

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

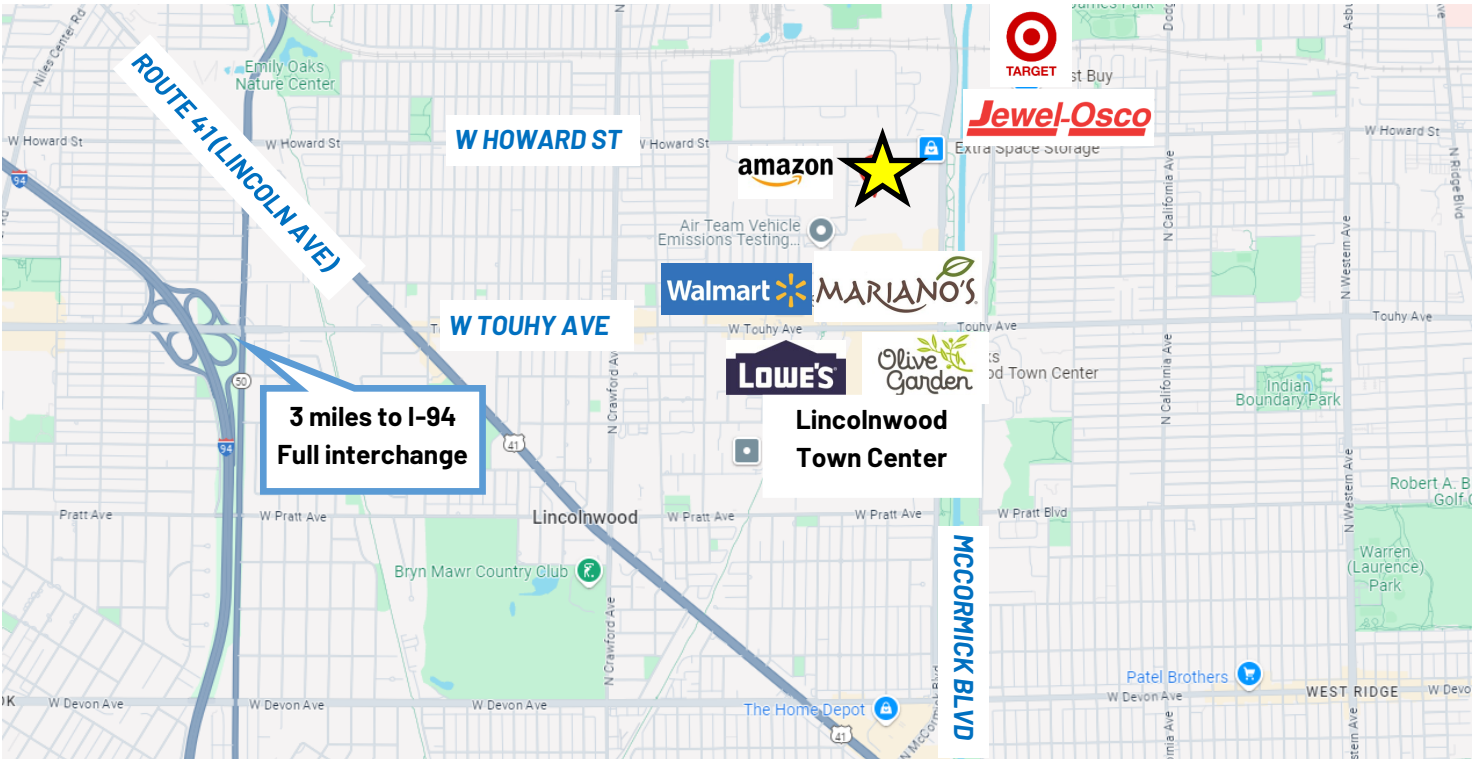
**POWER:** 800a @240v  
800a @480v  
1600a @ 480v



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

**STRAUSS**  
REALTY, LTD.

# 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

<b>1 Mile:</b>	19,876
<b>3 Miles:</b>	307,464
<b>5 Miles:</b>	701,033



HOUSEHOLDS

<b>1 Mile:</b>	6,534
<b>3 Miles:</b>	119,011
<b>5 Miles:</b>	287,369



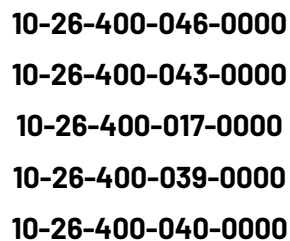
AVG HOUSEHOLD INCOME

<b>1 Mile:</b>	\$103,653
<b>3 Miles:</b>	\$97,348
<b>5 Miles:</b>	\$105,012

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



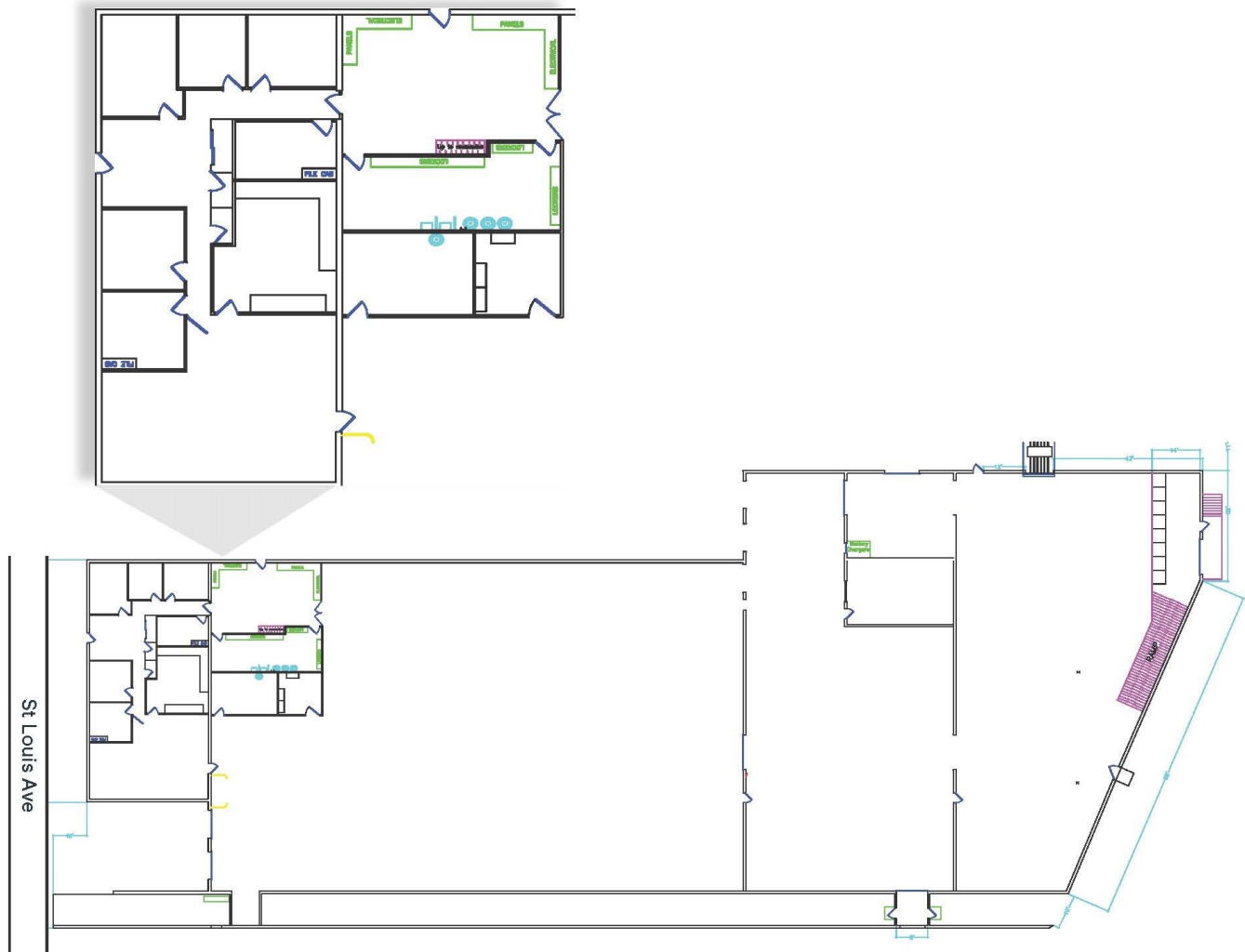
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# FLOOR PLAN

7455 St. Louis Ave.



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

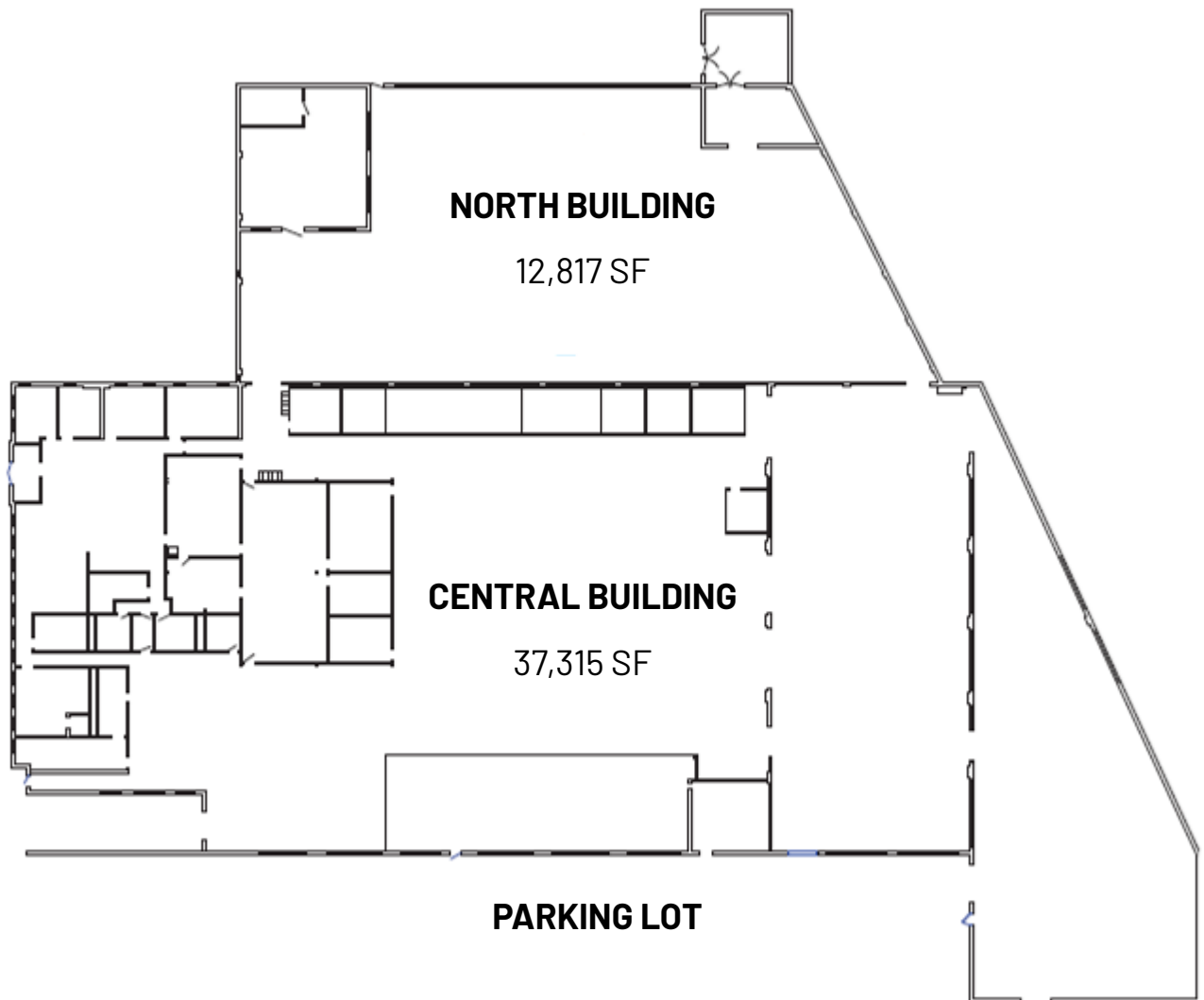


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