

**3755 W. CHASE AVE
SKOKIE, IL 60076**

**UNIQUE OFFICE & WAREHOUSE
BUILDING OPPORTUNITY**



**GREAT OPPORTUNITY
FOR SALE!!**



LOCATED NEAR WALMART SUPERCENTER



**Asking Price
\$4,500,000**

OFFICE & WAREHOUSE BUILDING

TOTAL SIZE

Approx. 44,000 SF
(30,000 SF Warehouse
14,000 SF Office)

IN-PLACE RENT

\$20,500/month
(\$246,000 annually)

TENANT PAYS

69.18% of CAM
& Taxes

FINANCIAL OVERVIEW:

- The property offers stabilized in-place income from the warehouse tenant, with significant upside through lease-up or owner-user occupancy of the office component.
- Warehouse: 30,000 SF (Occupied)
- Office: 14,000 SF
(Vacant | Turnkey Executive Buildout)



OFFICES:

The property offers stabilized in-place income from the warehouse tenant, with significant upside through lease-up or owner-user occupancy of the office component.



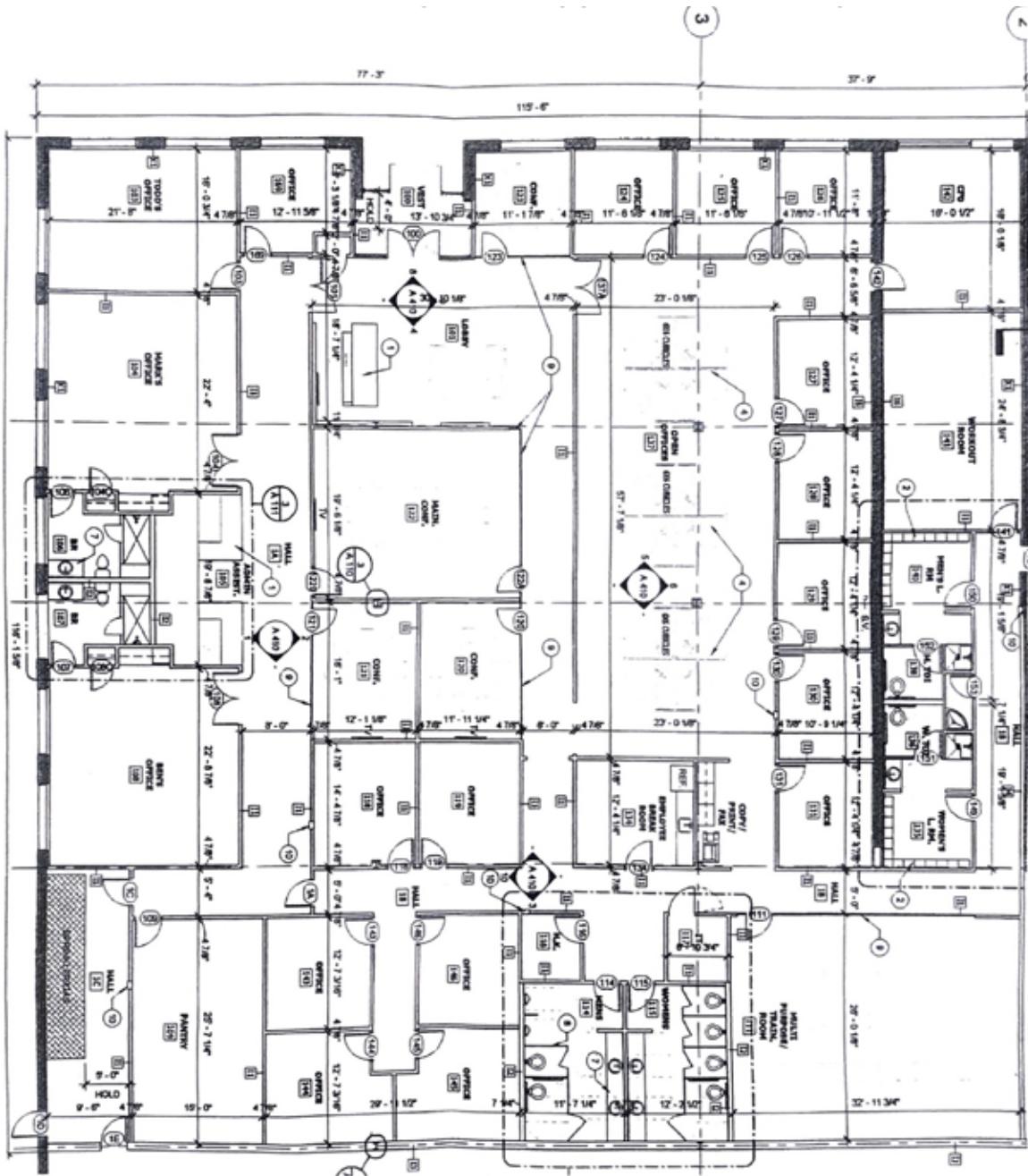
WAREHOUSE:

The warehouse component provides stable income while the office space presents immediate value-add or owner-user opportunity.



3755 W. CHASE AVE

SITE PLAN



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VANDON
FORBES



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