

3400 Oakton, Skokie IL

Available For Lease: 25,000 – 67,700 SF



GREAT SKOKIE LOCATION

NEW LOW MODIFIED GROSS RATE

BUILDING SIZE: 198,200 SF

AVAILABLE FOR SALE: Approximately 50,000 – 67,700 SF

AVAILABLE FOR LEASE: Approximately 25,000 – 67,700 SF

CEILING HEIGHT: 17'

LOADING: 4 Docks; 2 Drive-In Doors

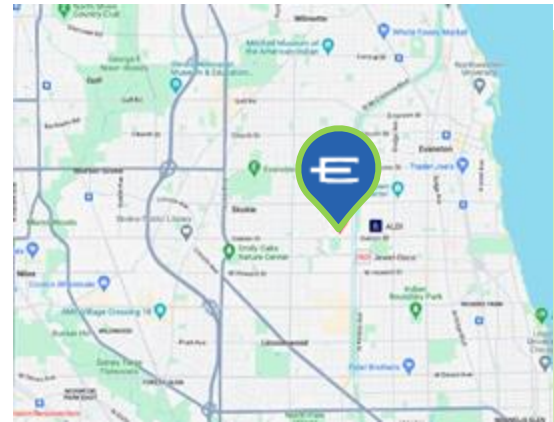
PARKING: 377 Current Parking Spots

2022 REAL ESTATE TAXES: \$3.64 PSF (Paid in 2023)

2023 CAM: \$2.01 PSF

LEASE RATE: \$7.75 Modified Gross

SALE PRICE: \$7,950,000 (Including Approx. 100 Parking Spaces)



- High-end upgrades available
- High density parking may be available
- Great, hard to find Skokie location
- Truck parking available
- 18,000 Vehicles per day
- Lease may include new office build-to-suit

ENTRE
Commercial Realty LLC

Denise Stein Chaimovitz, SIOR, MA

847-804-8566

Denise@entrealty.com

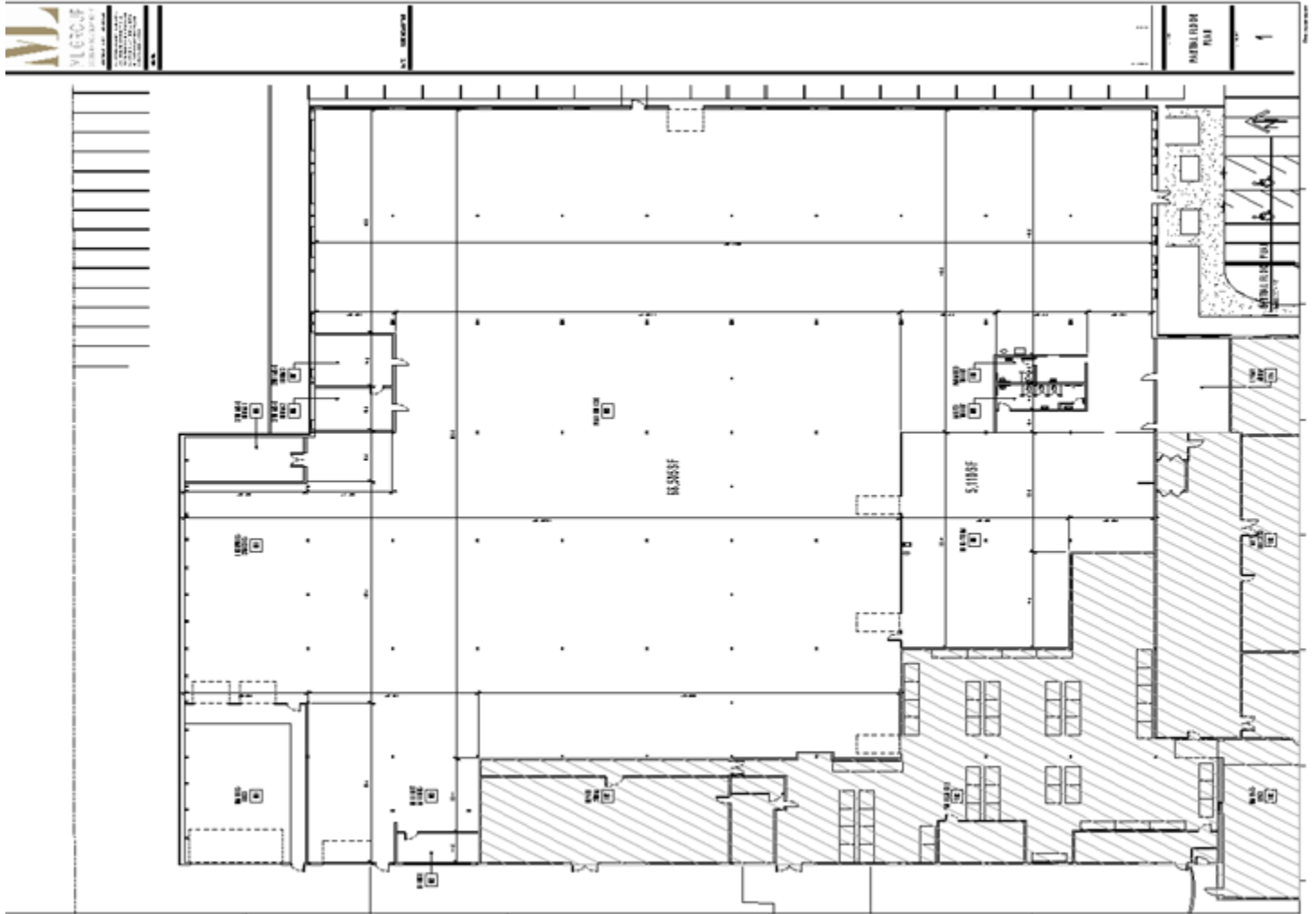
SCAN FOR



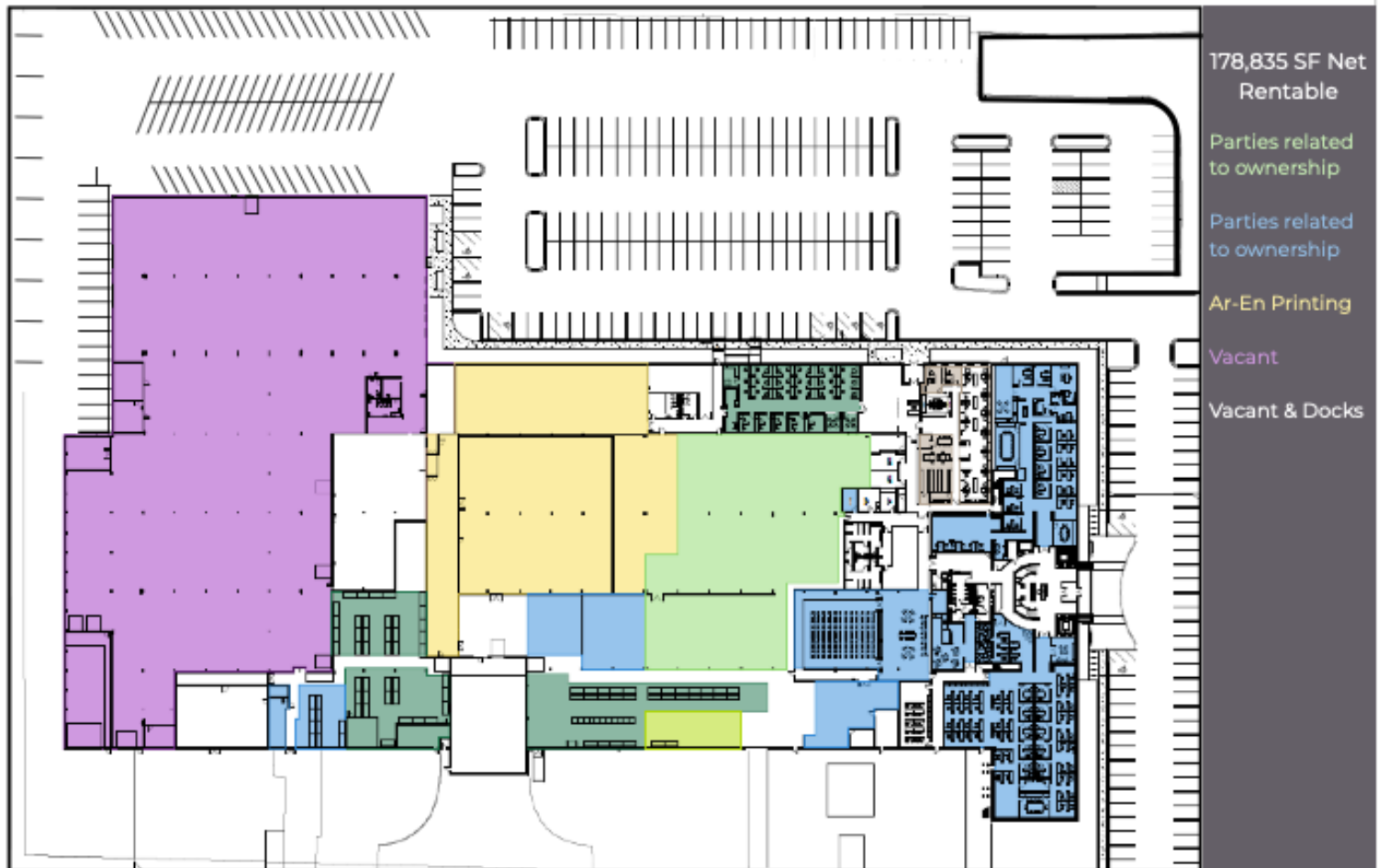


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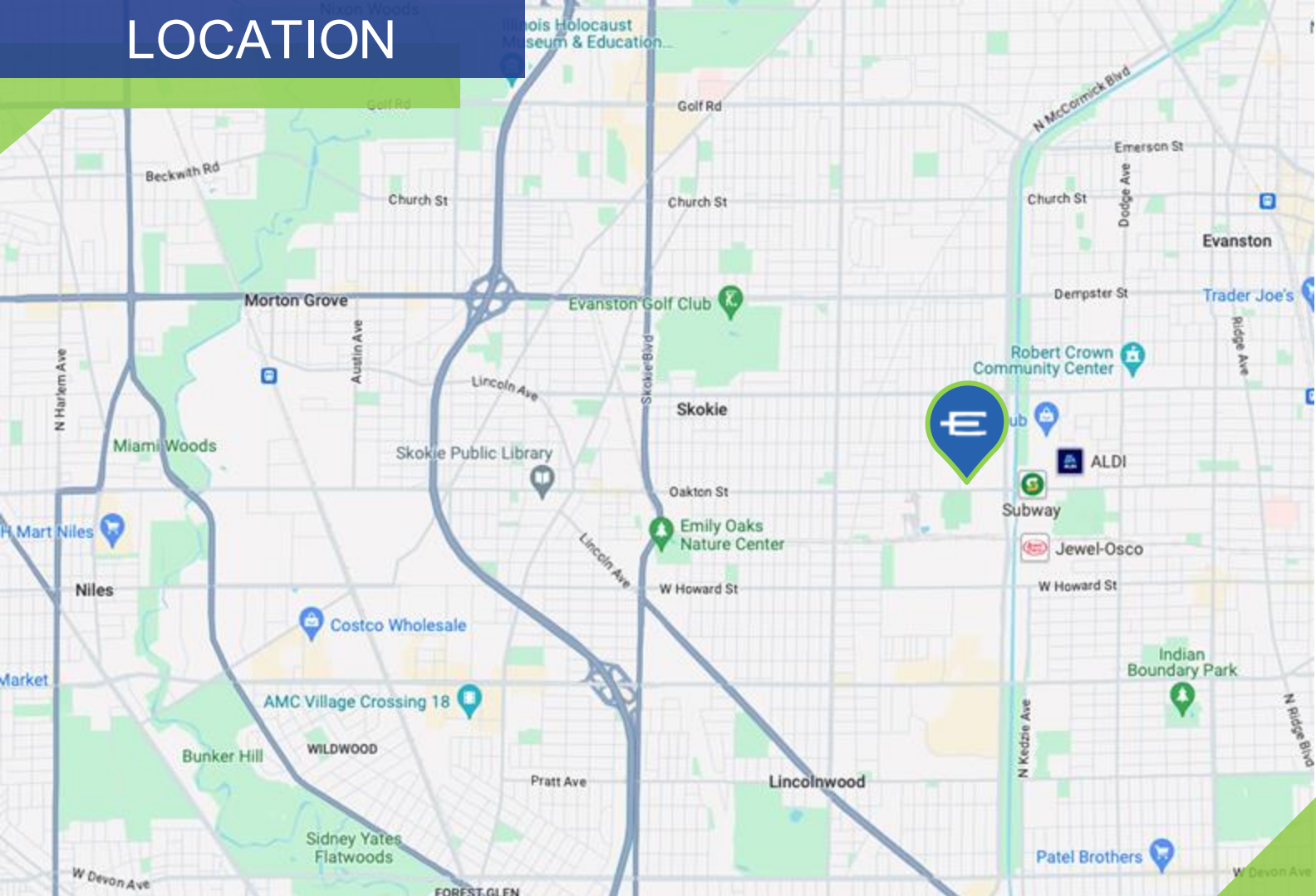
SPACE PLAN



SITE PLAN



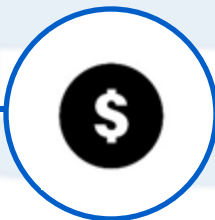
LOCATION



SCAN FOR MAP
VIEW



**Great, Hard to
Find Skokie
Location**



**Now Available
for Sale or
Lease**



18,000 VPD

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PHOTOS



Large Parking Lot - Approximately 100 Cars

