



Available for Sale or Lease
23,750 SF

**For more information,
please contact:**

Dan Prendergast
dprendergast@darwinrealty.com

8050 N. Monticello Avenue Skokie, Illinois



Building Specifications

Available Size:	23,750 SF (Divisible to approx. 10,000 SF)
Building Size:	23,750 SF
Office:	± 50%
Land:	.53 Acres
Ceiling Height:	10' - 14' Clear
Loading:	2 Exterior Docks 1 Drive-in Door
Power:	400 Amps
Heat:	Gas
Sprinklers:	Yes
Lease Rate:	\$7.75/sf Gross
Sale Price:	\$1,850,000

Comments

- Part 2-story office/flex space
- Currently occupied by non-for profit organization
- Real estate taxes will be assessed for new user
- **Full kitchen with commercial appliances**

970 N. Oak Lawn Avenue
Suite 100
Elmhurst, Illinois 60126

Tel: 630-782-9520
Fax: 630-782-9531
www.darwinrealty.com

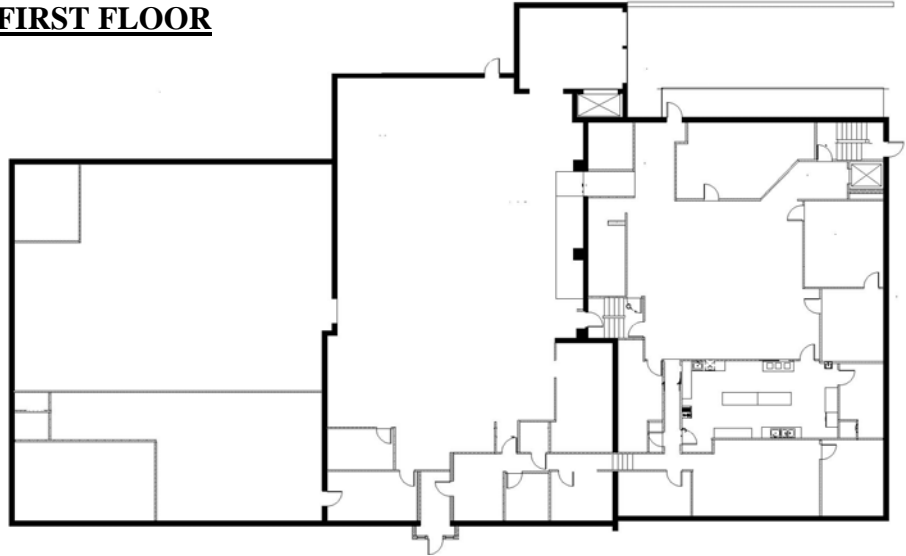
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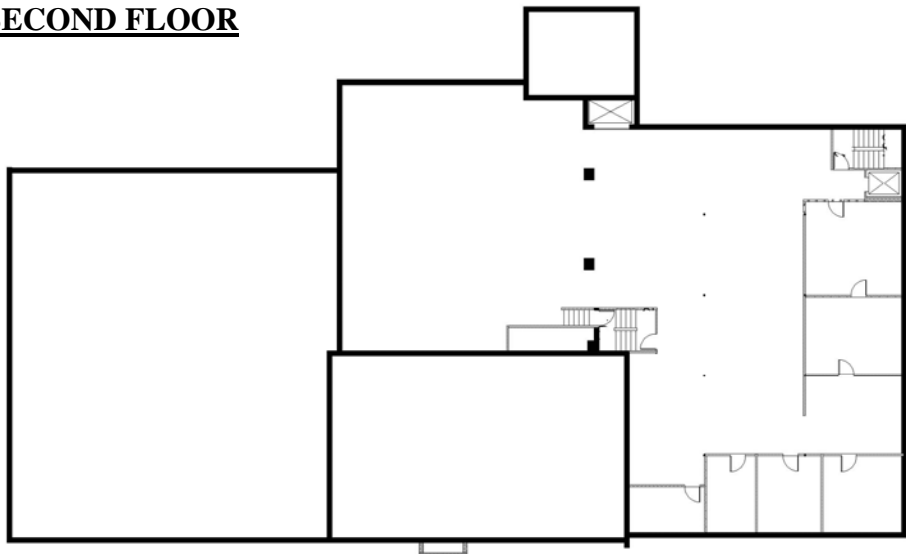
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**8050 N. Monticello Avenue
Skokie, Illinois**

FIRST FLOOR



SECOND FLOOR



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