

29850 N. Skokie Highway, Lake Bluff, IL

Available: 13,130 w/outdoor storage



INDUSTRIAL WITH OUTDOOR STORAGE OR SPORTS/REC SPACE

SPECIFICATIONS

- Available: 13,130 SF
- Office: 2,000 SF
- Loading: 2 Drive-In Doors (12' x 14')
- Ceilings: 14'-16' clear
- Power: 400 Amps @ 240 Volts (confirm)
- Age: 1970
- Bay sizes: 30' x 50'
- Sprinkler: No
- OUTDOOR STORAGE AVAILABLE

R.E. Taxes: \$36,420 -- \$1.26 PSF (2022)

CAM: \$1.00 PSF (2024 budget)

LEASE RATE: \$12.00 PSF, Modified Gross

FEATURES:

High visibility on Hwy 41

2 miles to full expressway interchange

Zoning: CW* – Commercial & Wholesale
[\[click here for permitted uses\]](#)

*Lake Bluff mailing address; located in city of North Chicago

ENTRE
Commercial Realty LLC

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SITE PLAN

AVAILABLE
OUTDOOR
STORAGE
~1/2 ACRE

AVAILABLE
13,130 SF

AVAILABLE
OUTDOOR
STORAGE
~1/4 ACRE

Highlights



LESS THAN 2 MILES
FROM I-94 FULL
INTERCHANGE



OUTSIDE
STORAGE
PERMITTED

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AERIAL



Highlights:

- Two drive-in-doors (12' x 14')
- New roof
- Up to nearly 1 acre of outdoor storage available

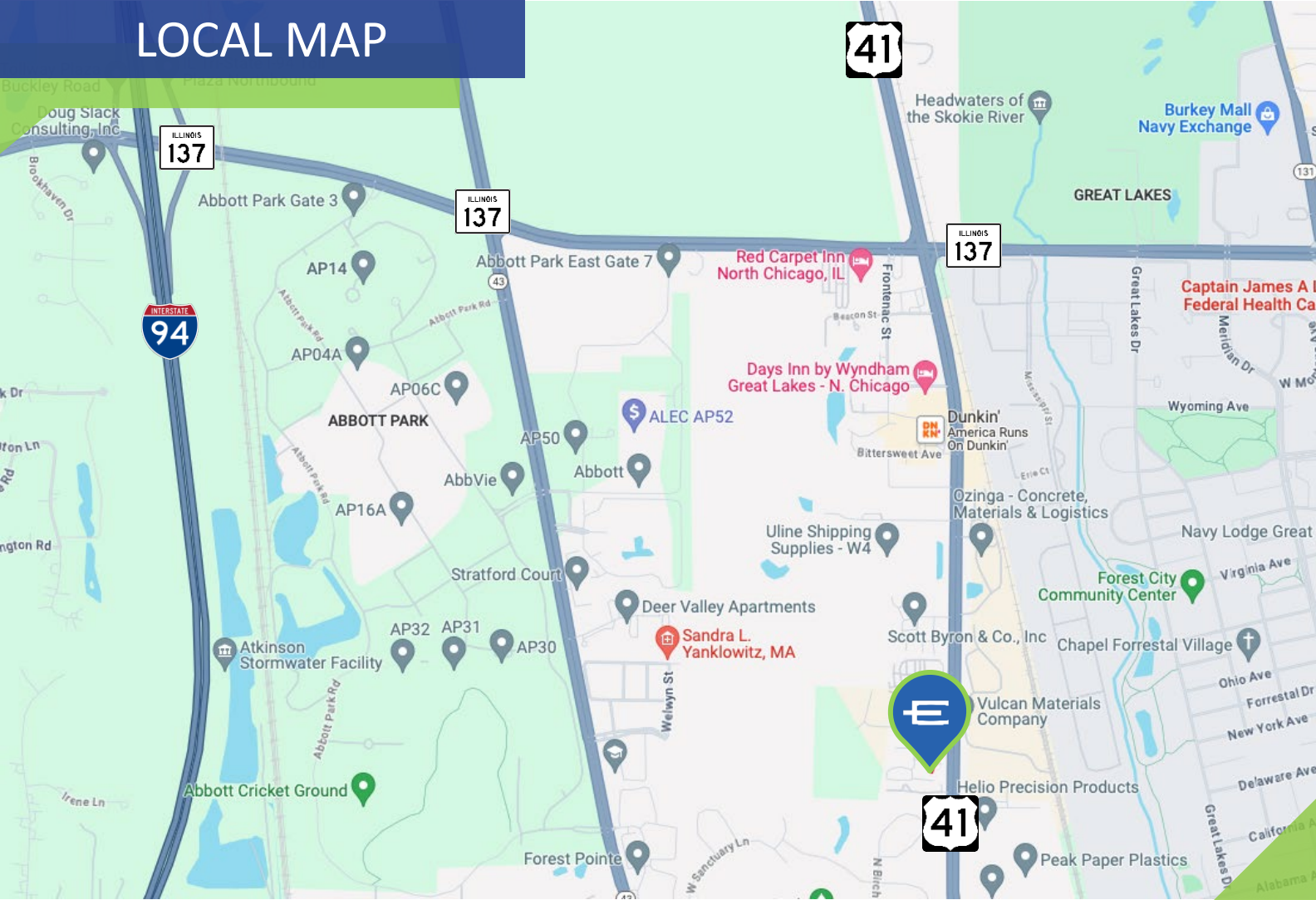
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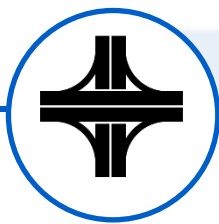
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LOCAL MAP



SCAN FOR MAP VIEW



Access To I-94



**Highway-41 Access
and Visibility**

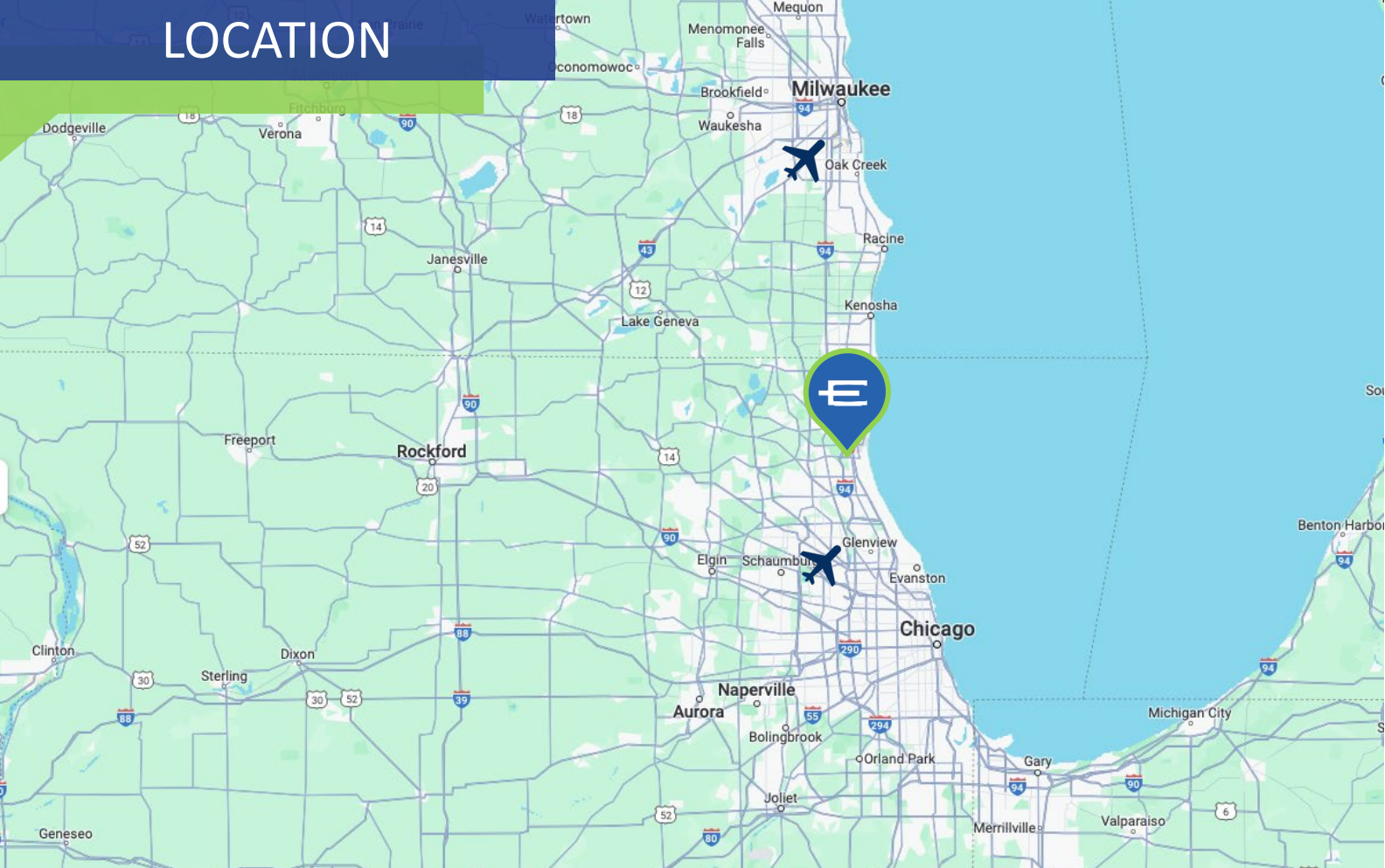
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LOCATION



29850 N. Skokie Hwy, Lake Bluff, IL

Amenities

- Prime North Shore location
- Traffic counts of over 37,000 vehicles per day
- Hotels, Recreation, Restaurants, Retail



**50 Miles from
Milwaukee
Intl Airport**



**27 Miles from
Chicago O'Hare
Intl Airport**