

**For Sale/Lease
67,700 SF Industrial Property For Sale
Divisible to 25,000 SF For Lease**

**3400-50 Oakton St.
Skokie, IL 60076**



PRICE: \$7,950,000 For Sale

\$7.75 PSF, MG For Lease

SIZE: 67,700 SF Total

(Divisible to 25,000 SF For Lease)

ZONING: M-3

CEILING: 17'

DOCKS: 4 Docks

DID: 2 Drive-In Doors

PARKING: Approx. 100 Spaces

TAXES : \$3.64 PSF (2023)

CAM: \$2.01 PSF

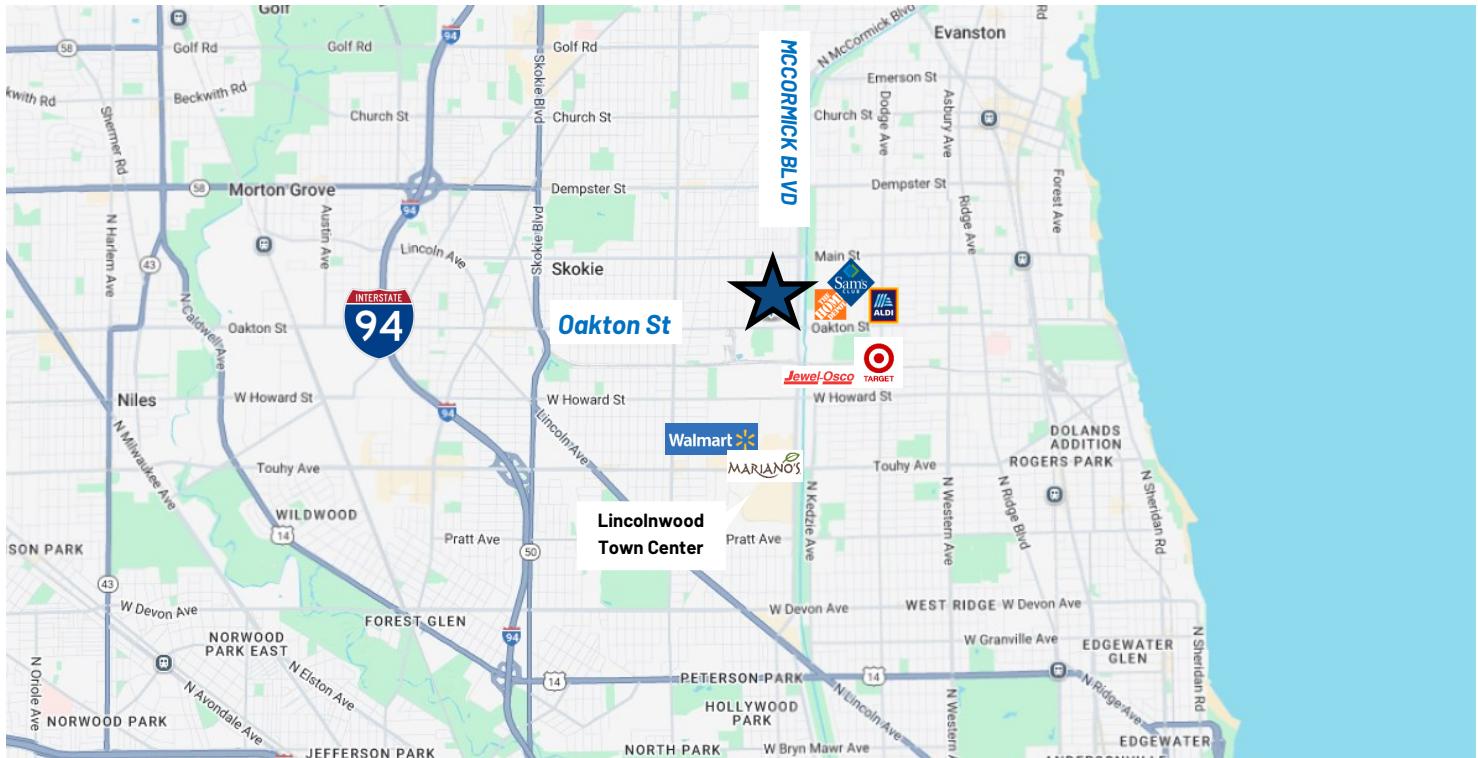
HIGHLIGHTS

- Option to purchase 67,700 SF industrial property or lease from 25,000 to 67,700 SF
- Rare Skokie location
- Truck parking available
- High-end upgrades available
- High-density parking may be available
- Best rates for storage on North Shore!

CONTACT MJ Weinberger
773 736 3600 Office
847 334 2587 Mobile
mj@straussrealty.com

STRAUSS
REALTY, LTD.

LOCATION



- Neighboring businesses include Subaru, Floor & Décor, Public Storage, Signarama, and IDT
- Access a robust labor pool in the northern suburbs of Chicago
- Convenient access to I-94— 4 miles (10 minute drive away) from 4-way interchange on Touhy Ave.
- Surrounded by major retailers— Home Depot, Sam's Club, Target, Walmart and 2 million square foot shopping mall "Lincolnwood Town Center"
- 11 miles from O'Hare International Airport
- 14 miles from downtown Chicago

DEMOGRAPHICS (2024)



POPULATION

1 Mile:	17,686
3 Miles:	293,217
5 Miles:	622,945



HOUSEHOLDS

1 Mile:	5,643
3 Miles:	111,004
5 Miles:	252,802



AVG HOUSEHOLD INCOME

1 Mile:	\$122,963
3 Miles:	\$100,642
5 Miles:	\$105,062

CONTACT

MJ Weinberger
773 736 3600 Office
847 334 2587 Mobile
mj@straussrealty.com

STRAUSS
REALTY, LTD.

3400-50 Oakton St. Skokie, IL 60076

AERIAL

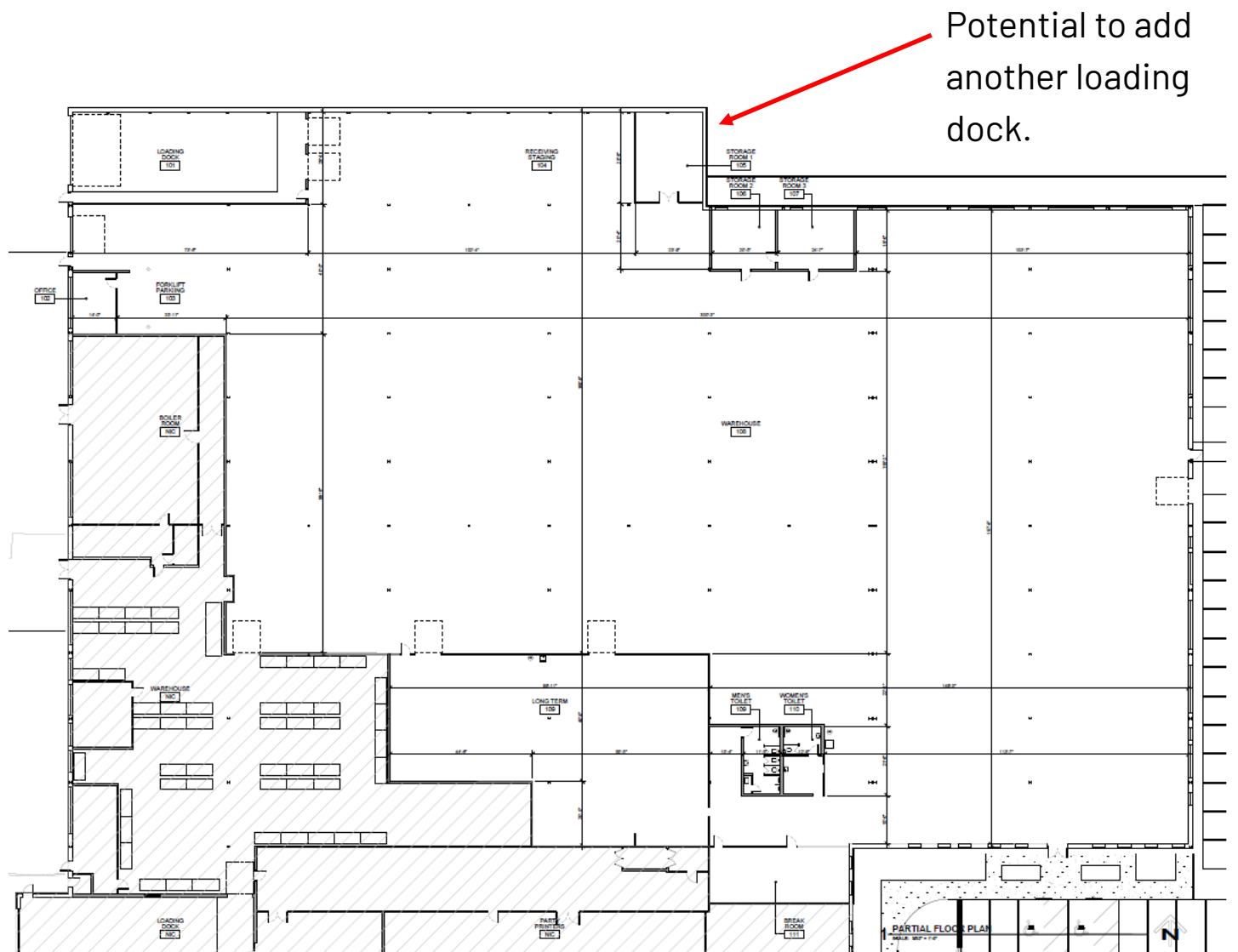


CONTACT

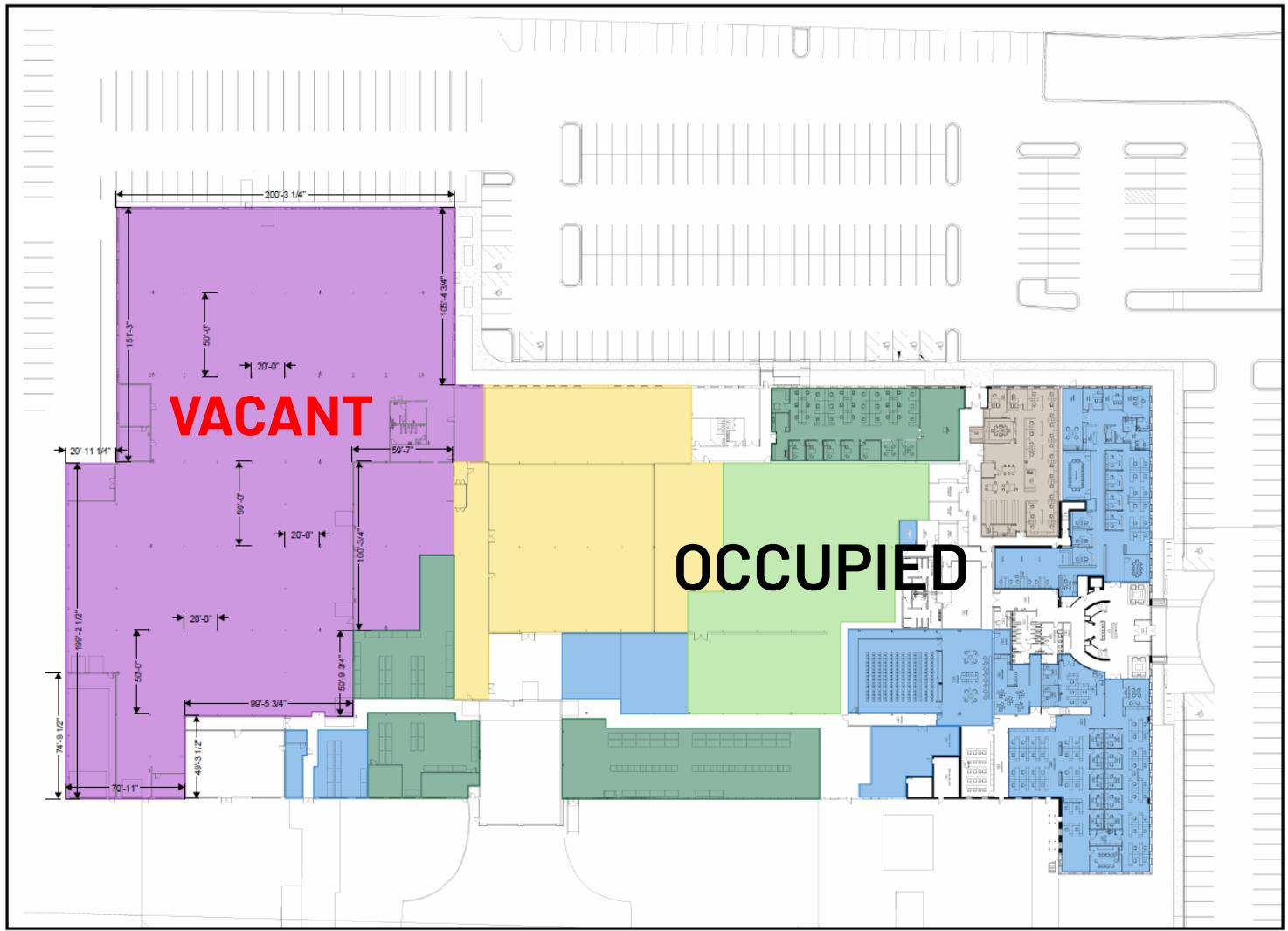
MJ Weinberger
773 736 3600 Office
847 334 2587 Mobile
mj@straussrealty.com

STRAUSS
REALTY, LTD.

FLOOR PLAN



SITE PLAN



CONTACT

MJ Weinberger
773 736 3600 Office
847 334 2587 Mobile
mj@straussrealty.com

STRAUSS REALTY, LTD.

3400-50 Oakton St. Skokie, IL 60076

EXTERIOR



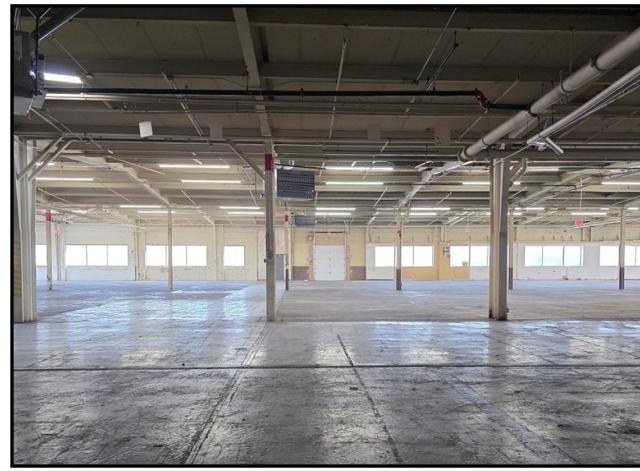
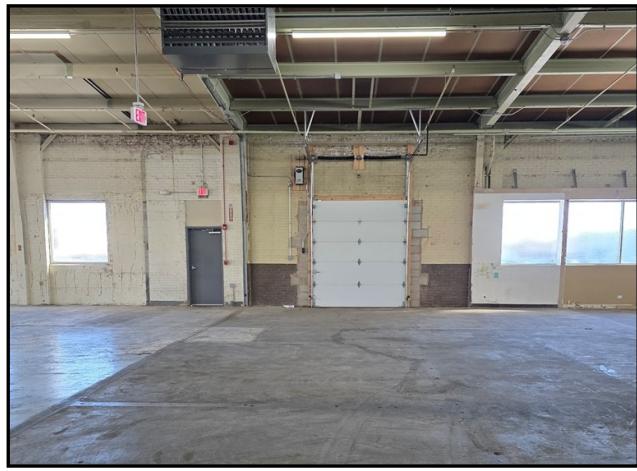
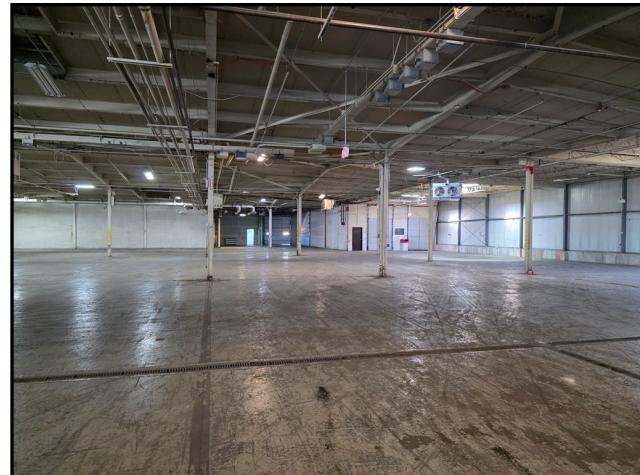
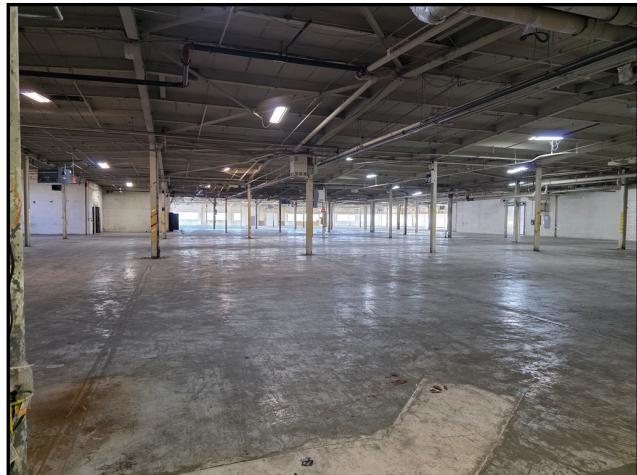
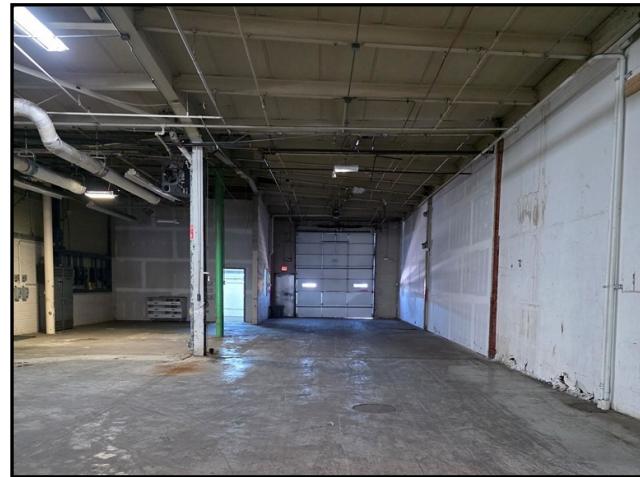
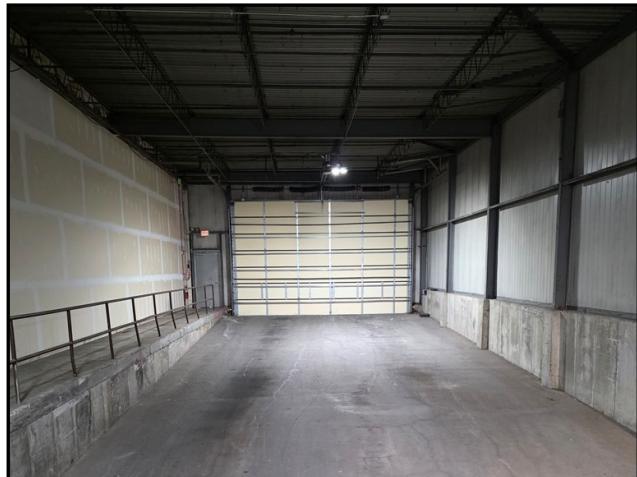
CONTACT

MJ Weinberger
773 736 3600 Office
847 334 2587 Mobile
mj@straussrealty.com

STRAUSS
REALTY, LTD.

3400-50 Oakton St. Skokie, IL 60076

INTERIOR



CONTACT MJ Weinberger
773 736 3600 Office
847 334 2587 Mobile
mj@straussrealty.com

STRAUSS
REALTY, LTD.