

For Sale / Lease (Together or Separately)
Heavy Power Manufacturing/Warehouse Facilities

7455 St. Louis Ave
7501 St. Louis Ave
Skokie, IL 60076



7455 St. Louis Ave. & 7501 St. Louis Ave

PRICE: Call to Inquire

SIZE: 81,175 SF Total Buildings on 3.24 Acres
31,325 SF Building on 1.04 AC (7455 St. Louis)
49,850 SF Building on 2.2 AC (7501 St. Louis)

ZONING: M-3

CEILING: 13'-16' Clear Height

DOCKS: 4 Exterior and 1 Interior

DID: 3 Drive-in Doors

PARKING: 65 Spaces Total

TAXES : \$298,315 (\$3.67 PSF) in Year 2024

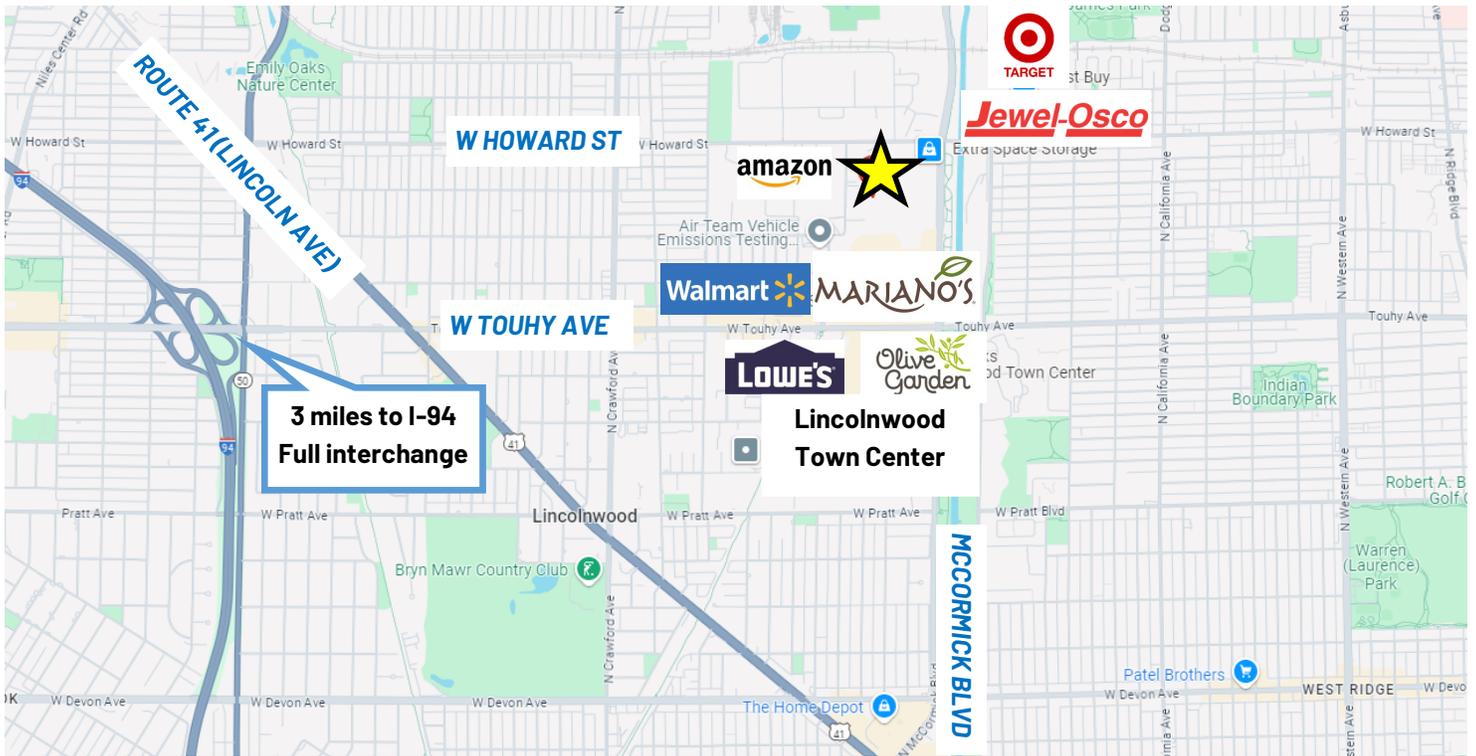
POWER: 800a @240v
800a @480v
1600a @ 480v



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

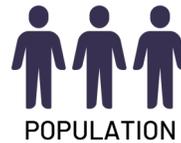
STRAUSS
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LOCATION



- Positioned in a mature industrial park in Skokie
- Located nearby Skokie Amazon delivery warehouse
- Access a robust labor pool in the northern suburbs of Chicago
- Convenient access to I-94—7 minutes from 4-way interchange on Touhy Ave.
- Minutes from Walmart, Mariano’s, Jewel-Osco, Target and the 2 million square foot shopping mall “Lincolnwood Town Center”
- 11 miles from O'Hare International Airport
- 15 miles from downtown Chicago

DEMOGRAPHICS (2024)



POPULATION

1 Mile:	19,876
3 Miles:	307,464
5 Miles:	701,033



HOUSEHOLDS

1 Mile:	6,534
3 Miles:	119,011
5 Miles:	287,369



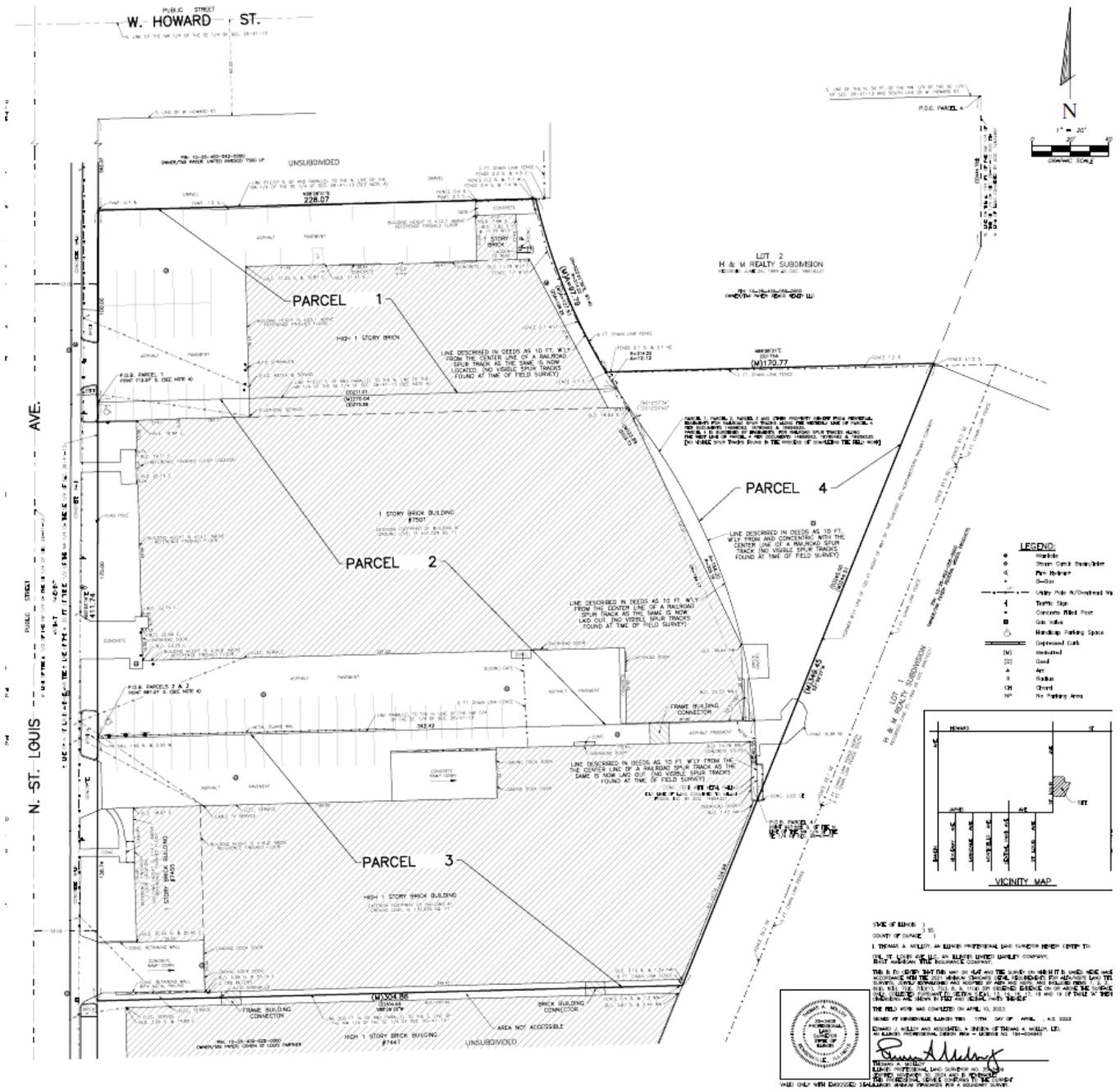
AVG HOUSEHOLD INCOME

1 Mile:	\$103,653
3 Miles:	\$97,348
5 Miles:	\$105,012

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SURVEY



PINS#

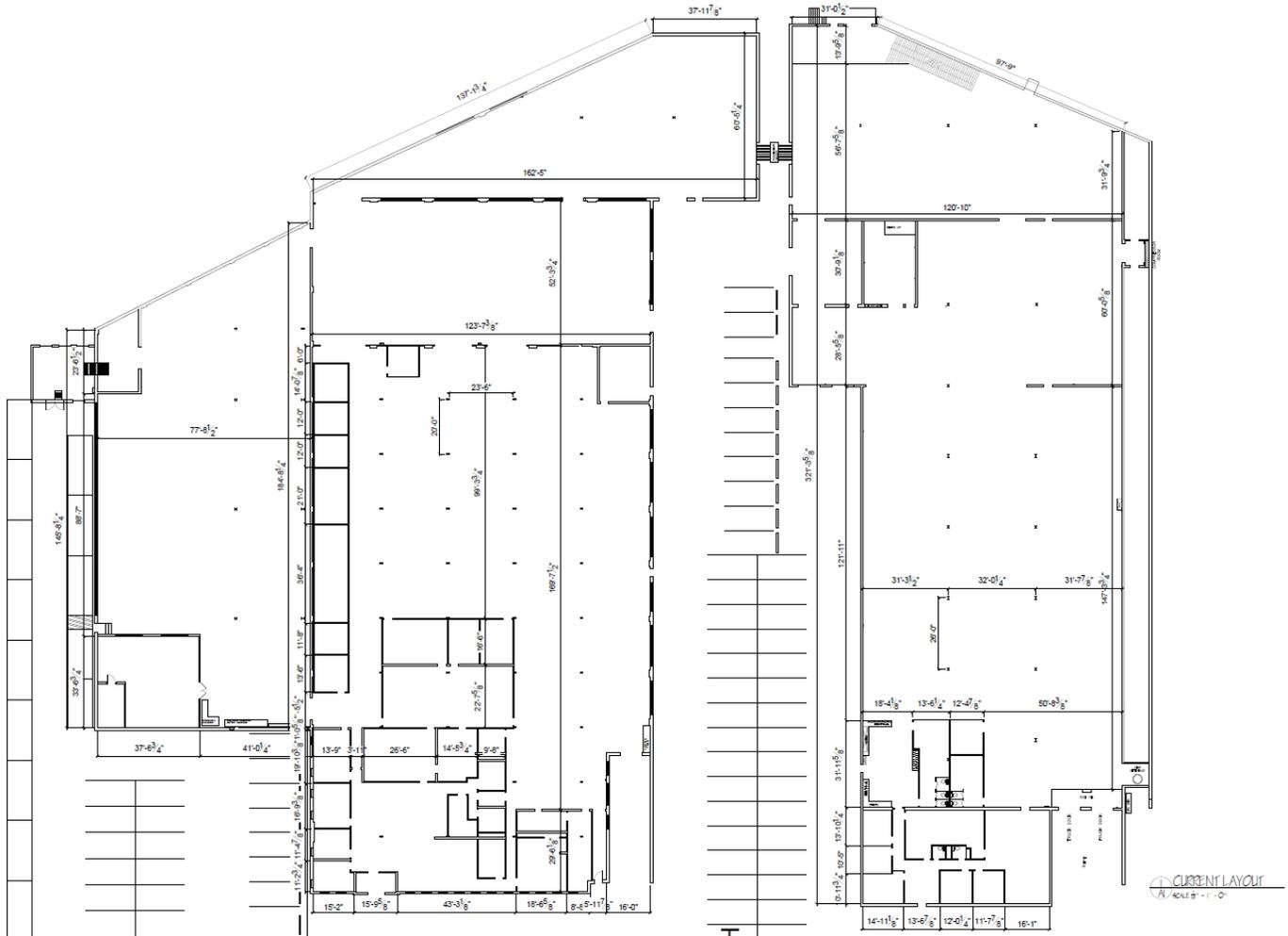
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- 10-26-400-039-0000
- 10-26-400-040-0000

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FLOOR PLAN



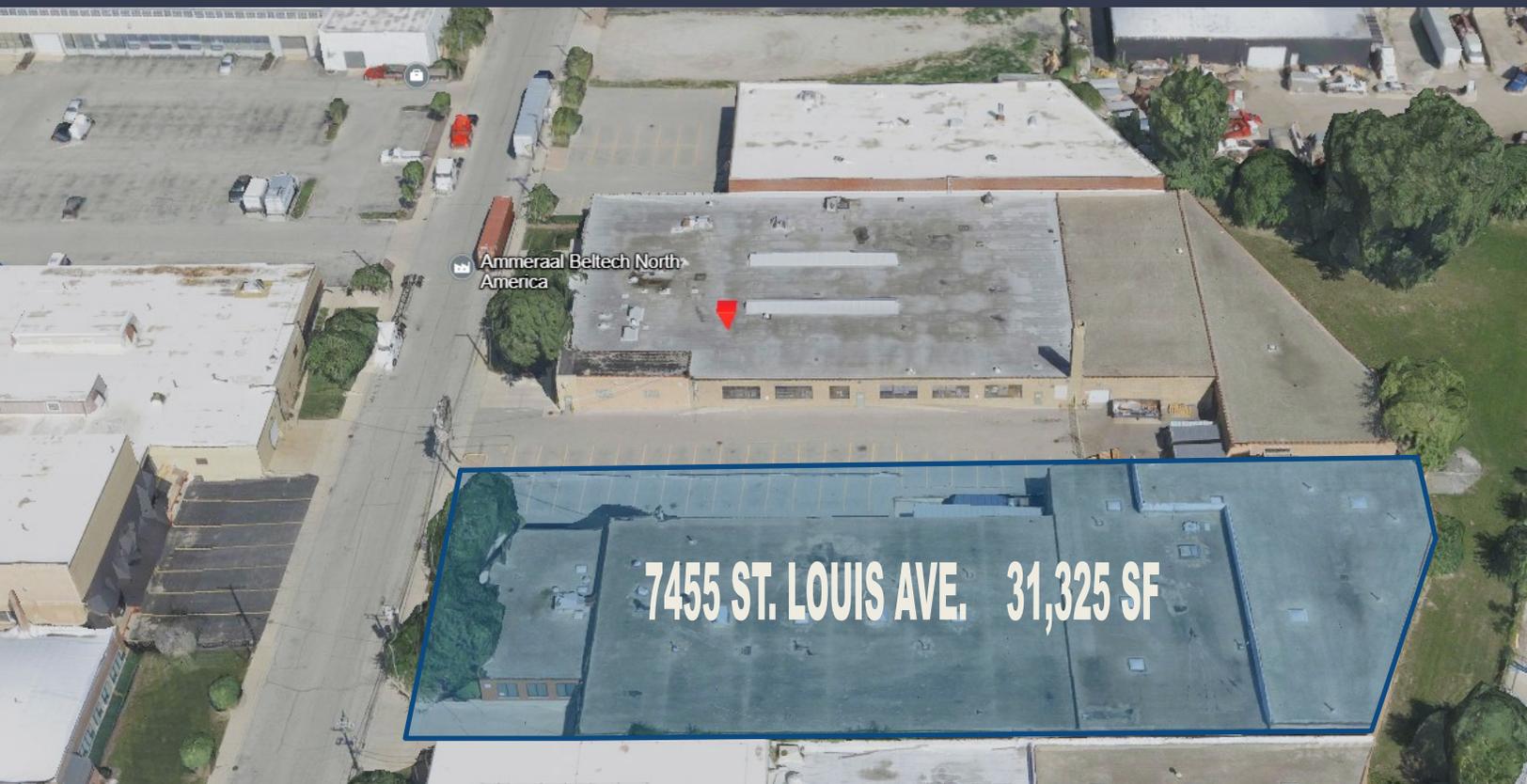
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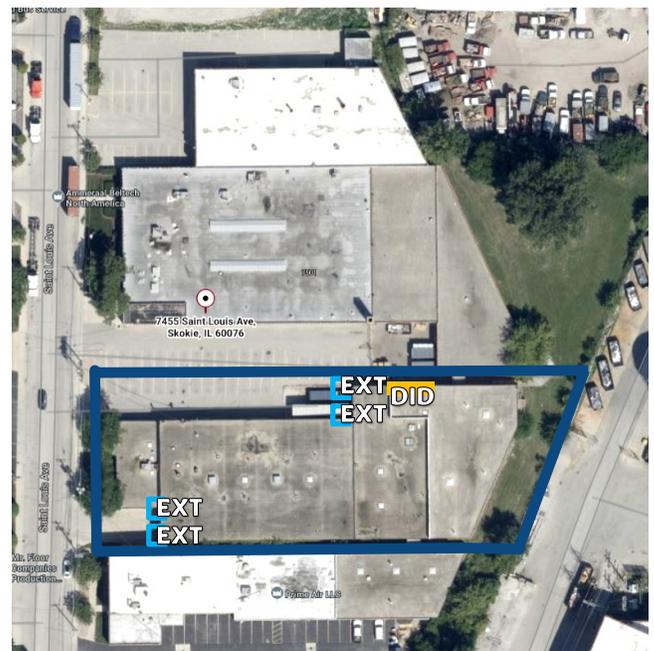


For Sale / Lease
Heavy Power Manufacturing/Warehouse Facility

7455 St. Louis Ave
Skokie, IL 60076



SALE PRICE:	Call to Inquire
LEASE PRICE:	Call to Inquire
BUILDING SIZE:	31,325 SF
SITE SIZE:	1.04 Acres
OFFICE SIZE:	3,000 SF
ZONING:	M2-3
CLEAR HEIGHT:	14'-15'
DOCKS:	4 Exterior
DRIVE-IN DOORS:	1 Drive-in
PARKING:	40 Spaces
POWER:	1600a @ 480v



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SALE PRICE:	Call to Inquire
LEASE PRICE:	Call to Inquire
BUILDING SIZE:	49,850 SF
SITE SIZE:	2.2 Acres
OFFICE SIZE:	5,000 SF
ZONING:	M2-3
CLEAR HEIGHT:	13'-16'
DOCKS:	1 Interior Dock
DRIVE-IN DOORS:	2
PARKING:	25 Spaces
POWER:	800a @ 240v 800a @ 480v



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