



"CLASS A" FINISHES AVAILABLE

OFFERING SUMMARY

Building Size	198,200 SF
Available SF	10,000 SF - 57,000 SF
Office SF	1,500 SF (expandable)
Lot Size	9.4 Acres
Lease Rate	\$6.95 SF/yr (MG) "as is"
Ceiling Height	17'
Loading	4 Docks 2 DIDS
RE Taxes	\$1.43 PSF

PROPERTY HIGHLIGHTS

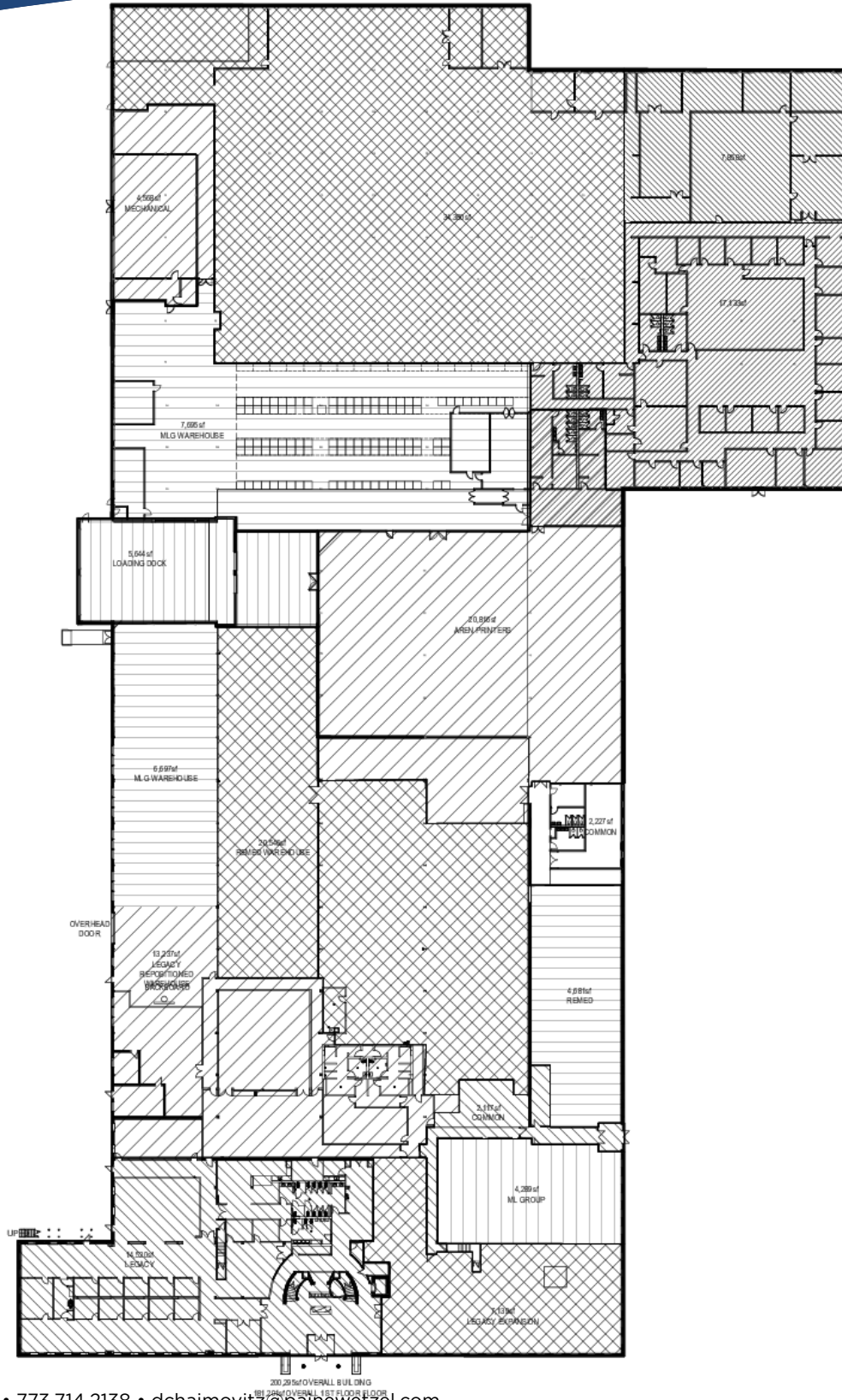
- High-end upgrades available
- High density parking
- Great location
- Good presence on street
- 18,000 vehicles per day
- Truck parking available
- Warehouse can be converted to high-end office or flex space

Denise Chaimovitz, MA, SIOR • 773.714.2138 • dchaimovitz@painewetzel.com

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3400-3450 OAKTON

Skokie, IL

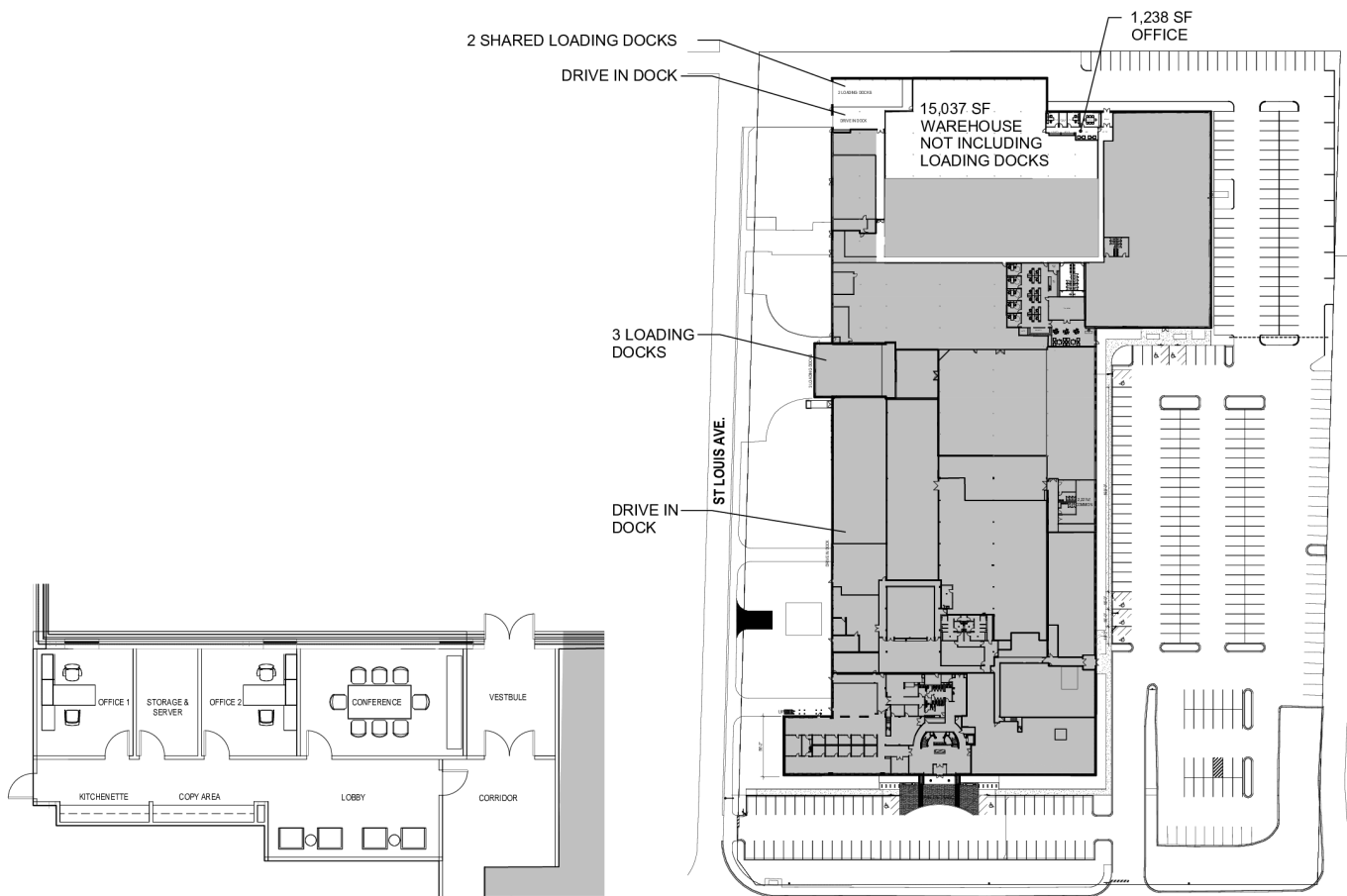


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3400-3450 OAKTON

Skokie, IL



A1 OFFICE FLOOR PLAN - 1,238 SF
NOT TO SCALE

A2 OVERALL PLAN
NOT TO SCALE

ML GROUP
DESIGN + DEVELOPMENT

150 W. WASHINGTON STREET, SUITE 1000, CHICAGO, IL 60601

NO.	NO.	DATE
ISSUED		05/19/20
FOR APPROVAL		
FOR PERMIT		
FOR BID		
FOR CONST.		
OTHER		
REVISIONS		

PROJECT: 3450 BUILDOUT
3450 OAKTON STREET
SKOKIE, IL 60076
CLIENT:

SHEET TITLE
FLOOR PLANS

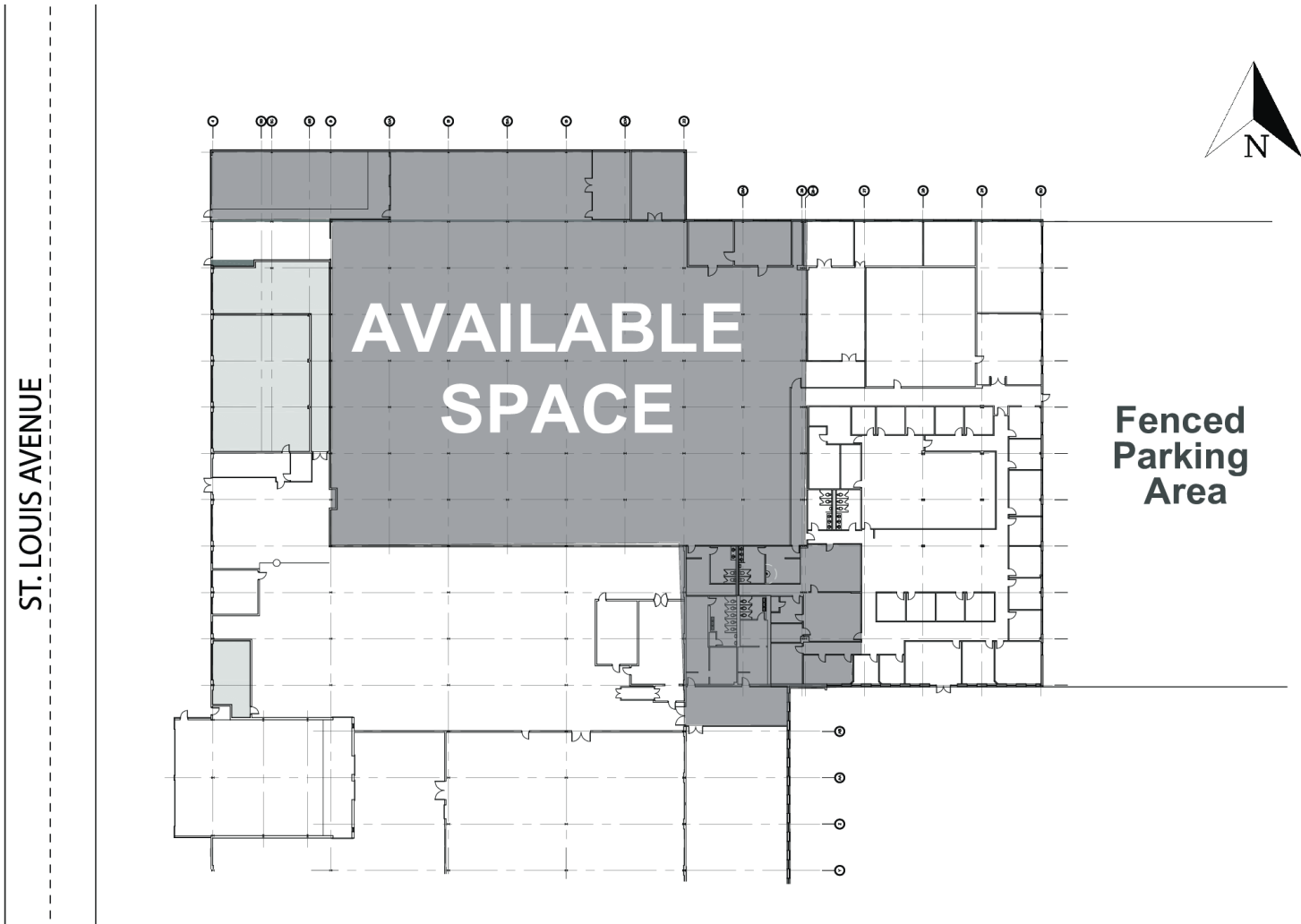
SHEET NUMBER
SK1

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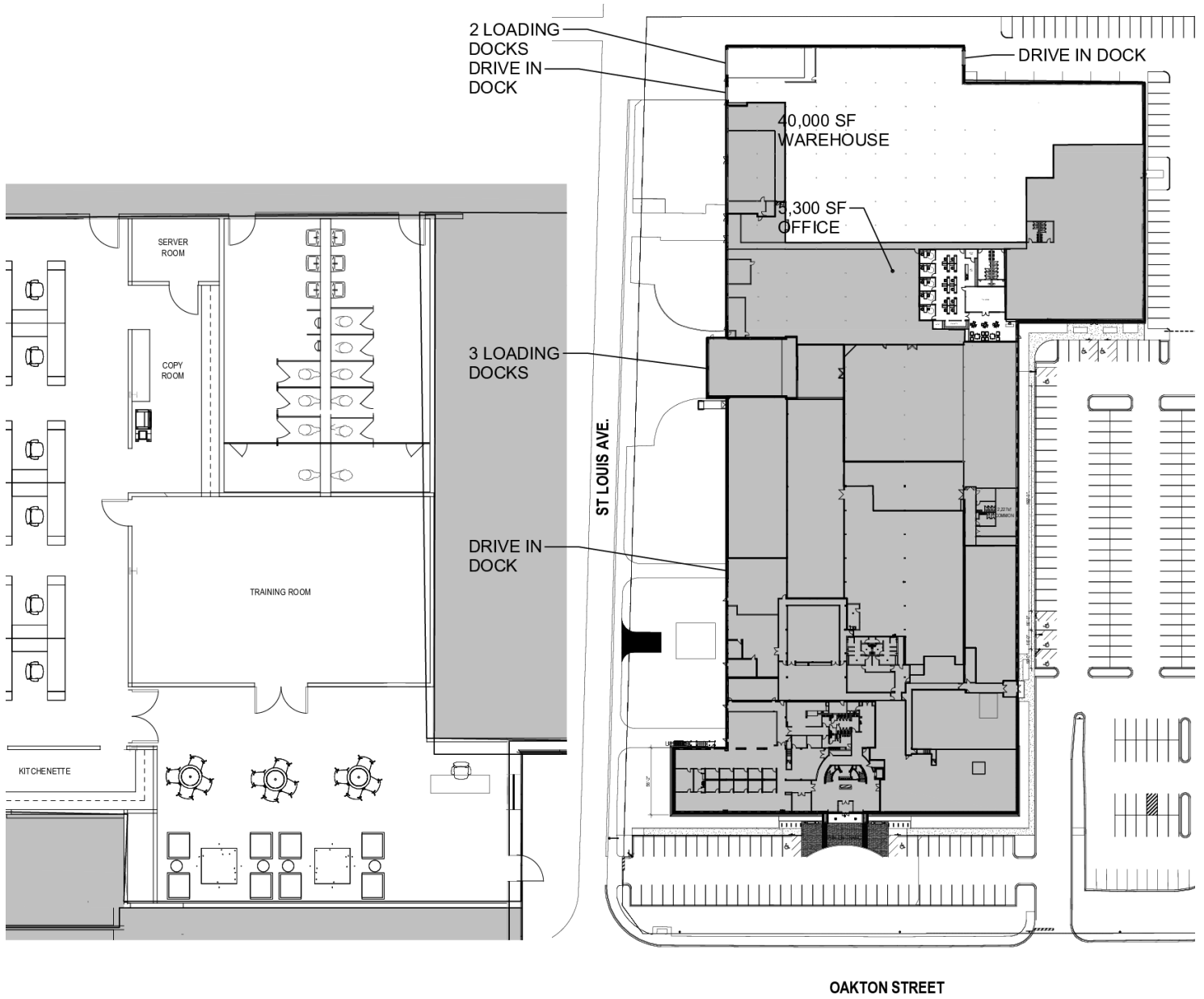


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3400-3450 OAKTON

Skokie, IL



300 SF

A2 OVERALL PLAN
NOT TO SCALE

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INDUSTRIAL PROPERTY FOR LEASE

3400-3450 OAKTON

Skokie, IL



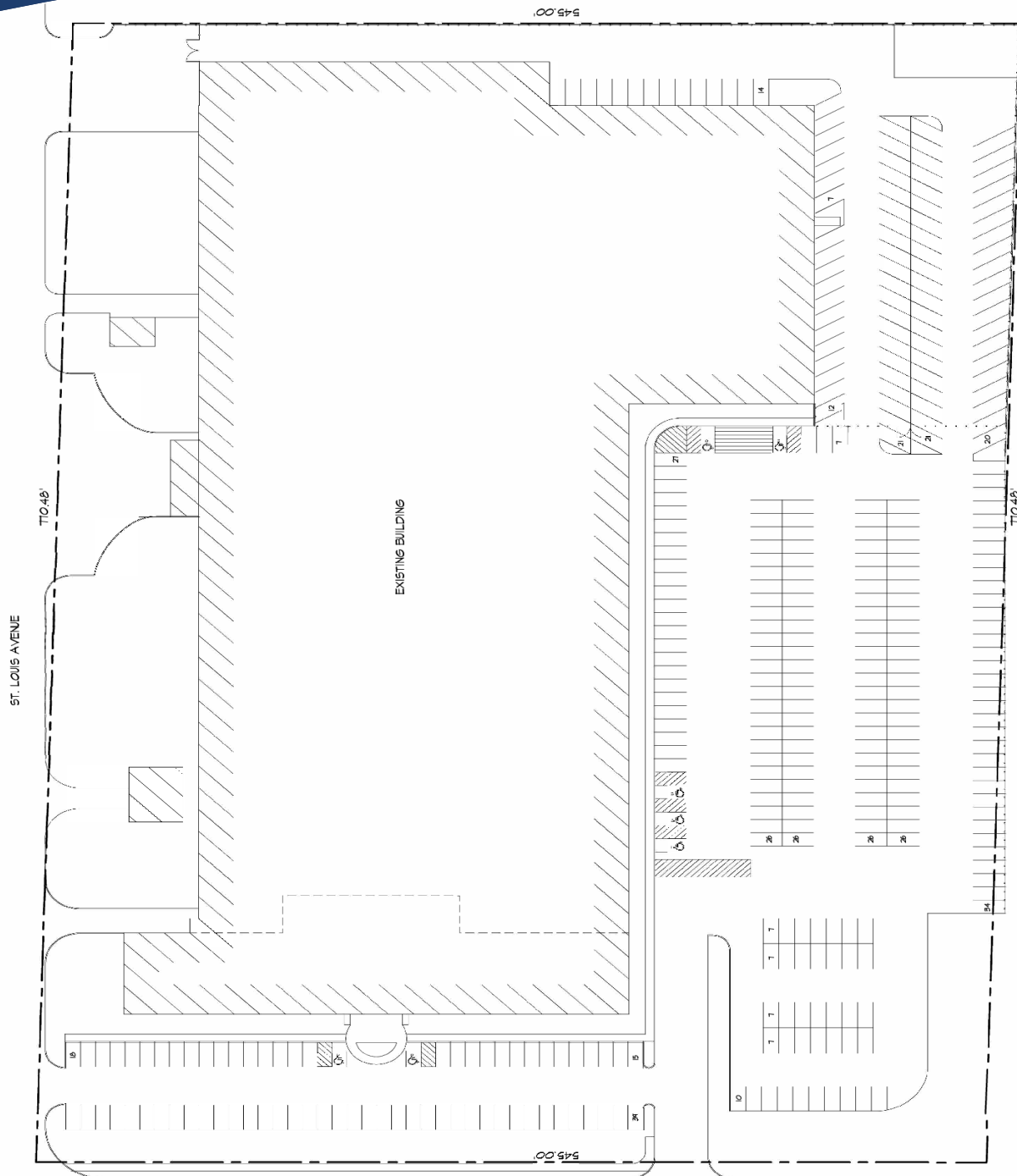
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Skokie, IL



Available Space and Parking (red). Additional Parking May Be Available.

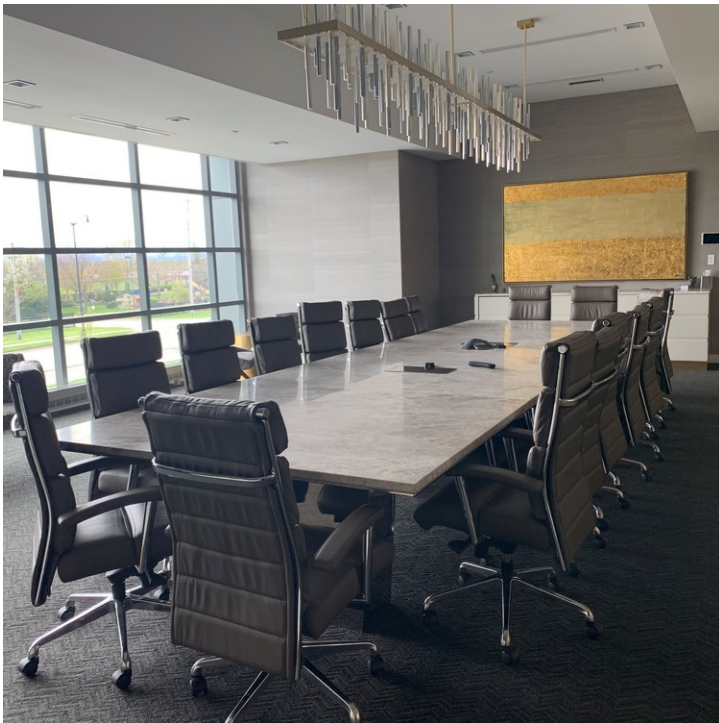
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INDUSTRIAL PROPERTY FOR LEASE

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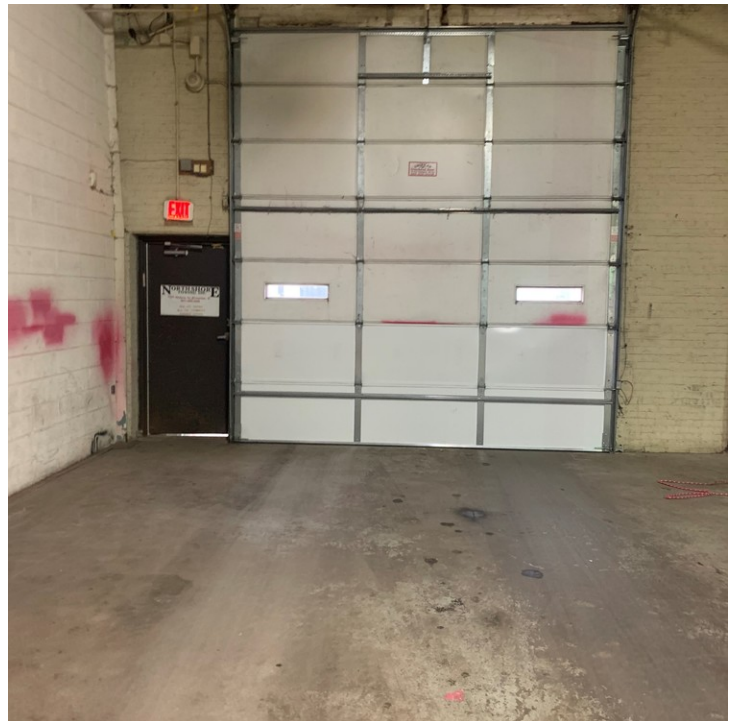
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