



- **Location:** 8311-8325 W. Grand Avenue  
River Grove, IL 60171
- **Space Available:** 1,178 Sq. Ft. - 10,157 Sq. Ft. +/-
- **Total Building Size:** 10,157 Sq. Ft. +/-
- **Land Area:** 23,331 Sq. Ft. +/-
- **Parking:** 37 Stalls On Site  
16 Stalls Community Parking
- **Net Lease Price:** Negotiable
- **Real Estate Taxes:** \$2.98 Per Sq. Ft.  
**(Class 7A for 12 Years)**
- **CAM:** \$1.00 Per Sq. Ft.
- **Escalation:** Negotiable
- **Lease Term:** Negotiable
- **Remarks:** New Construction

All information herein is from sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.

# GRAND AVE. (I.D.O.T.)

