



FOR SALE OR LEASE

## 7500 St. Louis Ave Skokie, IL

### About This Property

- Available Size: 65,899 SF
- Building Size: 65,899 SF (54,567 SF First Floor, 11,332 SF 2nd Floor)
- Office/Breakroom: Approximately 5,000 SF
- Land Size: 1.68 acres
- Ceiling Height: 12'-17' clear
- Loading: 3 exterior docks, 2 drive-in doors
- Year Built: 1952 with an addition in 1990
- Zoning: M-3
- Electrical: 1400 Amps
- Freight Elevator
- Fully Sprinklered
- Newer roof in good condition
- Great facility for manufacturing, assembly, or warehouse
- Well distributed electrical
- 2.8 Miles to I-94/Touhy Interchange
- Available Immediately
- Real Estate Taxes: \$185,090 (2023 payable 2024)
- Asking Sale Price: \$3,495,000
- Asking Lease Rate: \$5.50/SF Net

### Contact us:

#### Brendan Green

Senior Vice President  
+1 847 698 8227  
brendan.green@colliers.com

#### Christoper Volkert, SIOR

Principal  
+1 847 698 8237  
chris.volkert@colliers.com

#### Colliers International

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

# Floor Plan



## Brendan Green

Senior Vice President  
+1 847 698 8227  
brendan.green@colliers.com

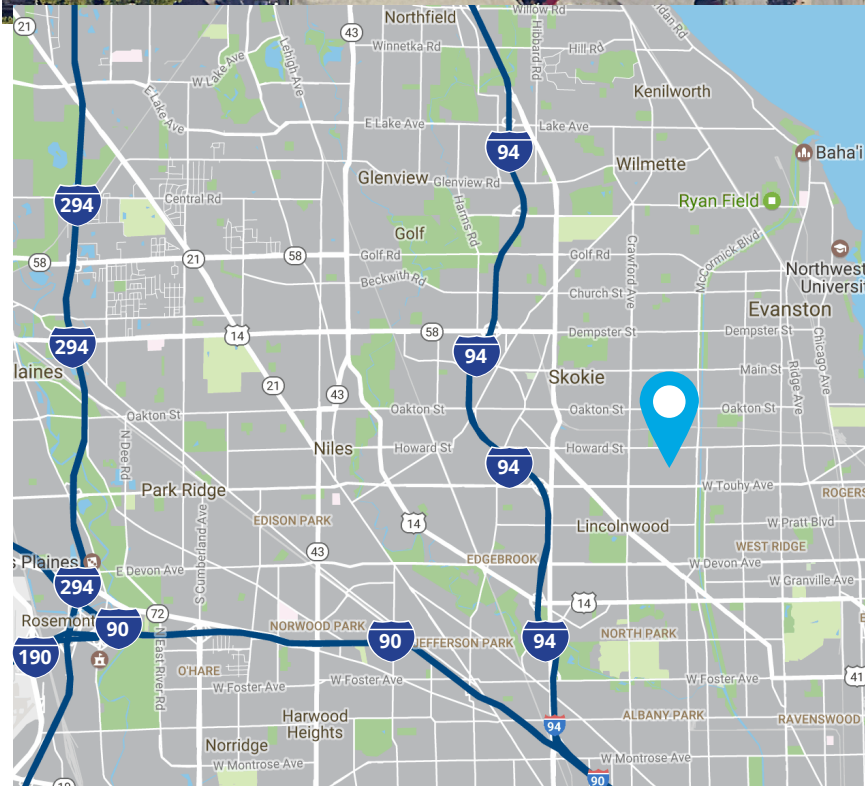
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# Location



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