



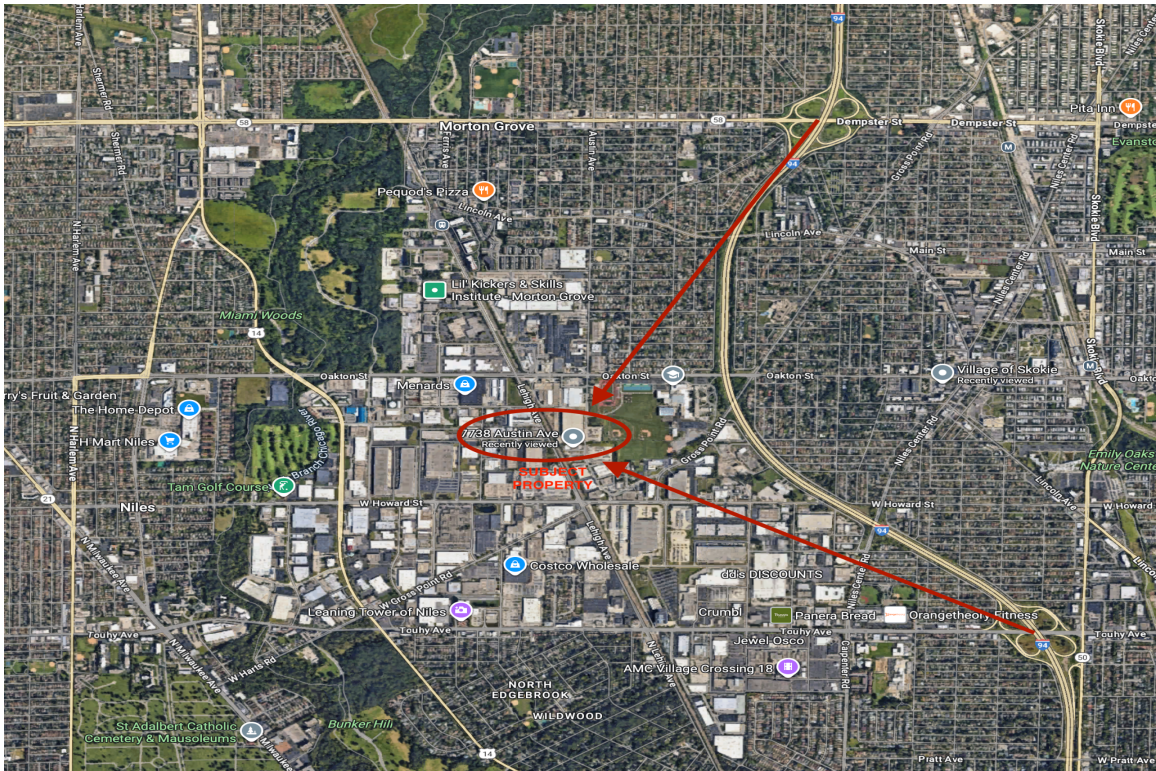
7738 Austin Ave, Skokie IL Industrial Flex Space For Lease \$3,500/Month

Property Overview

Approx. 3,000 SF industrial flex building featuring ± 350 SF office and $\pm 2,650$ SF heated warehouse/shop. Includes car lift, air compressor, heavy power, and a 10' overhead door. Parking for 10+ vehicles. M3 Industrial zoning allows a variety of industrial, automotive, and service uses. Excellent location with easy access to I-94. Modified gross lease. Tenant responsible for utilities, landscaping, and snow removal. Available January 1, 2026.

Key Features

- $\pm 3,000$ SF total – flex industrial
- ± 350 SF office with heat & A/C
- $\pm 2,650$ SF heated shop/warehouse
- One (1) 10' overhead door
- Heavy power, car lift & air compressor included
- Parking for 10+ vehicles
- M3 Industrial zoning
- Private well and septic
- Modified gross lease – \$3,500/month



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