




For  
Sublease



7,655 RSF  
Term thru 9/1/2026



**8035 W Austin Ave**  
MORTON GROVE, ILLINOIS 60053

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**PROPERTY HIGHLIGHTS**

Located just north of Touhy Ave. in the closest-in northern suburbs, this industrial property offers an exceptional 7,655 square-foot sublease opportunity for dead storage. The total 35,360 square foot building is situated on a 1.89 acre site and offers abundant parking. This 7,655 square foot unit offers your own private exterior truck dock and oversized grade level drive-in-door.

- Ideal short term sublease through 9/1/2026
- Rental Rate: \$13.25/SF Gross
- Clear Height: 17.6'
- Loading/Acess: 1 exterior dock, 1 drive-in door (12' x 12')
- Power: 1200 AMP
- Fully Sprinklered
- Located within Skokie/Morton Grove/Niles submarket between Dempster & Howard and Lehigh to the west

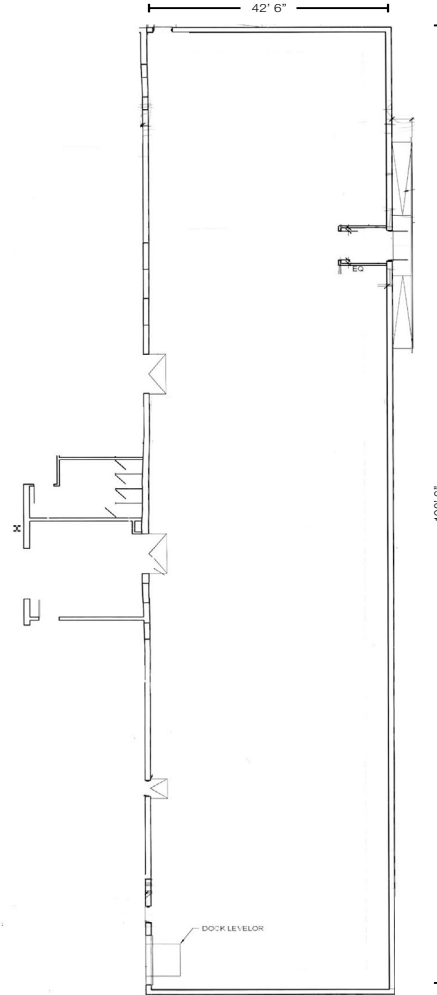
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7,655 RSF  
Industrial Warehouse Space



Key Plan

