



35,149 SF + 4,850 SF Available for Sale or Lease

5900 W HOWARD STREET + 5834 W HOWARD STREET
SKOKIE, ILLINOIS

SALE PRICE REDUCTION AT 5900 HOWARD STREET



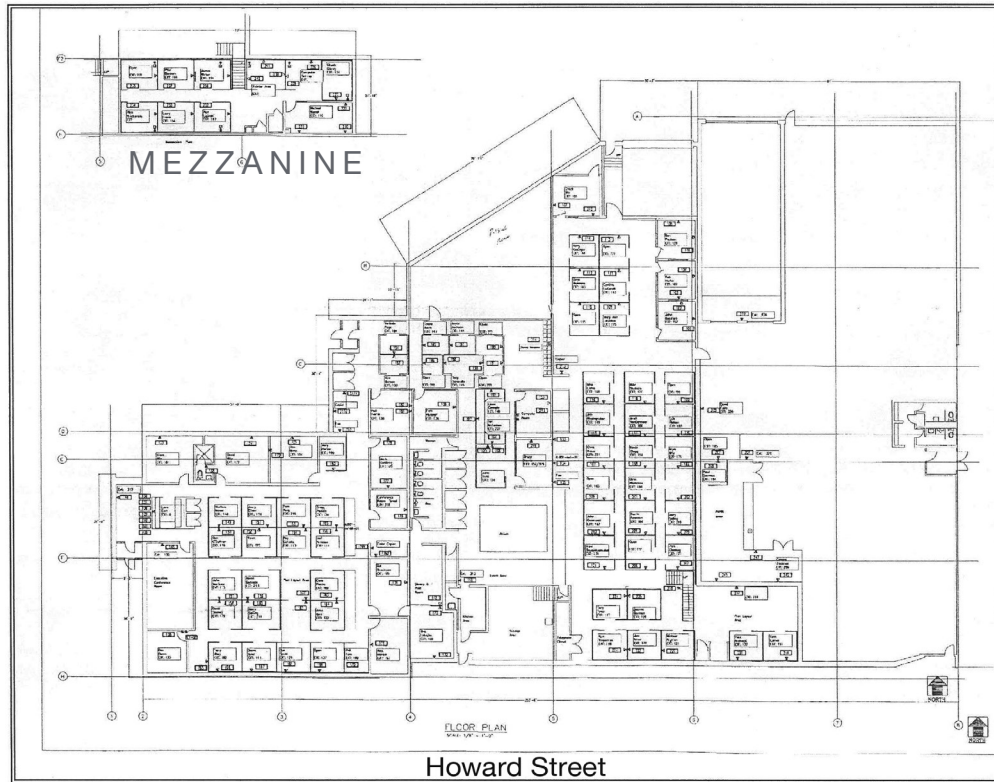
Steve Sullivan

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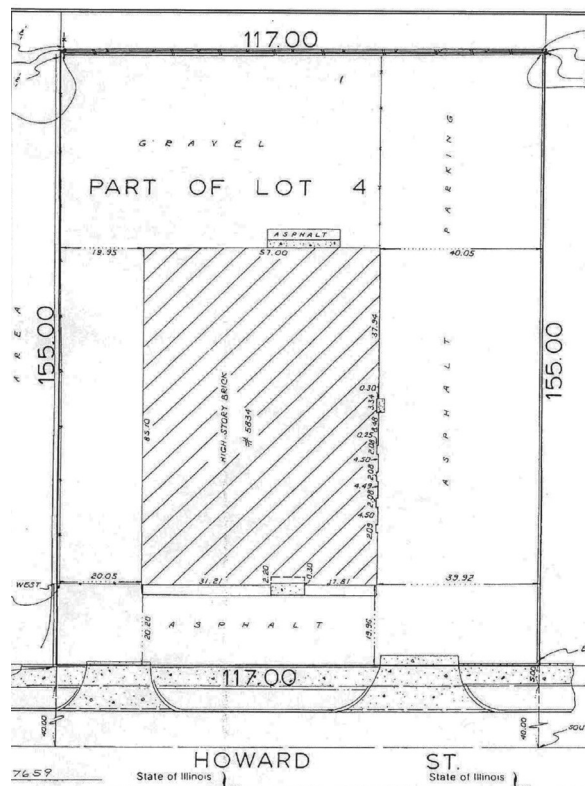
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35,149 SF + 4,850 SF

5900 W HOWARD STREET



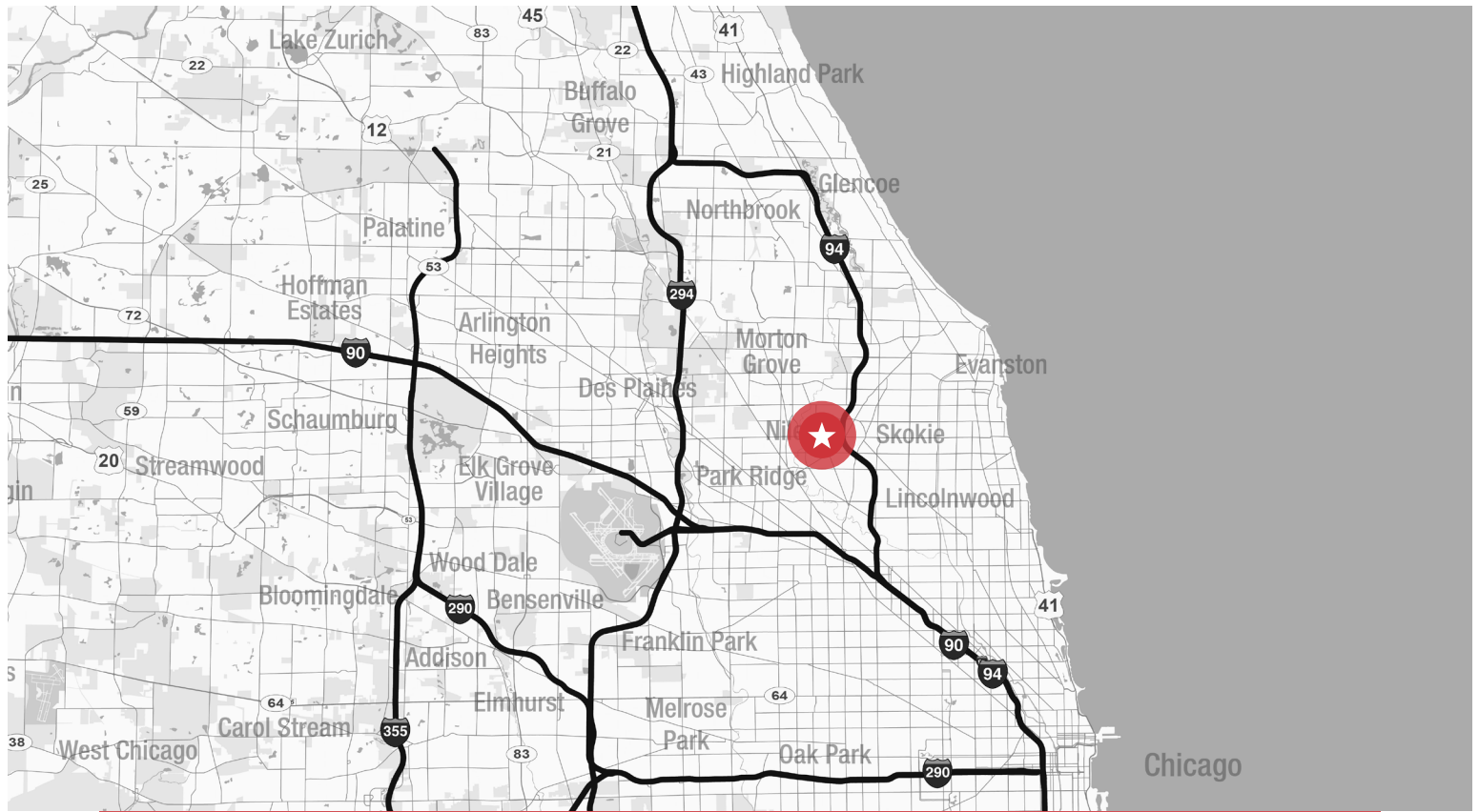
5834 W HOWARD STREET



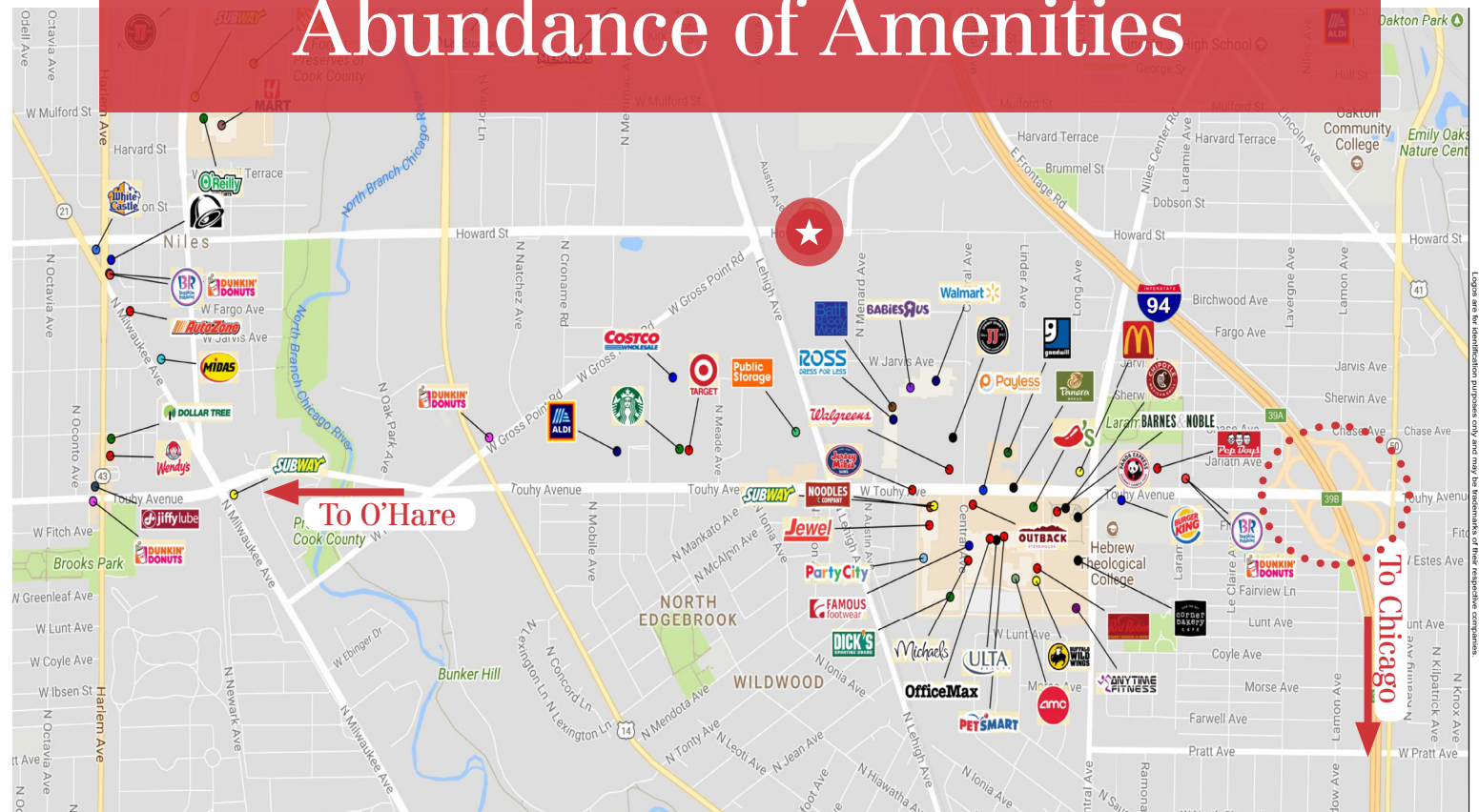


PROPERTY DETAILS

	5900 W HOWARD	5834 W HOWARD
TOTAL BUILDING SF	35,149 SF	4,850 SF
OFFICE	21,149 SF	2,964 SF
WAREHOUSE	14,000 SF	1,886 SF
CLEAR HEIGHT	18'0	16'0
LOADING	2 INTERIOR TRUCK DOCKS 2 DRIVE-IN DOORS (14' X 22' & 8' X 10')	1 DRIVE-IN DOOR (12' X 12')
SPRINKLER	FULLY (WET SYSTEM)	NONE
POWER	1,000 AMPS (BACK-UP GENERATOR)	800 AMPS
CAR PARKING	49	20
REAL ESTATE TAXES	\$3.26 PSF (2016/2017 TAXES)	\$4.61 PSF (2016/2017 TAXES)
LEASE PRICE	\$7.75 PSF NET	\$10.00 PSF NET
SALE PRICE	\$2,302,236 \$2,811,920 (\$80 PSF)	\$485,000 (\$100 PSF)
FEATURES	- DIRECT ACCESS TO EDENS EXPRESSWAY @ TOUHY 696 SF INDOOR GARAGE 1,813 SF MEZZANINE W/ LIFT	- IDEAL FITNESS STUDIO W/ LOCKER ROOM FACILITIES 600 SF MEZZANINE - TREMENDOUS SIGNAGE POTENTIAL



Abundance of Amenities



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