



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: 1,400 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: \$2.90/SF (2024 payable 2025)
- Asking Sale Price: \$3,495,000
- Asking Lease Rate: \$7.75/SF Modified Gross

Contact us:

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Colliers International

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Floor Plan

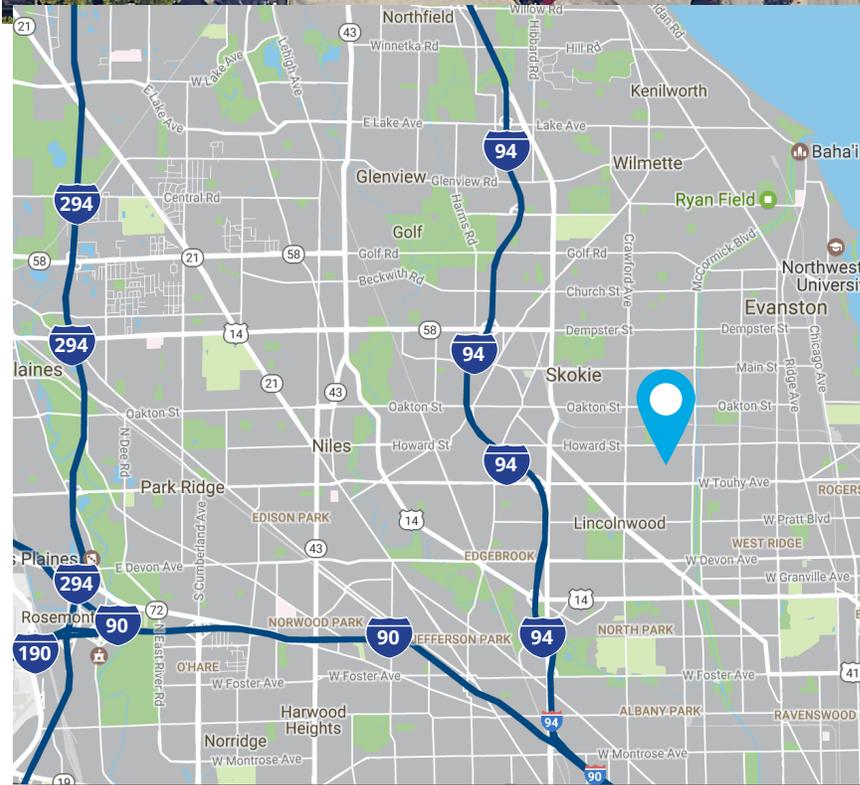
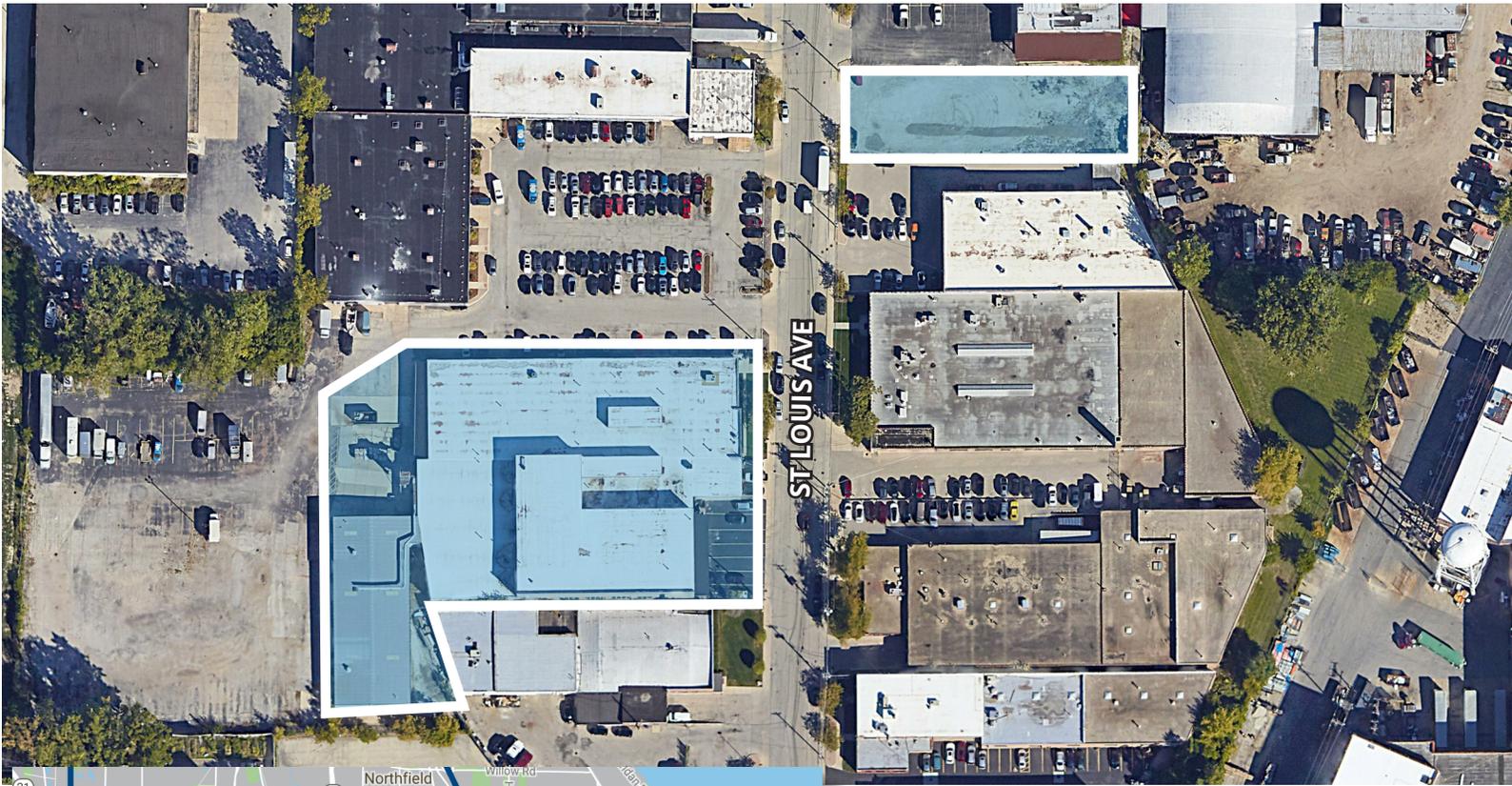


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Location



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