

**FOR SALE OR LEASE**

## 8114-8120 Lawndale Ave Skokie, IL

### About This Property

- Building Size: 8,516 SF
- Office: Approximately 80% (can be scaled back)
- Land Size: 16,246 SF (0.37 acres)
- Ceiling Height: 12'-14' clear
- Loading: 1 exterior dock, 1 drive-in door
- Age: 1951,1963,1982
- Zoning: M-1 - Manufacturing District
- Electrical: 208 Amps, 208 Volt, 3 phase
- Parking: 13 cars plus street parking
- Tenant leasing 1,998 SF (Unit 8120 Lawndale)
- Real Estate Taxes: \$49,901 - \$5.86/SF (2023 payable 2024)
- Asking Sale Price: \$975,000
- Asking Lease Rate: \$15.00/SF Modified Gross

### Contact us:

**Brendan Green**

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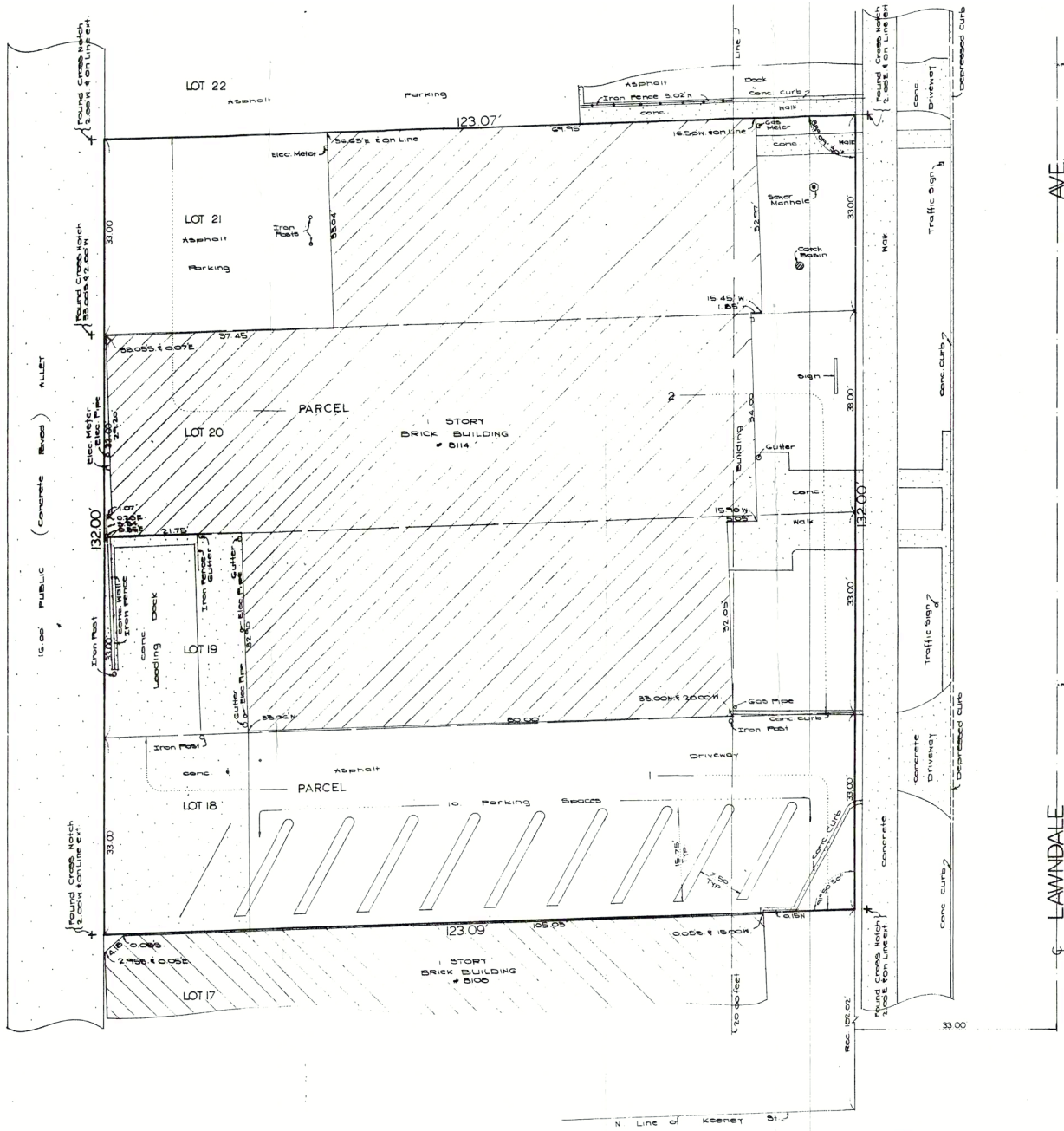
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**Colliers International**

6250 N. River Rd., Suite 11-100  
Rosemont, IL 60018

# Survey



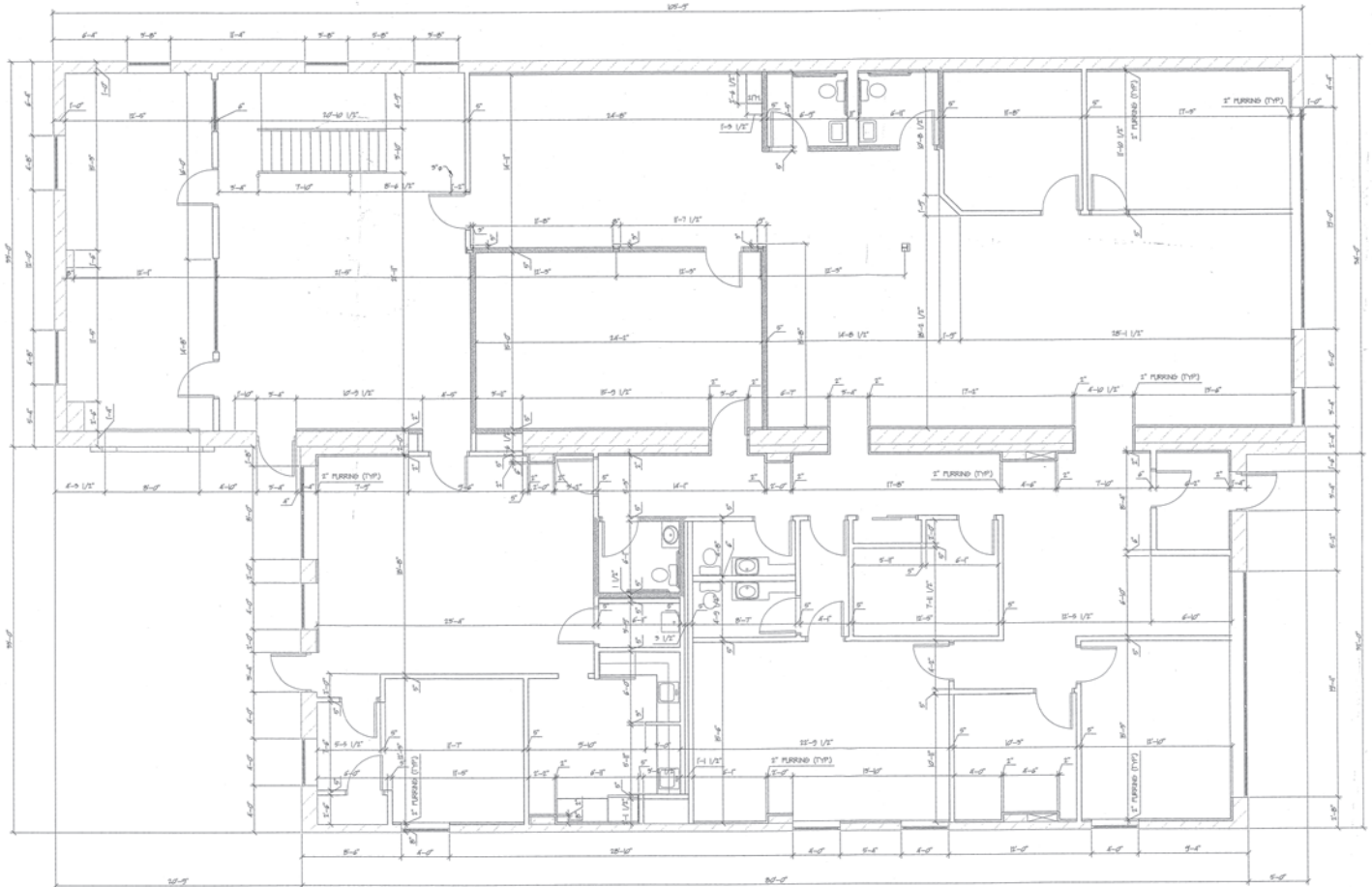
CERTIFY TO:  
 - 1ST EQUITY BANK  
 - AMERICAN LANDMARK PROPERTIES, LTD.  
 - CHICAGO TITLE INSURANCE CO.

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# Floor Plan



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# Aerial

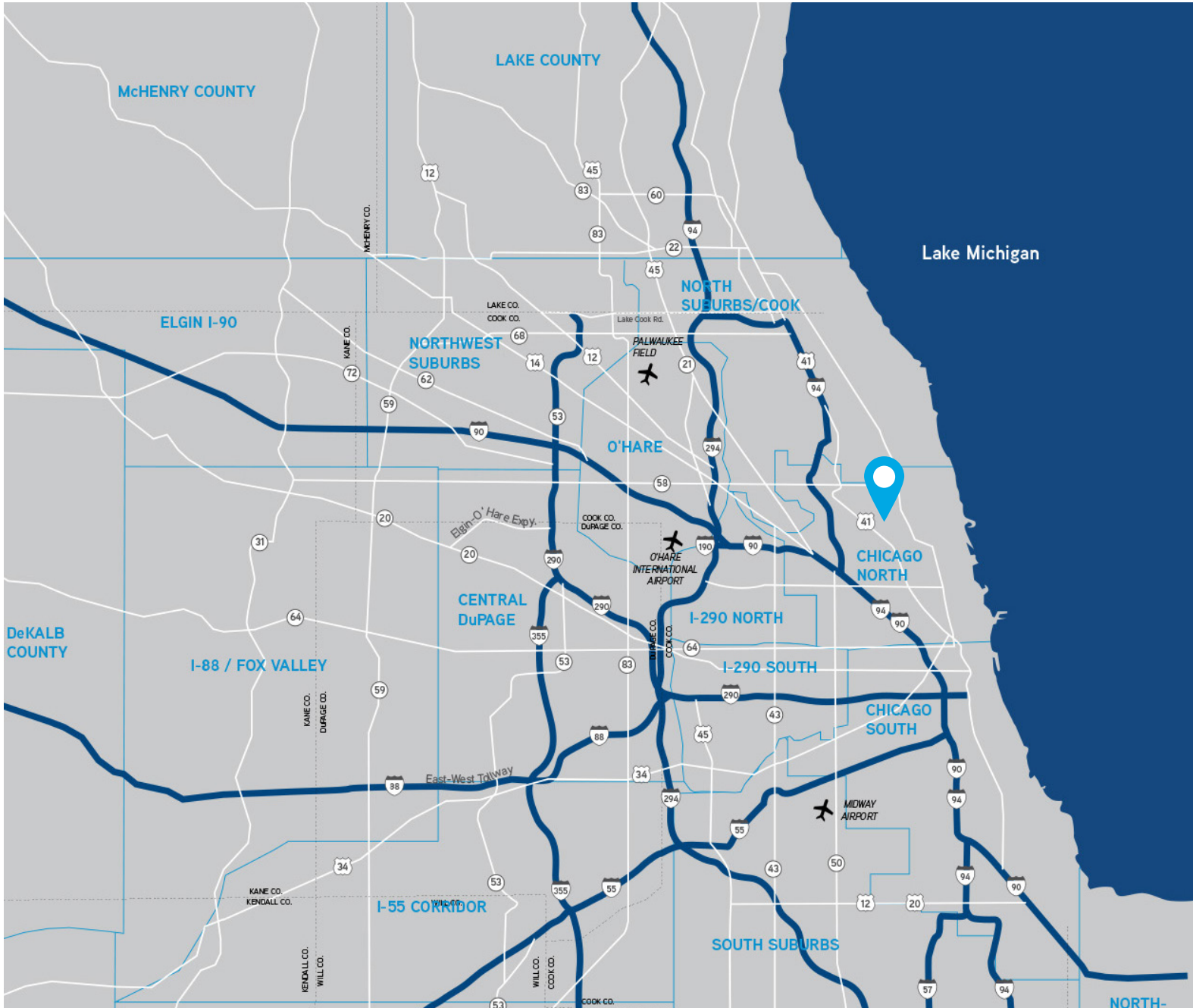


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# Location



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