

# 8110-8130 St. Louis Avenue

## INDUSTRIAL BUILDING FOR SALE

8110-8130 St. Louis Avenue, Skokie, IL 60076  
[Property Website](#)

±80,920 SF  
Available

Class 6b  
Eligible

Heavy  
Power

Trailer  
Parking

# *HUGE PRICE REDUCTION!*



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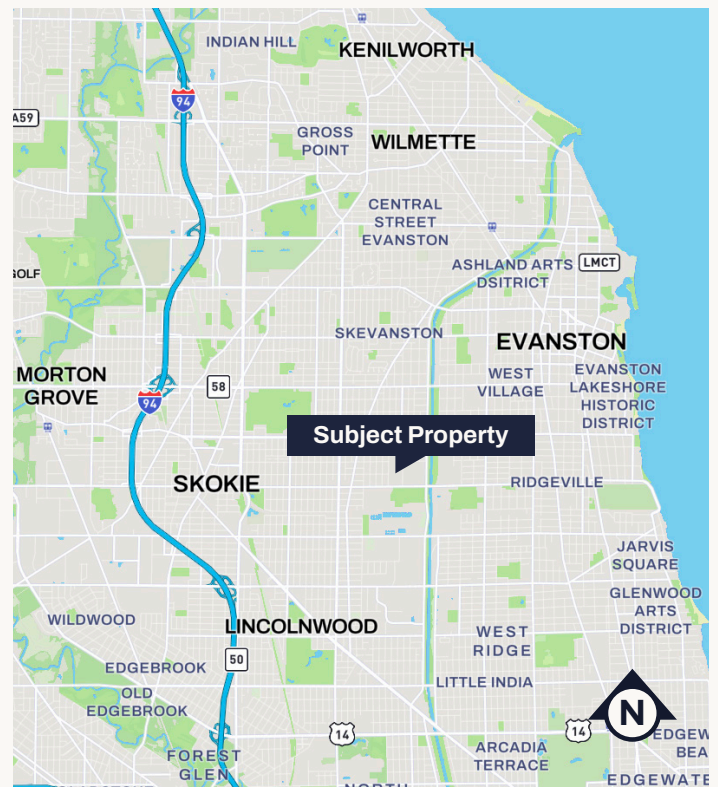
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## Property Highlights

- **HUGE PRICE REDUCTION!**
- 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

BUILDING SIZE	±80,920 SF
LAND AREA	±3.53 AC
OFFICE SIZE	TBD
CEILING HEIGHT	14' - 33'
LOADING	6 Docks / 4 DID
POWER SERVICES	(2) 1200A 208/240V 3P
CAR PARKING	±50 Spaces
TRAILER PARKING	±15 Stalls
CONSTRUCTION	Masonry/Steel
SALE PRICE	<del>\$7,500,000</del> \$5,500,000



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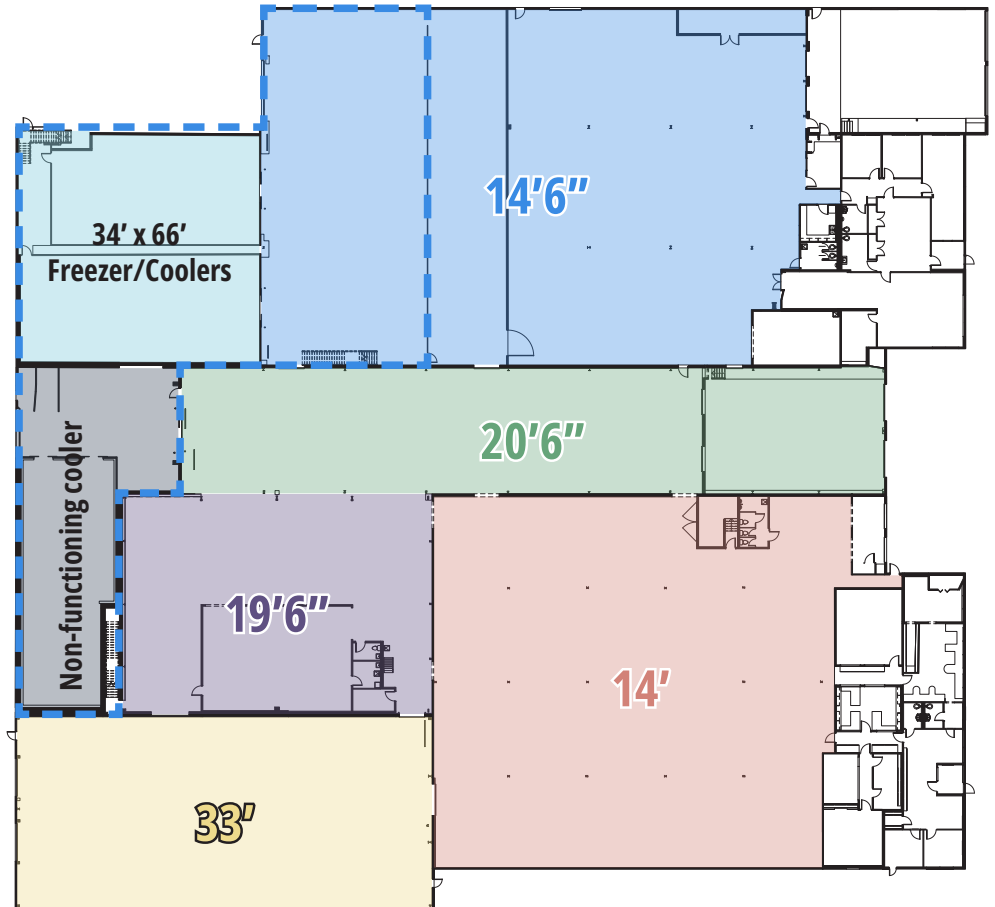
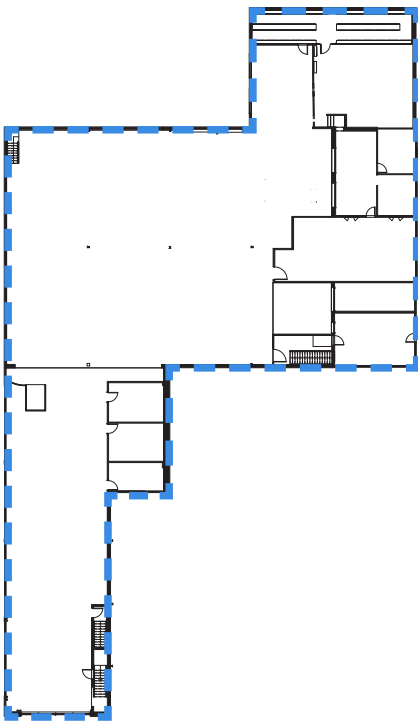
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***SALE PRICE REDUCTION!***

## SECOND FLOOR

## FIRST FLOOR



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

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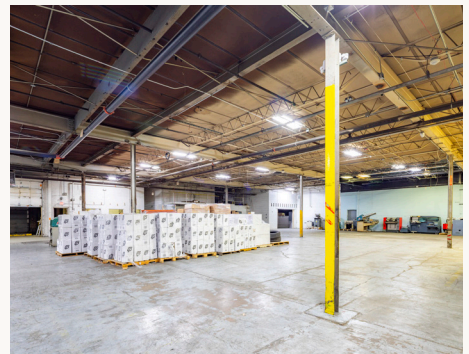
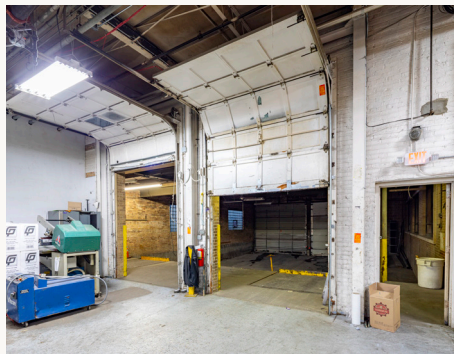
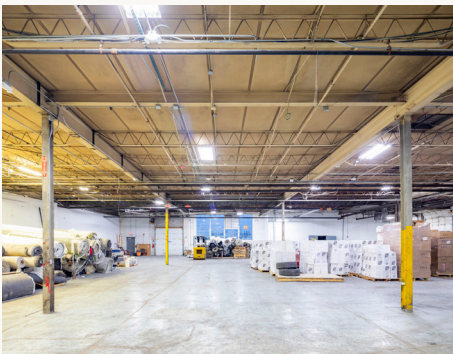
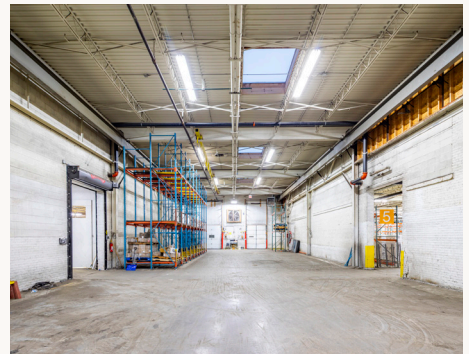
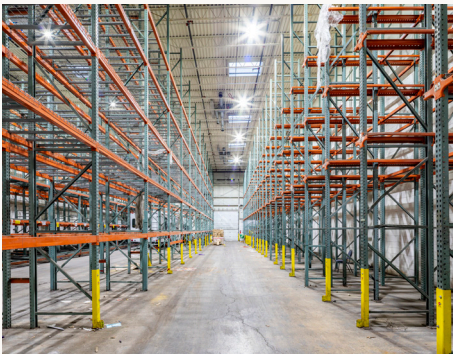
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## PROPERTY PHOTOS



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## AERIAL VIEW



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