

PRIME BUILDING/SITE AVAILABLE!!!

**3720 West Touhy Avenue
Skokie, IL 60076**

Total Building/Unit Size:	24,990 SF building
Site Size:	1.285 Acres +/- (55,989 SF)
Facility Type:	General Purpose Industrial/Warehouse
Construction Type:	Masonry/Metal
Roof:	Original building - rolled rubber; addition- tar and gravel
Number of Stories:	One, part two story
Office Area:	4,000 SF (upper level)
Ceiling Height:	Original space @ 12'-23' clear; expansion space @ 16' clear
Parking:	Approx. 30 off-street car spots available plus ample street parking
Loading:	4 exterior docks (3 w/levelers & weather seals) + 1 drive-in door
Year Built:	Original building - 1960's (14,590 SF); addition - 1985 (10,400 SF)
Power:	1,200 amps / 208 volts / 3-phase 4-wire
Heat:	Original space - low-pressure boilers; addition - GFA units
Column Spacing:	Original building @ 20'x 20' under offices + 40'x 20'; addition @ 40'x 32
Sprinklers:	Wet system
Rail Service:	None
Zoning:	M-3; Special Use Permit possible (site is contiguous to such uses)
Lease Price:	Not for lease
Purchase Price:	\$3,000,000.00
Real Estate Taxes:	\$1.30/SF (2006) - Reduced based on vacancy; reassessed in 2007
Possession:	At closing or sooner by mutual agreement
Comments:	<ul style="list-style-type: none">♦ 10,400 SF warehouse addition leased thru 2/12 to Titan Outdoor♦ 14,590 SF is owner-occupied (no leaseback possible)♦ Food-quality space w/heavy power, floor drains & processing area♦ 325 SF +/- cooler and 525 SF +/- freezer in place♦ Excellent overall condition♦ 190' Touhy Avenue frontage (est. 38,000 cars/day as of 2006)♦ Strong local demographics (full report available)♦ Many recent retail/commercial developments in immediate area

CONTACT:

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