

**±80,920 SF  
INDUSTRIAL  
BUILDING  
FOR SALE**

Class 6b  
Eligible

Heavy  
Power

Trailer  
Parking



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 8110-8130 ST. LOUIS AVENUE

Skokie, IL 60076

[Property Website](#)

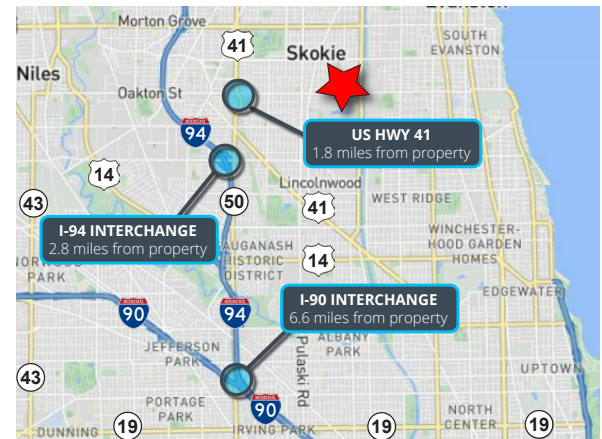


## SPECIFICATIONS

- Building Size: ±80,920 SF
- Land Area: ±3.53 AC
- Office Size: TBD
- Ceiling Height: 14' - 33'
- Loading: 6 Docks/4 DID
- Car Parking: ±50
- Trailer Stalls: ±15
- Construction: Masonry/Steel
- **Sale Price: \$7,500,000**

## HIGHLIGHTS

- Hard-to-find standalone facility for sale
- Class 6b eligible
- Heavy power, great for manufacturing
- Portion of warehouse is temperature-controlled
- Trailer parking available
- Potential for outside storage
- Great access to Hwy 41 and I-94 via Touhy Ave



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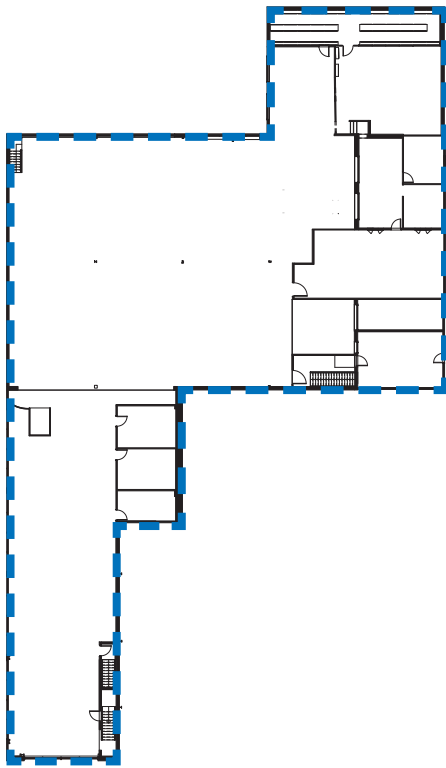
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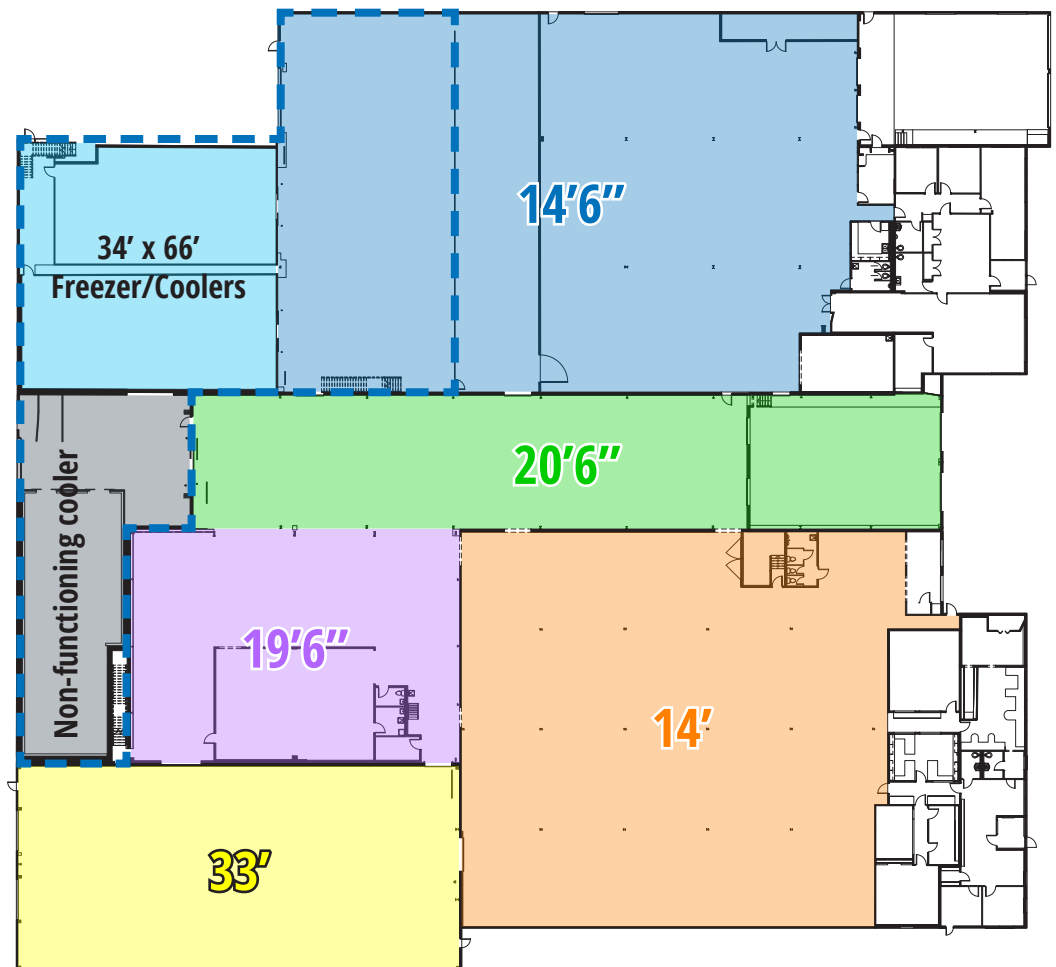
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## FLOOR PLANS

SECOND FLOOR



FIRST FLOOR



[Click Here to Download Plat of Survey](#)

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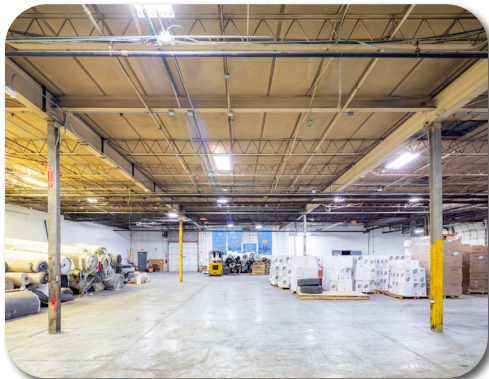
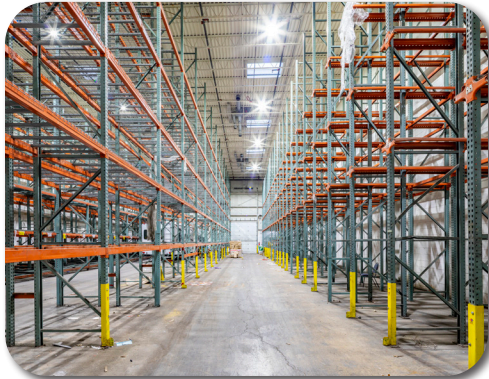
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## PROPERTY PHOTOS



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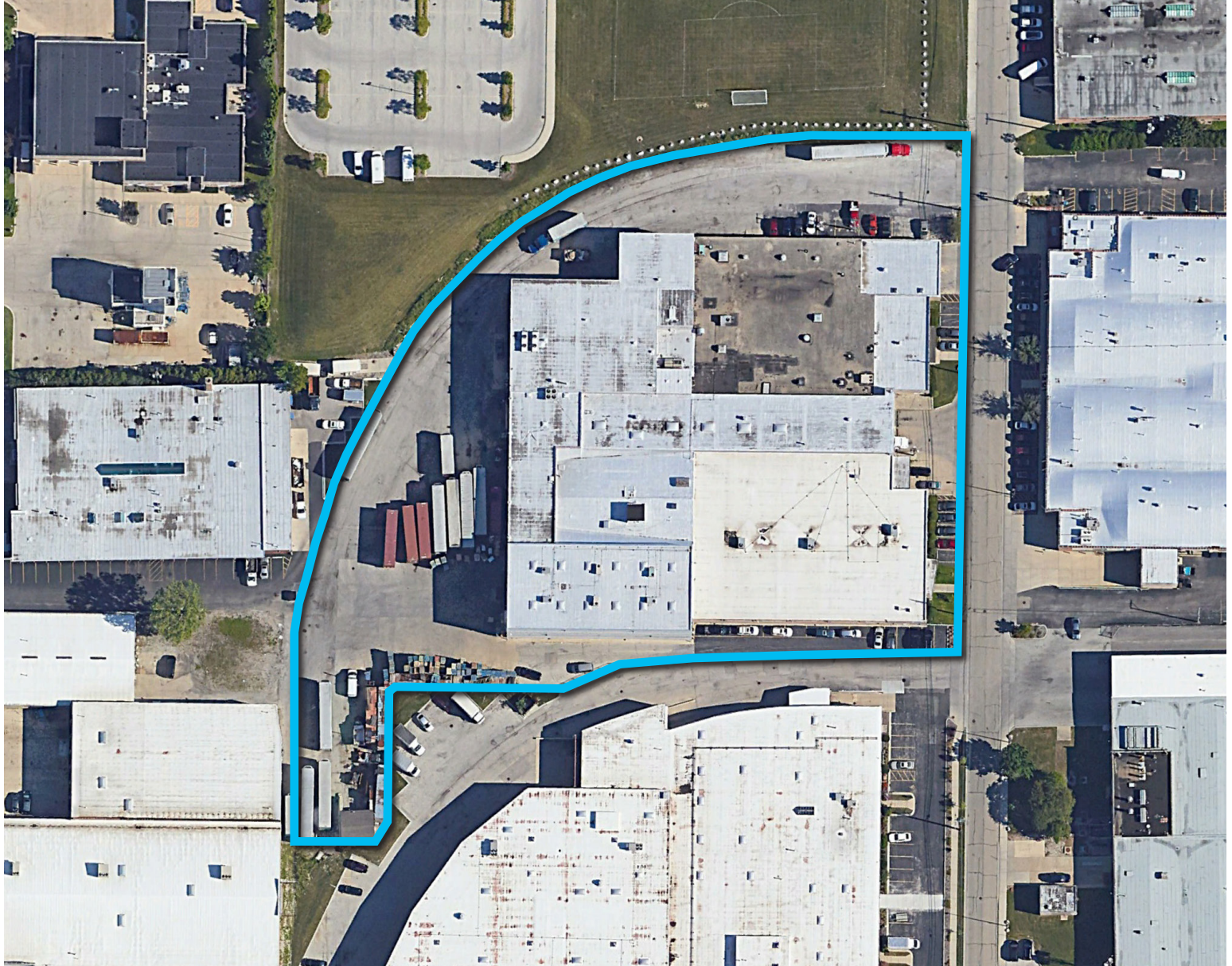
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## PROPERTY AERIAL



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