

For Sale / Lease (Together or Separately)
Heavy Power Manufacturing/Warehouse Facilities

7455 St. Louis Ave
7501 St. Louis Ave
Skokie, IL 60076



7455 St. Louis Ave. & 7501 St. Louis Ave

PRICE: \$4,900,000 (\$60.36/PSF)

SIZE: 81,175 SF Total Buildings on 3.24 Acres
31,325 SF Building on 1.04 AC (7455 St. Louis)
49,850 SF Building on 2.2 AC (7501 St. Louis)

ZONING: M-3

CEILING: 13'-16' Clear Height

DOCKS: 4 Exterior and 1 Interior

DID: 3 Drive-in Doors

PARKING: 65 Spaces Total

TAXES : \$298,315 (\$3.67 PSF) in Year 2024

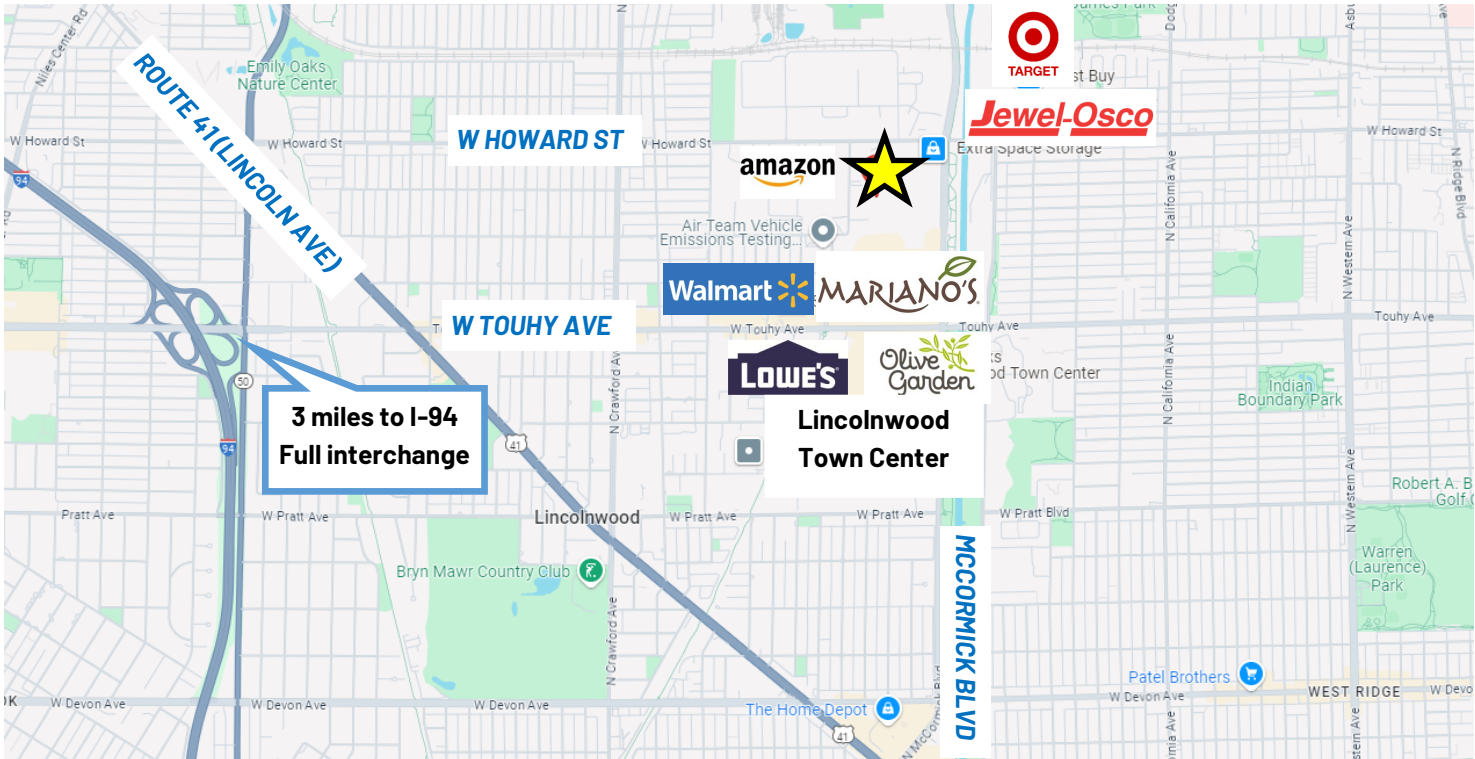
POWER: 800a @240v
800a @480v
1600a @ 480v



CONTACT MJ Weinberger
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847 334 2587 Mobile
mj@straussrealty.com

STRAUSS
REALTY, LTD.

LOCATION



- Positioned in a mature industrial park in Skokie
- Located nearby Skokie Amazon delivery warehouse
- Access a robust labor pool in the northern suburbs of Chicago
- Convenient access to I-94—7 minutes from 4-way interchange on Touhy Ave.
- Minutes from Walmart, Mariano’s, Jewel-Osco, Target and the 2 million square foot shopping mall “Lincolnwood Town Center”
- 11 miles from O'Hare International Airport
- 15 miles from downtown Chicago

DEMOGRAPHICS (2024)



POPULATION

1 Mile:	19,876
3 Miles:	307,464
5 Miles:	701,033



HOUSEHOLDS

1 Mile:	6,534
3 Miles:	119,011
5 Miles:	287,369



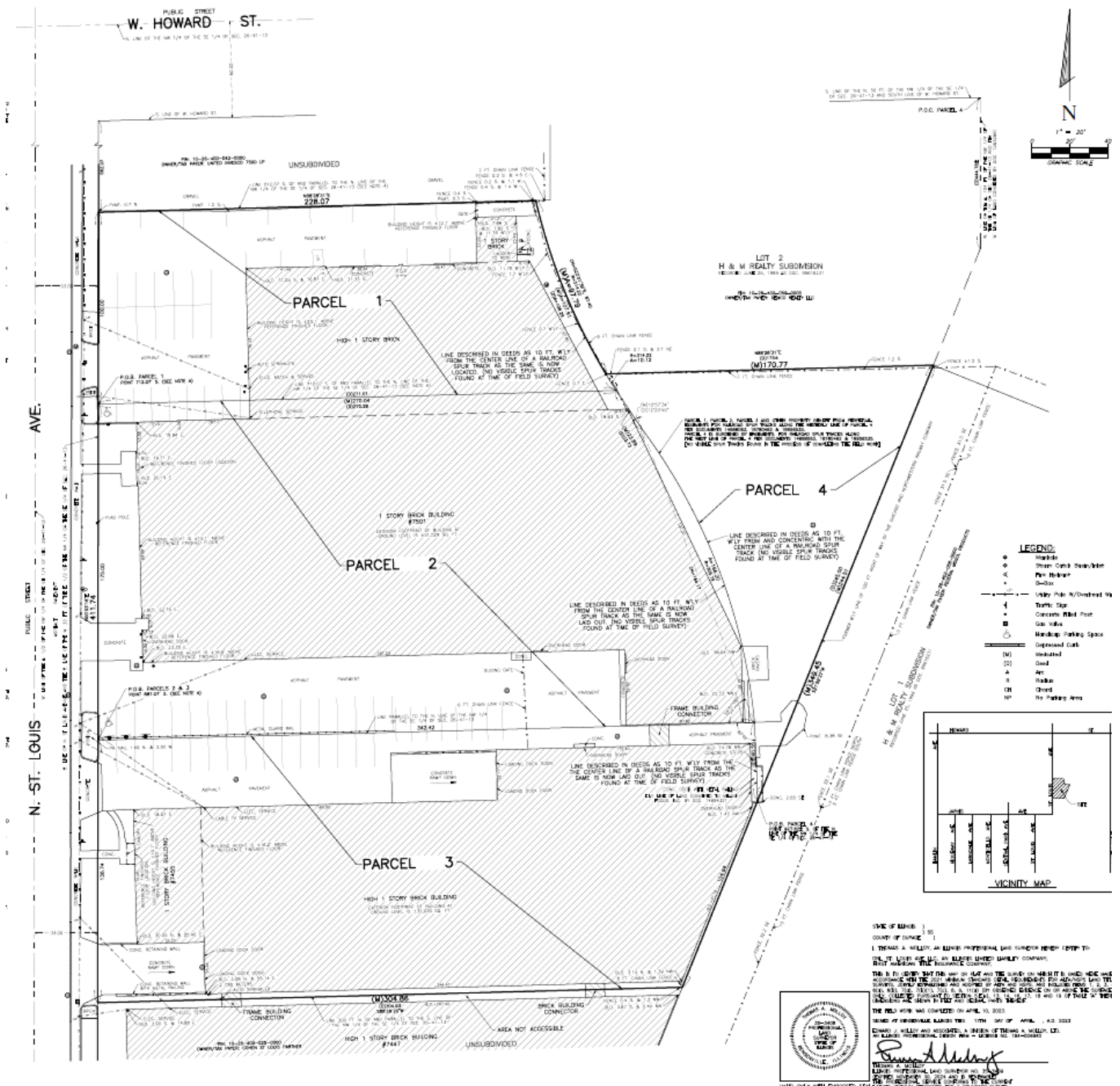
AVG HOUSEHOLD INCOME

1 Mile:	\$103,653
3 Miles:	\$97,348
5 Miles:	\$105,012

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SURVEY



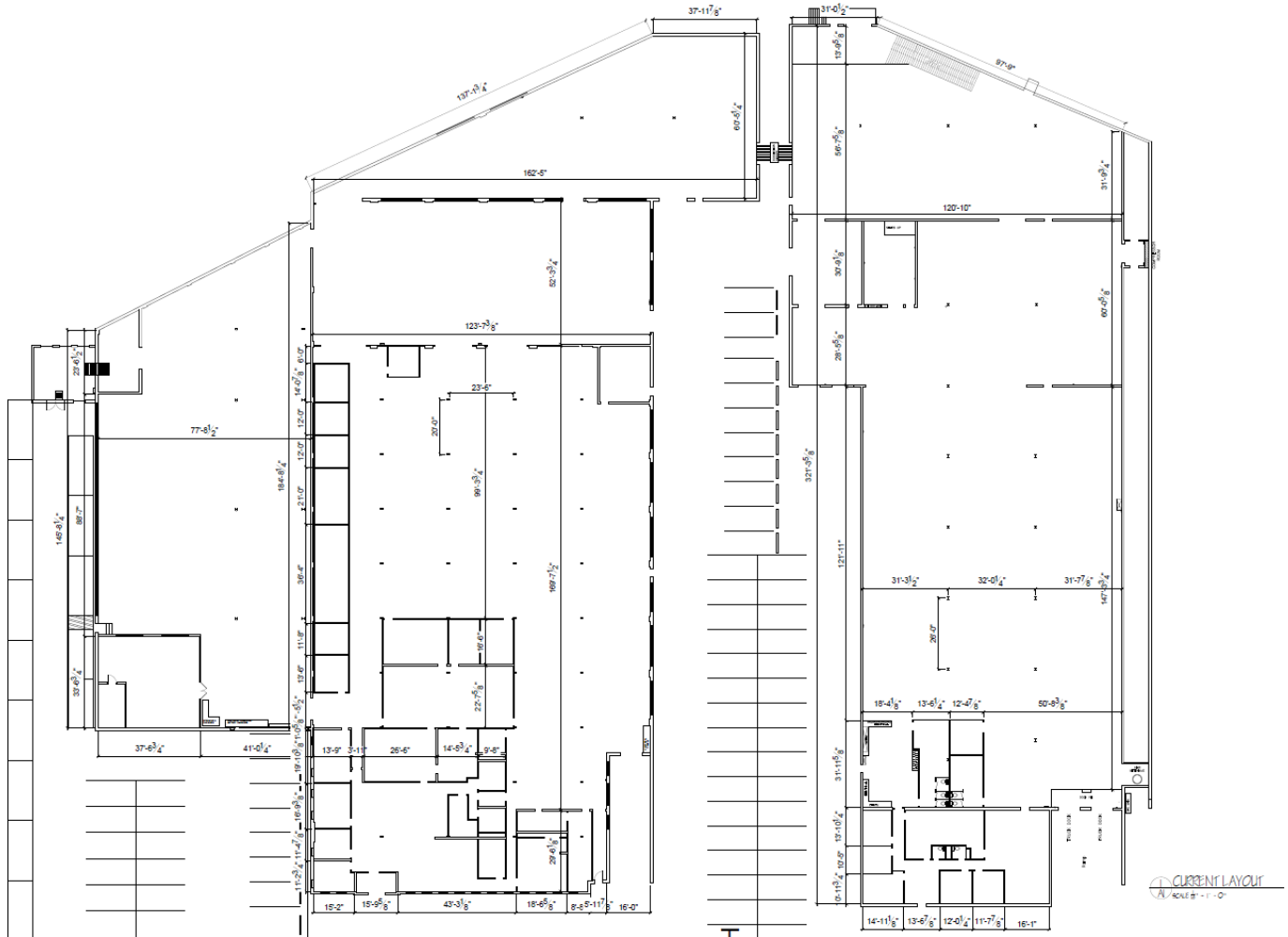
PINS#

- 10-26-400-046-0000
- 10-26-400-043-0000
- 10-26-400-017-0000
- 10-26-400-039-0000
- 10-26-400-040-0000

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FLOOR PLAN



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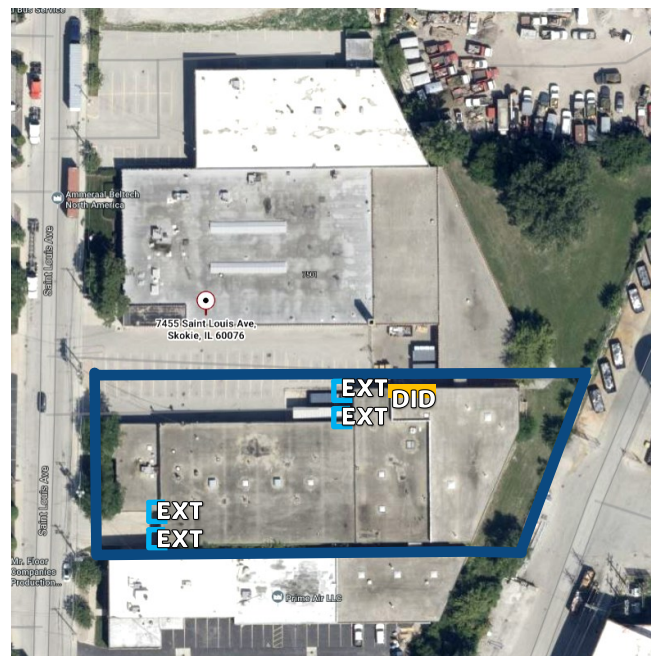


For Sale / Lease
Heavy Power Manufacturing/Warehouse Facility

7455 St. Louis Ave
Skokie, IL 60076



SALE PRICE: \$2,125,000 (\$67.78/PSF)
LEASE PRICE: \$10.50 PSF, Modified Gross
BUILDING SIZE: 31,325 SF
SITE SIZE: 1.04 Acres
OFFICE SIZE: 3,000 SF
ZONING: M2-3
CLEAR HEIGHT: 14'-15'
DOCKS: 4 Exterior
DRIVE-IN DOORS: 1 Drive-in
PARKING: 40 Spaces
POWER: 1600a @ 480v



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STRAUSS
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For Sale / Lease
Heavy Power Manufacturing/Warehouse Facility

7501 St. Louis Ave
Skokie, IL 60076



SALE PRICE: \$3,000,000 (\$60.18/PSF)
LEASE PRICE: \$9.00 PSF, Modified Gross
BUILDING SIZE: 49,850 SF
SITE SIZE: 2.2 Acres
OFFICE SIZE: 5,000 SF
ZONING: M2-3
CLEAR HEIGHT: 13'-16'
DOCKS: 1 Interior Dock
DRIVE-IN DOORS: 2
PARKING: 25 Spaces
POWER: 800a @ 240v
800a @ 480v



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