# 7720 N Lehigh Avenue Niles, IL 60714



# 48,644 SF Available

# CUSHMAN & WAKEFIELD

Space Highlights **Building Size** ±135,650 SF Available Size 48,644 SF Ceiling Height 32' **Building specifications** 

Office Space Power 4,988 SF 1,000 Amps @480v Loading Lighting 8 Exterior Docks/ LED **1Drive-in-Door** Sprinklers Parking **ESFR** ±55 Cars

6B incentive in place.

DRIVE IN

DOCKS

EXTERIOR

8

EXTERIOR DOCKS

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DRIVE IN

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4,988 SF

Office

# The Property

This industrial facility is conveniently located between two highway interchanges in a dense labor market. Newly constructed in 2018, this 48,644 SF availability has all of the modern amenities available for industrial space: 32 ft clear heights, 8 exterior docks with a dedicated truck court, LED lighting, heavy power, ample parking, and reduced real estate taxes with a



# Location



### Public Transportation



Chicago Executive Airport-PWK 10.7 mi (24 min)

Chicago O'Hare International Airport 8.8 mi (18 min)

Schaumburg Regional Airport 19.5 mi (33 min)

DuPage Airport Authority 40.0 mi (52 min)

Chicago Midway International Airport 22.7 mi (39 min)

### Truck Routes

- 57 Interstate 57
- 88 Interstate 88
- 90 Interstate 90
- 94 Interstate 94
- 290 Interstate 290



- 355 Interstate 355
- (12) Highway 12
- (14) Highway 14
- (20) Highway 20
- (30) Highway 30
- (41) Highway 41
- (45) Highway 45



# A growling, evolving Industrial portfolio

We are investing, building and buying the physical infrastructure to deliver solutions to serve the global supply chain.

Our global industrial and logistics portfolio includes high-quality warehouse, manufacturing, and distribution facilities with a robust global development pipeline. We are committed to elevating expectations of the sector, delivering sustainable, high-functioning, and flexible spaces. We continually strive to do better - finding ways to meaningfully adapt and futureproof our assets. Our state-of-the-art properties are located in major consumption and critical supply chain nodes across North America, Europe and Asia Pacific.

98.4 M SF Global Portfolio AUM

\$24.5B

14.1M SF under development

## **About Oxford Properties**

We are a leading global real estate investor, developer, and manager. Our global portfolio included office, life sciences, industrial, retail, multifamily, hotels & alternatives and credit assets on four continents.

Our competitive advantage lies in our end-toend-capabilities, powered by combining global knowledge with local trends and experience. Generating meaningful returns for our stakeholders. Strengthening economies and communities through real estate.

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