



FOR LEASE / 7525 OAK PARK AVENUE, NILES, ILLINOIS

DESCRIPTION:	Single-story steel frame, masonry wall bearing structure designed and built by the Anderson organization in 1968.
BLDG. AREA:	Air Conditioned Offices..... 7,800 sq. ft. (*) Warehouse/Plant Area..... <u>93,186</u> sq. ft. (**) TOTAL BUILDING 100,986 sq. ft. (*) 7,326 sq. ft. A/C (**) Includes 3 A/C plant areas-1,751 sq. ft.
ZONING:	M (Limited Manufacturing)
PARKING:	109 striped spaces in paved, lighted lot (including 5 handicapped)
TRUCK DOCKS:	4 enclosed, depressed docks with levelers
BAY SIZE:	30' x 40'
FLOOR:	6" reinforced concrete, w/mesh
ELEC./POWER:	800 Amps 277/480V, 3-phase, 4-wire
HEATING:	Gas heat-Administrative offices, forced air; Plant/Warehouse, unit heaters
AIR COND:	Administrative offices A/C (forced air); plant office areas A/C (thru-wall units)
SPRINKLERS:	Throughout
OTHER:	Overhead grade level door (8' x 8')
RENTAL RATE:	TBA

Submitted subject to error, change in status or withdrawal without notice.

For further information, contact:

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