

6401 Oakton St. Morton Grove, IL

Colliers



Features

- Building Size: 31,519 SF
- Land Size: 3.06 Acres
- Office: To Suit
- Electrical: 400 amps/480 volt; 3 phase (subject to user verification)
- Docks: (3) Interior Depressed Docks
- Drive-in Doors: (1) 10' x 12'
- Ceiling Height: 12' clear
- Parking: 130 spaces
- Zoning: M-2 General Manufacturing Zoning
- Construction: Brick
- Sprinklered: Yes (Wet System)
- Corner visibility on main thoroughfare
- Building undergoing full renovation
- Potential of outside storage or heavy parking available
- Close proximity to I-94 and North Shore
- Pace bus stop on property
- Daily traffic count 27,300 cars per day
- Unique low coverage (0.25 FAR) property
- Real Estate Taxes: \$63,000 (Est. 2025 payable 2026 – Reflects Class C)
- Rental Rate: Subject to Offer

For Lease

31,519 SF

Contact:

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Colliers International

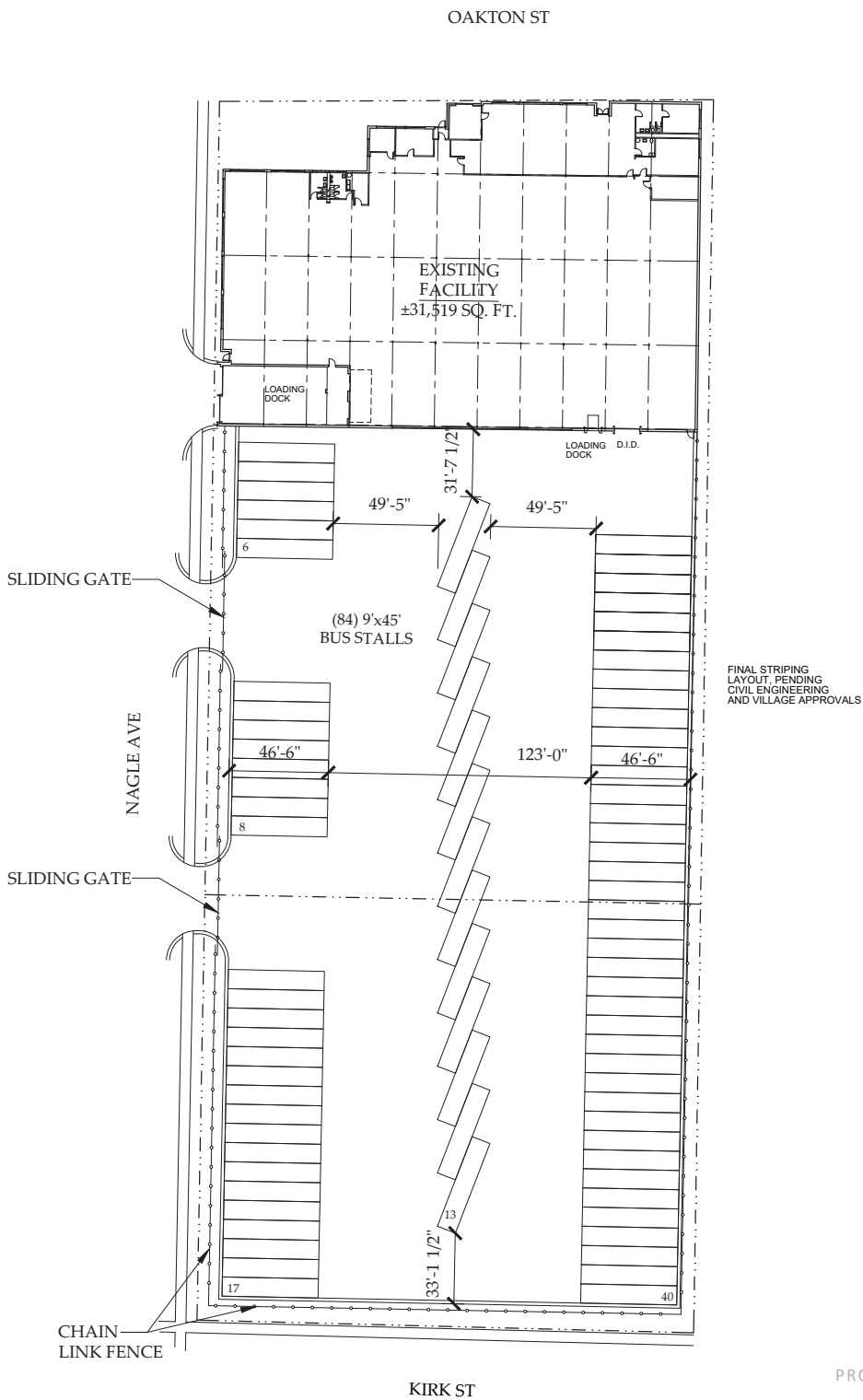
6250 N. River Road, Suite 11-100
Rosemont, IL 60018

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Accelerating success.

Site Plan



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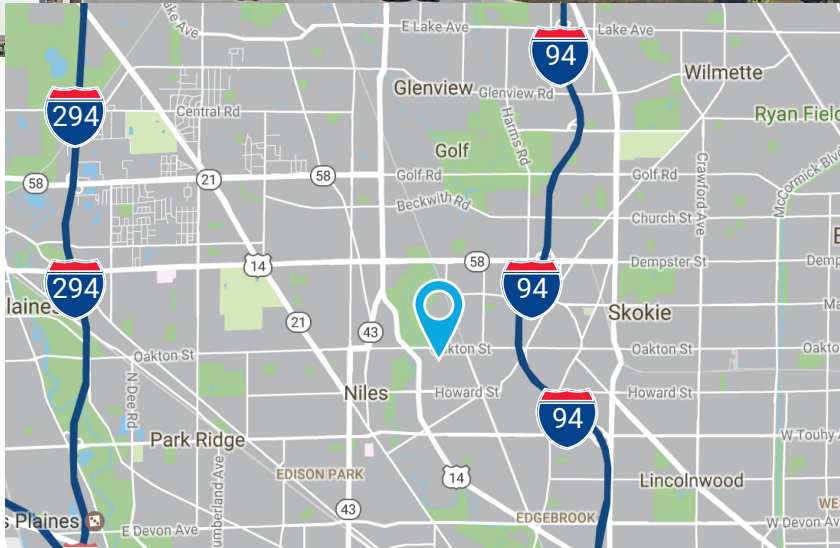
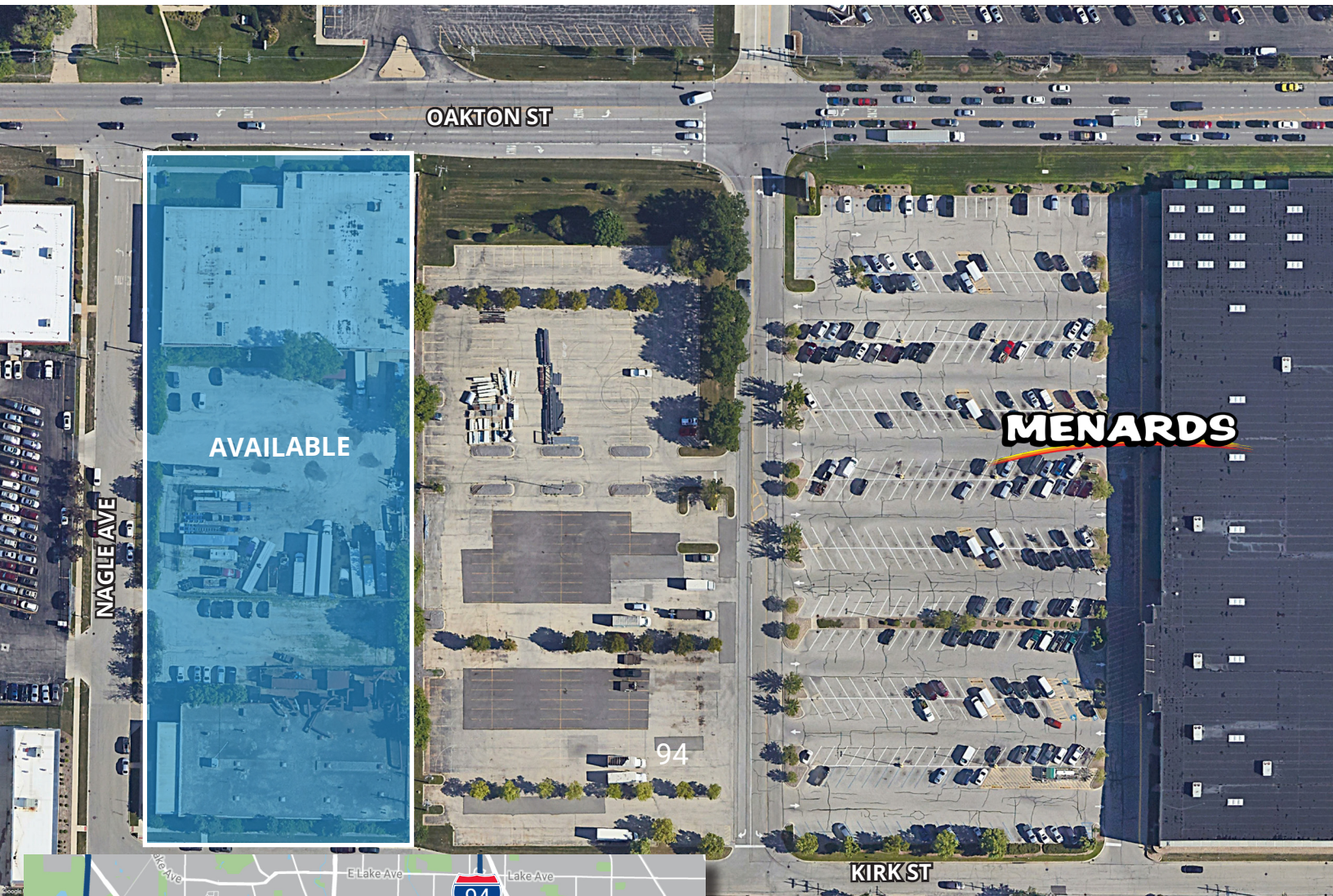


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Location



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Demographics

3 Miles

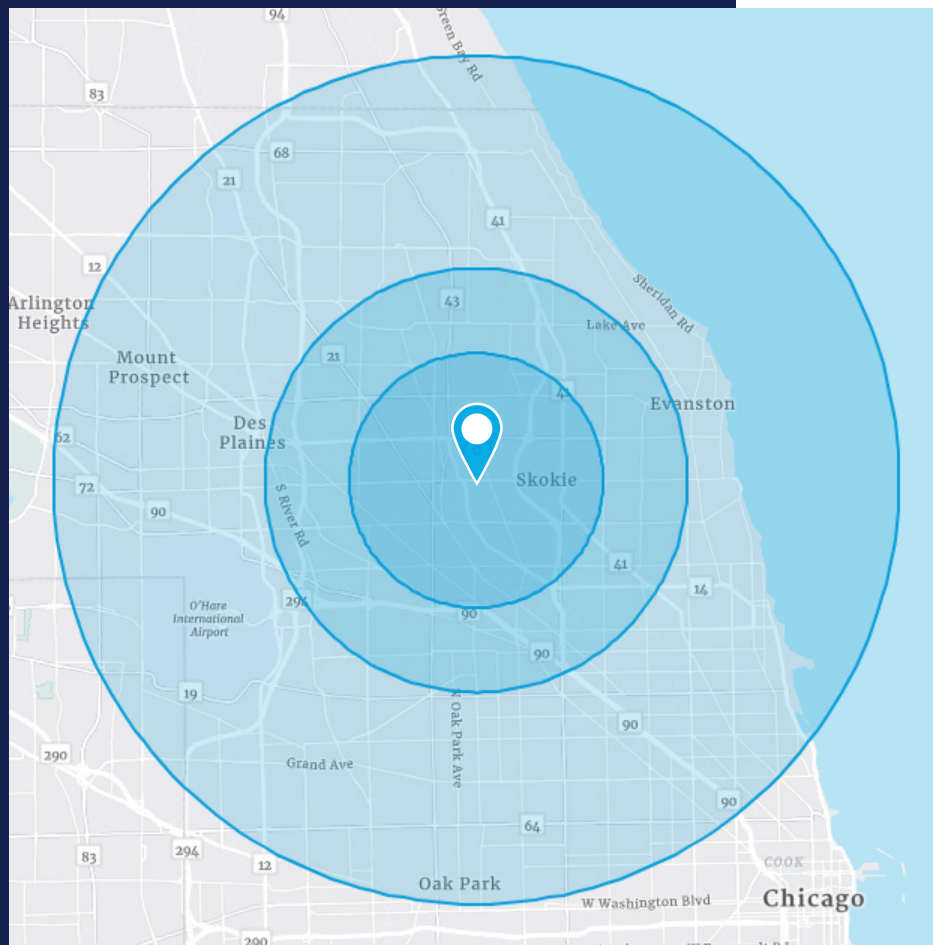
Population	166,826
Median Age	46.6
Avg. Household Income	\$131,774
Median Home Value	\$376,686

5 Miles

Population	504,465
Median Age	43.9
Avg. Household Income	\$132,495
Median Home Value	\$375,920

10 Miles

Population	1,956,512
Median Age	38.0
Avg. Household Income	\$126,120
Median Home Value	\$370,631



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