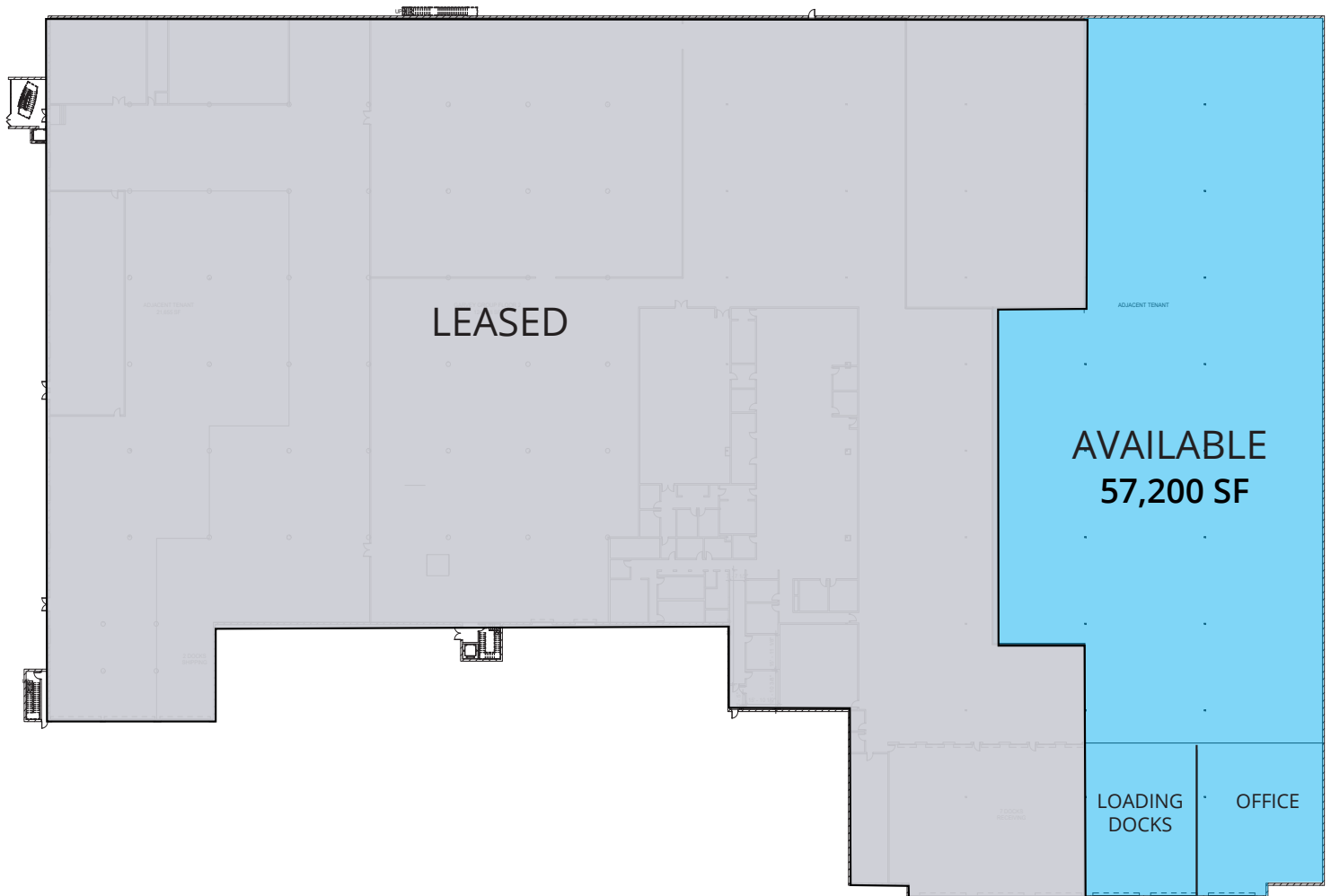
Colliers

6250 North River Road

Suite 11-100

Rosemont, IL 60018

Site Plan



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Location

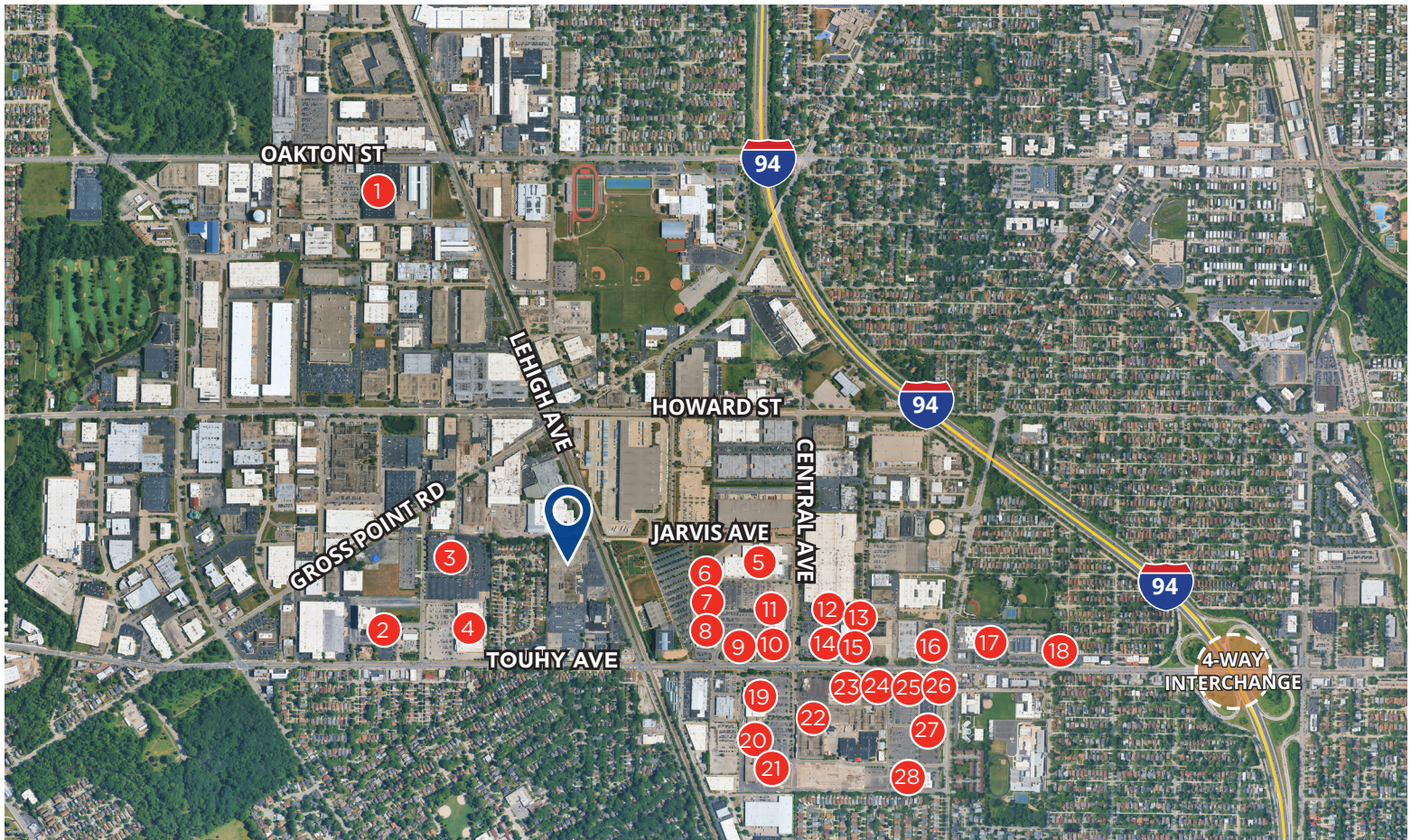


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Area Amenities



- | | | | |
|--------------------------------|---|---------------------------------|------------------------|
| 1 MENARDS | 8 FRESH FARMS
<small>BRINGING THE WORLD TO YOUR TABLE</small> | 15 goodwill | 22 <i>Michaels</i> |
| 2 ALDI | 9 <i>Chick-fil-A</i> | 16 McDonald's | 23 OfficeMax |
| 3 COSTCO WHOLESALE | 10 <i>Walgreens</i> | 17 Holiday Inn | 24 ULTA BEAUTY |
| 4 TARGET | 11 THE JOHNSON'S SANDWICHES | 18 DUNKIN' DONUTS | 25 PET SMART |
| 5 Walmart | 12 CHASE | 19 Jewel | 26 BEST BUY |
| 6 Bath & Body Works | 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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