



VANDON  
FORBES



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REAL ESTATE INSPIRED

7821 GROSS POINT RD  
Skokie, IL 60077

# 7821 GROSS POINT ROAD



## OFFICE & WAREHOUSE BUILDING

Excellent opportunity to lease a well-maintained industrial/warehouse facility ideally suited for distribution, storage, light manufacturing, or service-based businesses. The property features high ceilings, drive-in and/or dock-high loading, ample power, and efficient clear-span warehouse space. Flexible layout allows for office buildout or customization to fit tenant needs. Convenient access to major highways and transportation routes, with ample parking and truck maneuverability.

**CONTACT US FOR ADDITIONAL DETAILS  
& TO SCHEDULE A TOUR**



**3 PHASE - 600 AMPS**



**\$8.50 PSF NNN**

SUBJECT TO LEASE TERMS



**8,995 SQ FT**

CAN BE COMBINED WITH AN ADDITIONAL  
8,060 SQ FT FOR A TOTAL OF 17,055 SQ FT



**16 FT CEILING HEIGHT**



**HIGHLY VISIBLE**

DIRECTLY NEXT TO THE I-94  
EXPRESSWAY



**EASILY ACCESSIBLE**

LOCATED ON GROSS POINT ROAD



**ACCESS TO 6 DOCKS**



**NEW IMPROVEMENTS**

MECHANICALS, HVAC, SIGNAGE,  
EXTERIOR PAINT



**FLEXIBLE SPACE**

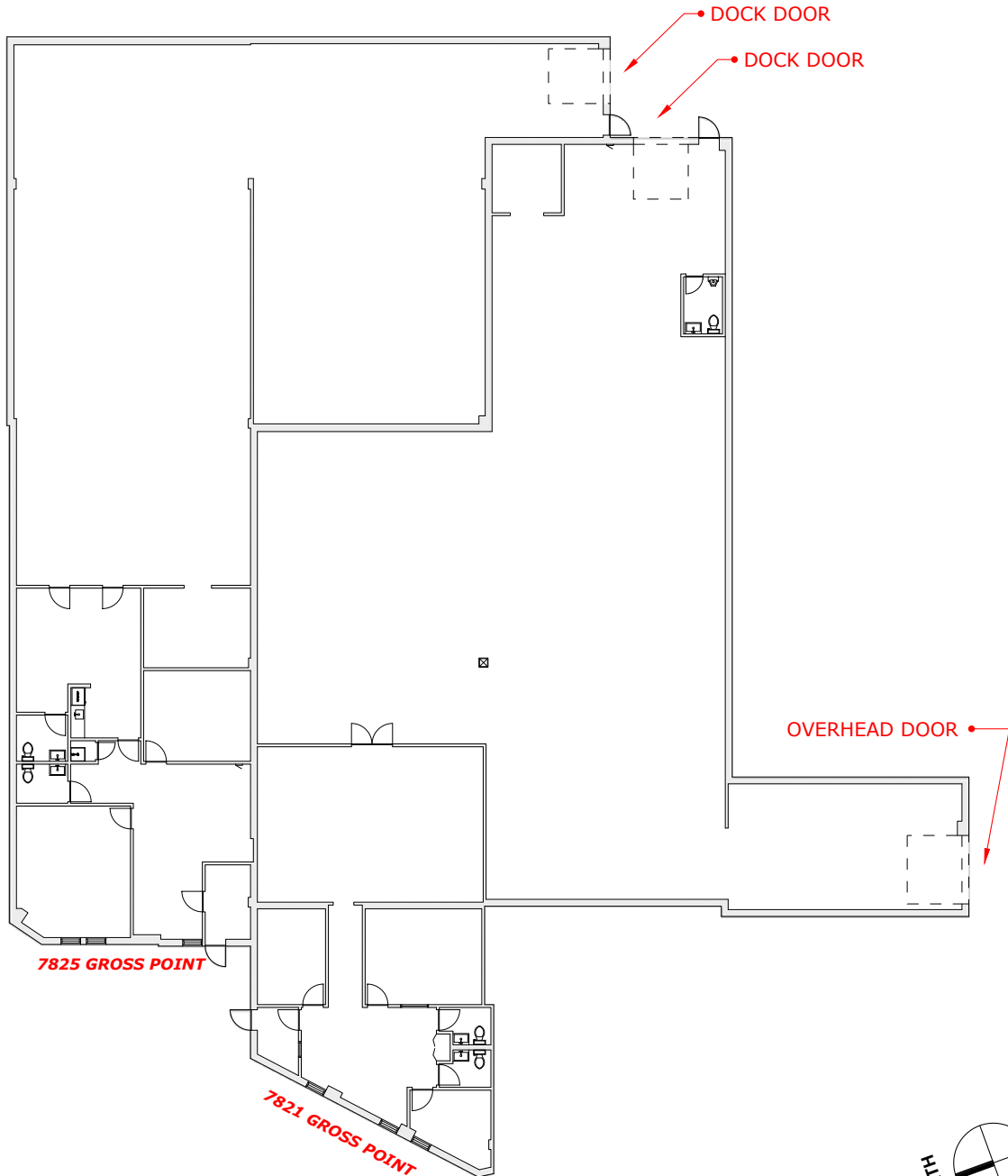
AVAILABLE SPACE FOR RETAIL, OFFICE,  
INDUSTRIAL, WAREHOUSE, ETC.

# SITE PLAN

# 7825 & 7821 GROSS POINT ROAD

SCALE: 1"=20'-0"

17,055 RSF



NOT FOR CONSTRUCTION

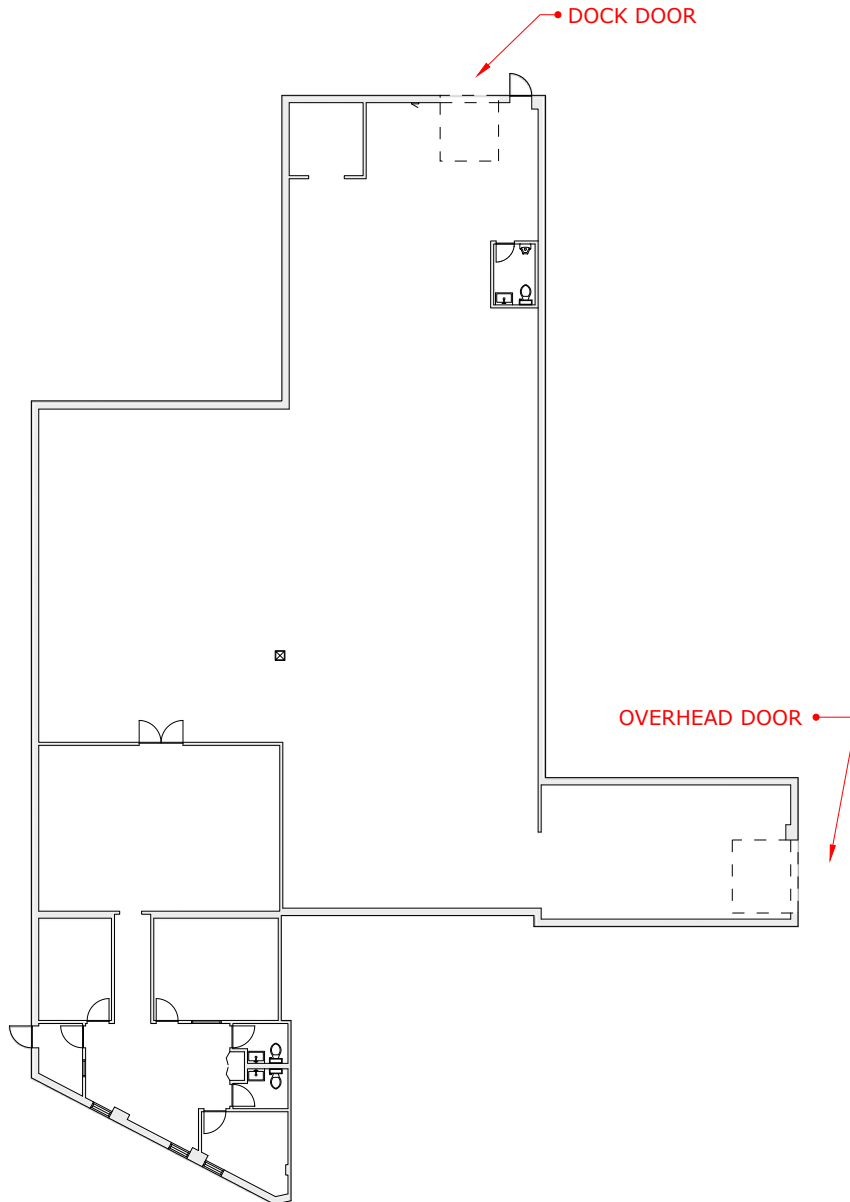


# SITE PLAN

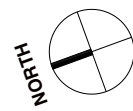
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SCALE: 1"=20'-0"

8,995 RSF



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