



VANDON
FORBES



REAL ESTATE INSPIRED

7825 GROSS POINT RD
Skokie, IL 60077

7825 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



8,060 SQ FT

CAN BE COMBINED WITH AN ADDITIONAL
8,995 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

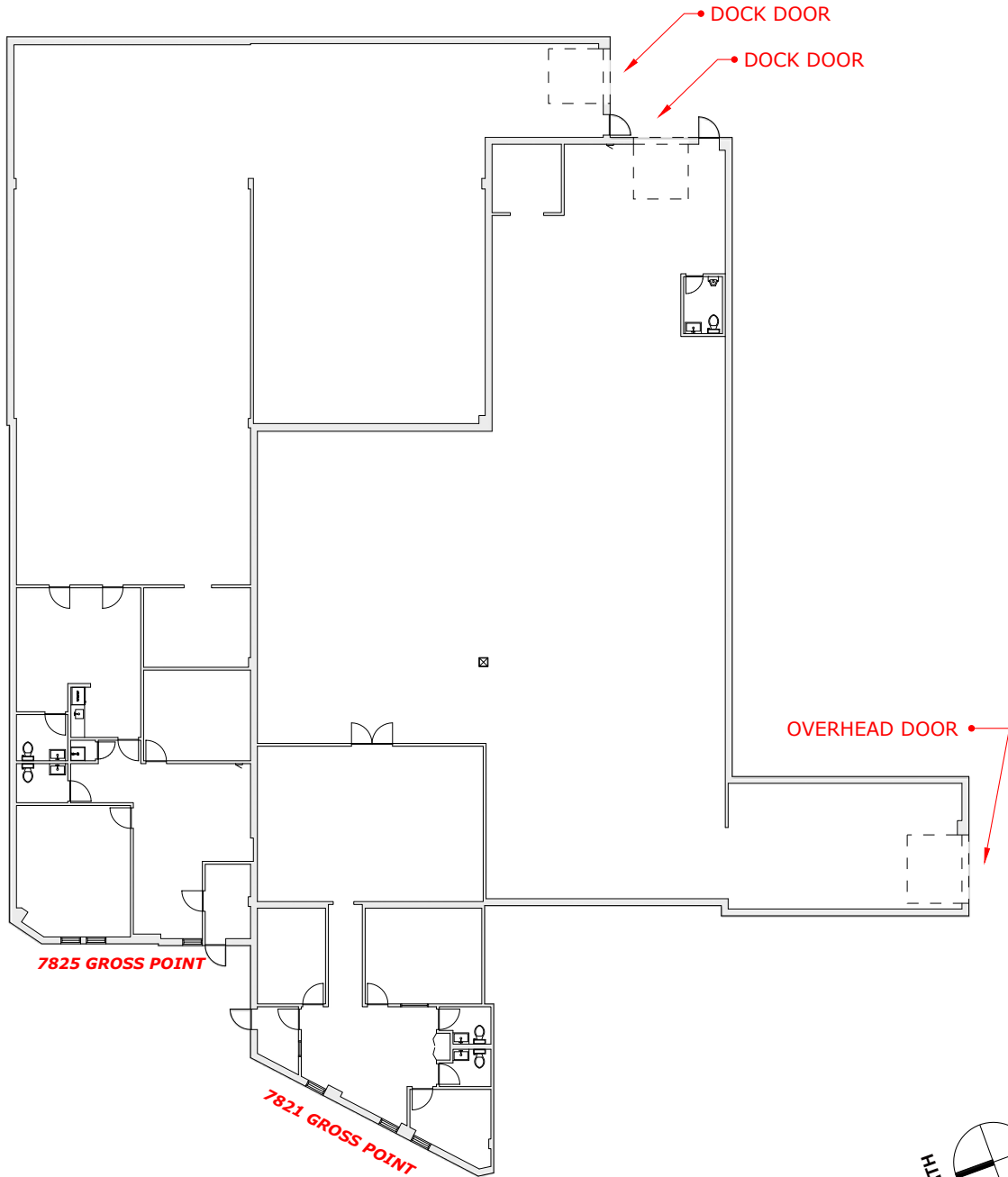
AVAILABLE SPACE FOR RETAIL, OFFICE,
INDUSTRIAL, WAREHOUSE, ETC.

SITE PLAN

7825 & 7821 GROSS POINT ROAD

SCALE: 1"=20'-0"

17,055 RSF



NOT FOR CONSTRUCTION



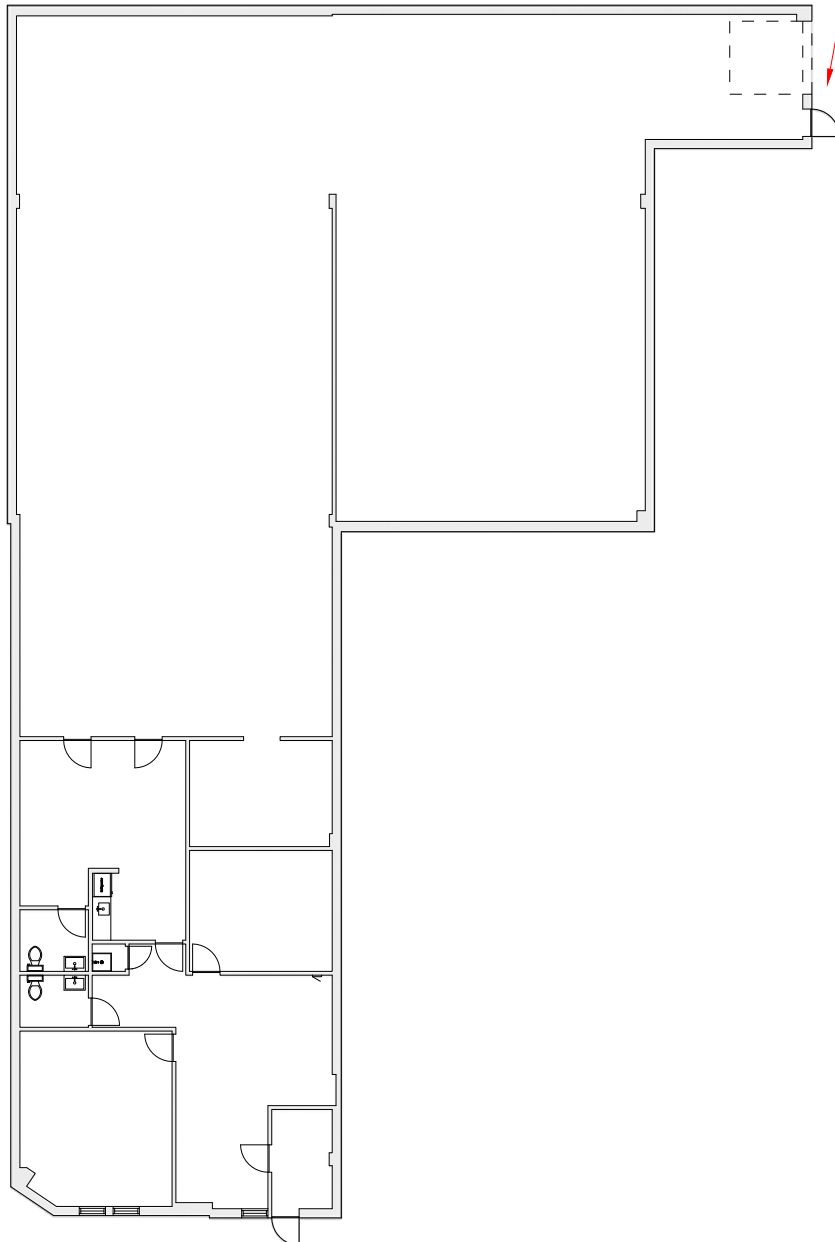
SITE PLAN

7825 GROSS POINT ROAD

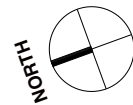
SCALE: 1/16"=1'-0"

8,060 RSF

DOCK DOOR



NOT FOR CONSTRUCTION





**7825 GROSS POINT ROAD
SKOKIE, ILLINOIS 60077**


**VANDON
FORBES** 

LEIBEL MOSCOWITZ

 312-498-0319

 lmoscowitz@vandonforbes.com

AARON KAPLAN

 773-965-0756

 akaplan@vandonforbes.com