

**SUBLEASE**

# Industrial Opportunity in North Shore

**8080-8088 NORTH MCCORMICK BOULEVARD**

Skokie, IL 60076

**PRESENTED BY:**

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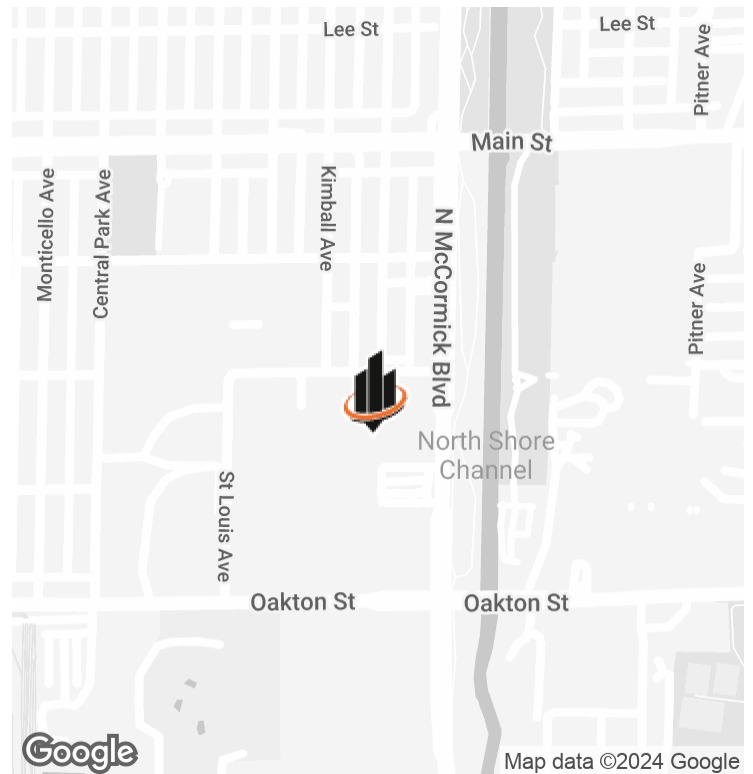
**JOHN JOYCE, CCIM SIOR**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.75 SF/month (MG)
<b>AVAILABLE SF:</b>	11,016 SF
<b>LOADING:</b>	2 Interior Docks
<b>POWER:</b>	200 AMPS
<b>CLEAR HEIGHT:</b>	15'

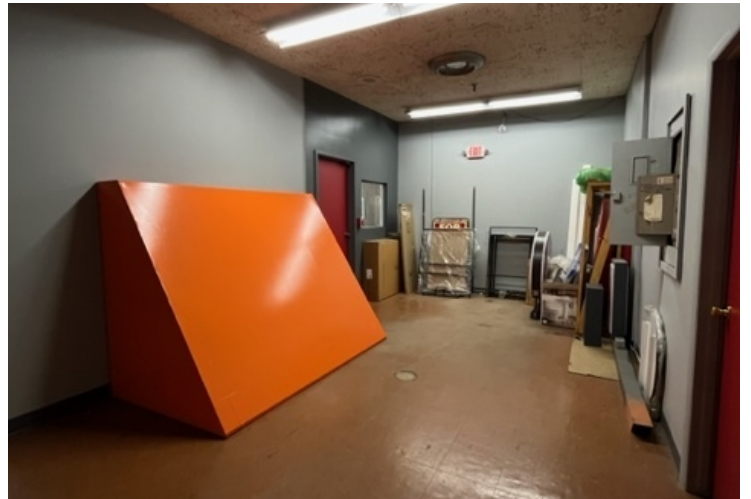
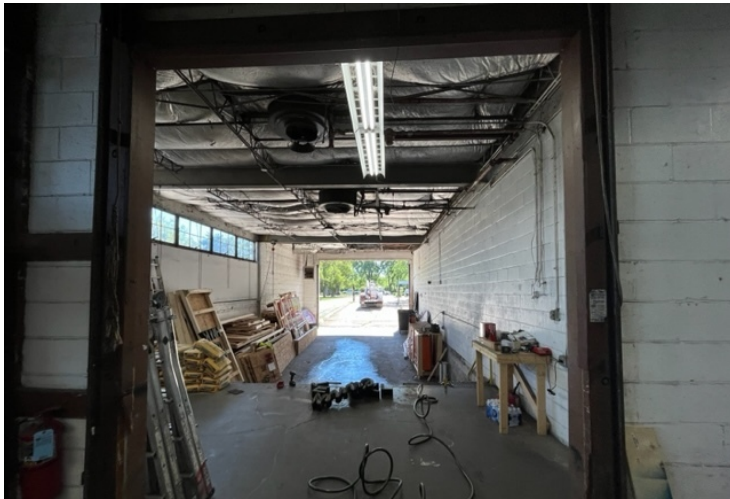
## PROPERTY DESCRIPTION

This premier sublease opportunity offers unparalleled advantages for businesses seeking a strategic location in the heart of the North Shore. Excellent visibility and accessibility, making it ideal for attracting both local clientele and commuters. Proximity to major highways and public transportation, including I-94 and the Skokie Swift Yellow Line. Including 11,016 SF, 2 interior docks, 200 AMPS of available power, and A/C Temperature Control throughout 1/2 of the unit, this space offers a fantastic opportunity for a variety of businesses.

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## ADDITIONAL PHOTOS



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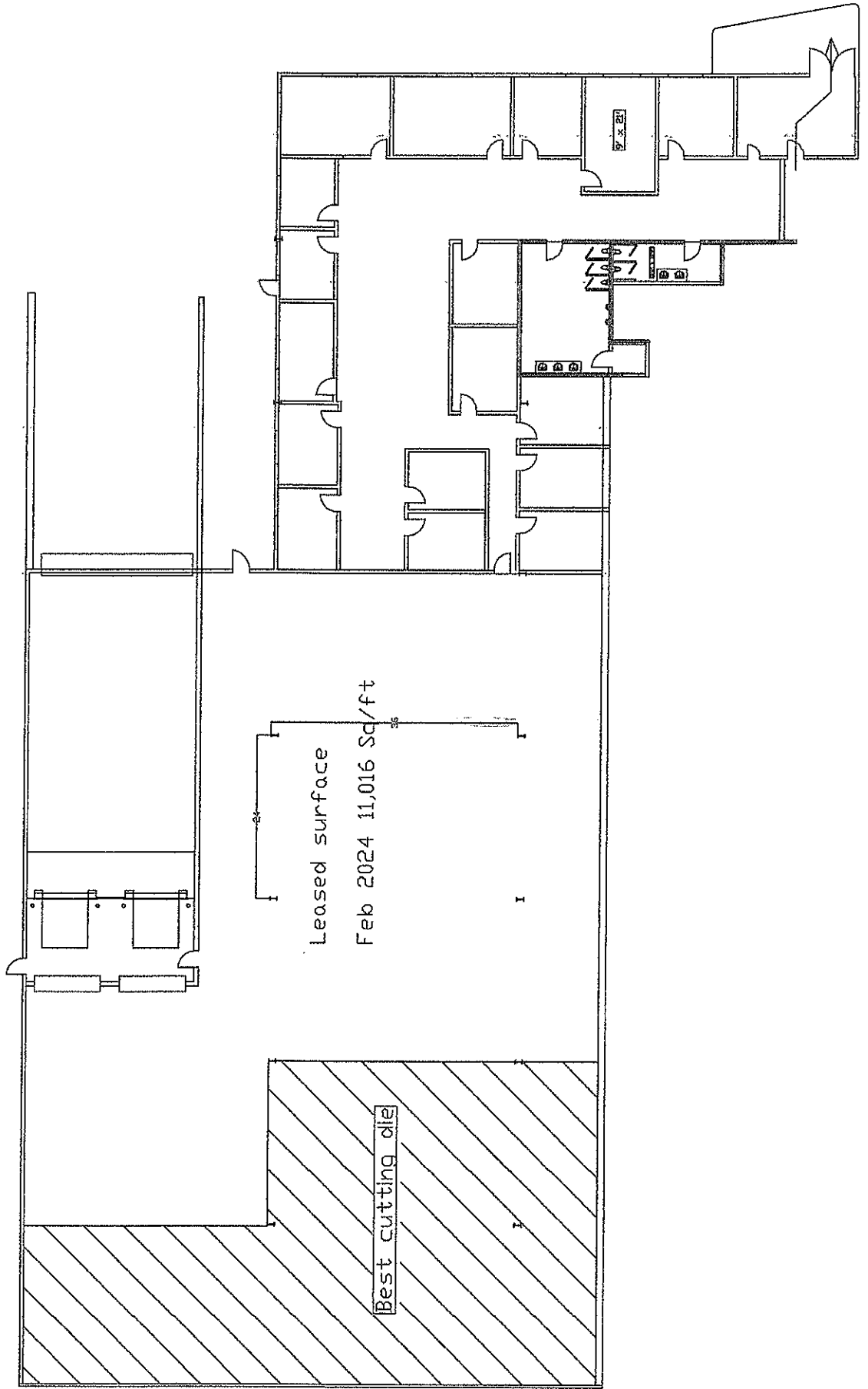


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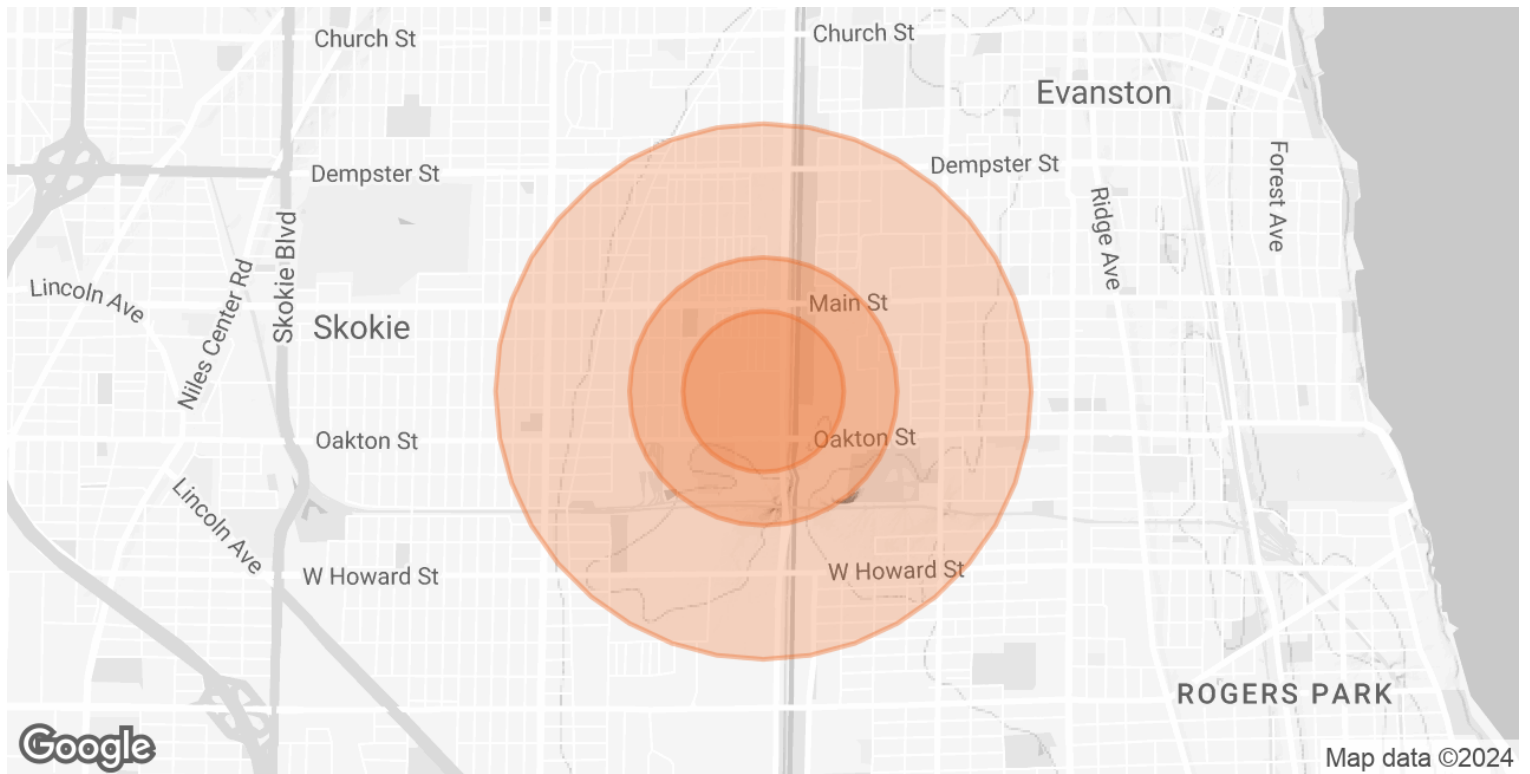
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Leased surface  
Feb 2024 11,016 Sq/ft

Best cutting die

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	527	2,218	16,998
<b>AVERAGE AGE</b>	42	41	42
<b>AVERAGE AGE (MALE)</b>	39	39	40
<b>AVERAGE AGE (FEMALE)</b>	44	43	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	177	741	5,654
<b># OF PERSONS PER HH</b>	3	3	3
<b>AVERAGE HH INCOME</b>	\$118,331	\$119,665	\$136,573
<b>AVERAGE HOUSE VALUE</b>	\$397,658	\$396,864	\$447,449

Demographics data derived from AlphaMap

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