

237,240 SF
AVAILABLE
Divisible to
60,000 SF



INDUSTRIAL

SKOKIE COMMERCE CENTER

3609-3639 Howard St | Skokie, IL 60076
237,240 SF Available; Divisible to 60,000 SF

Area Amenities

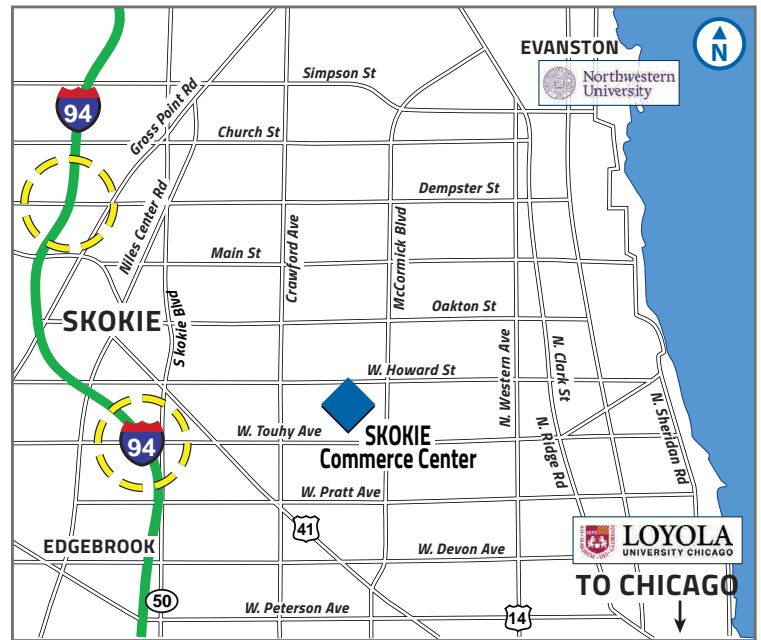
- » Prime urban in-fill location
- » I-94 – two 4-way interchanges at Touhy Ave and Dempster St
- » Site accessible off both Howard St and Touhy Ave
- » Excellent access to Near North Suburban & Chicago submarkets
- » Close proximity to Northwestern University and Loyola University
- » 6B Real Property Tax Abatement
- » Abundant labor force
- » Employee amenities nearby (shopping, restaurants and transportation)

For Development Information:



9525 Bryn Mawr Ave | Ste 975 | Rosemont, IL 60018
www.hillwood.com

Don Schoenheider | Senior Vice President | Midwest Market Leader
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For Leasing Information:

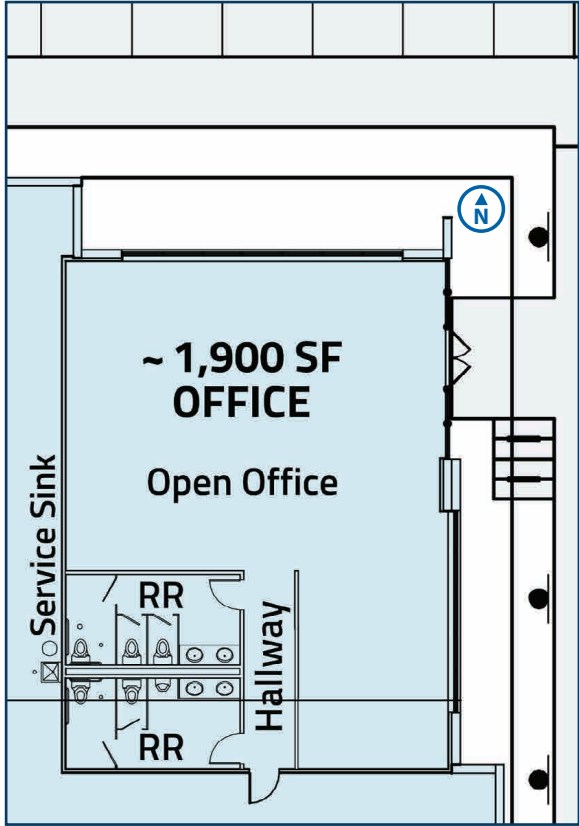
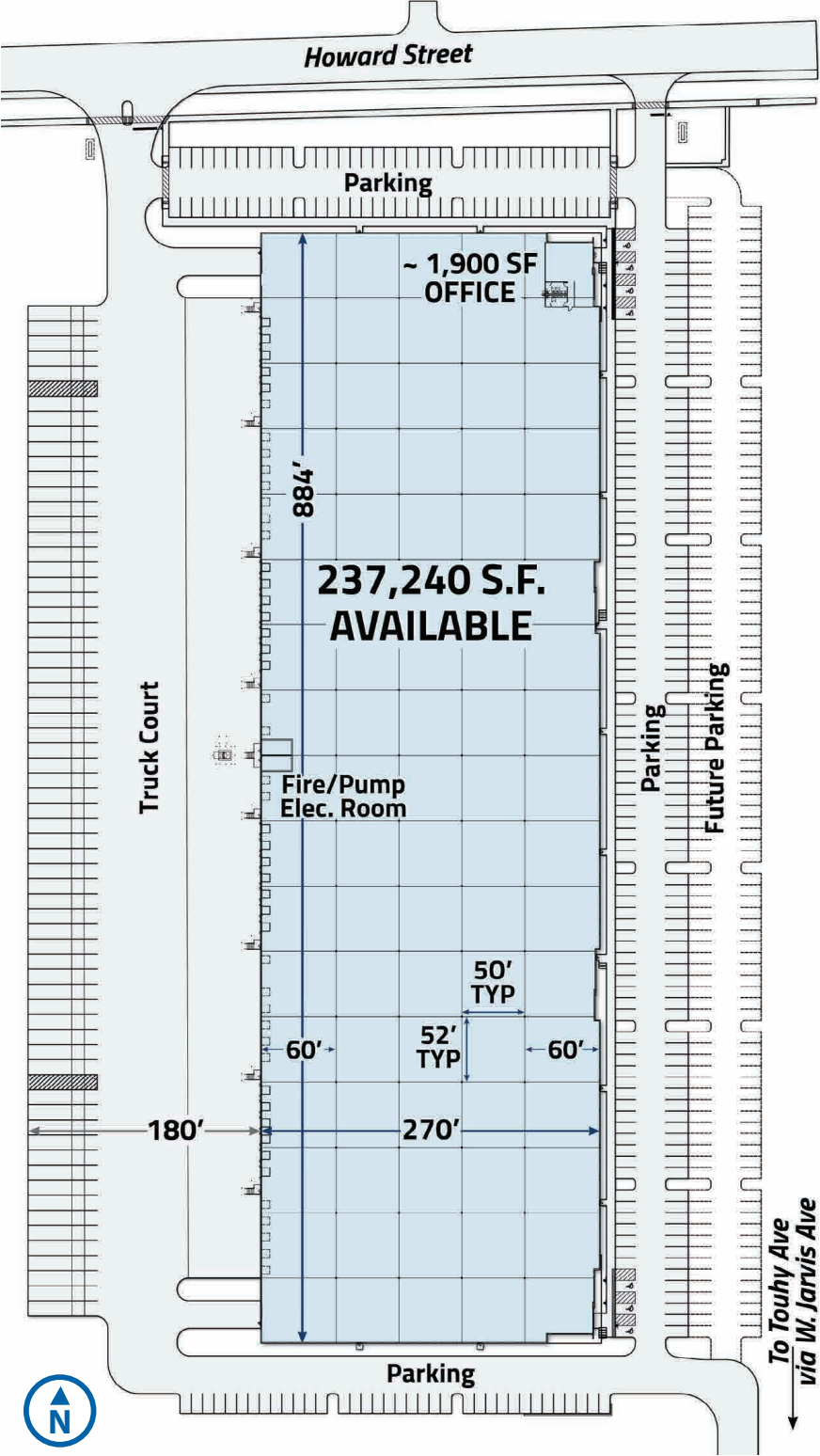


9500 W. Bryn Mawr Ave | Ste 600 | Rosemont, IL 60018
www.cushwake.com

Jason West | SIOR | Executive Managing Director
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Steve Stone | Director
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3609 - 3639 Howard Street
 Skokie, Illinois 60076



Building Features

- » 237,240 SF available on 15.18 acres
- » ~1,900 SF Office
- » 32' minimum clear height
- » LED lighting
- » ESFR sprinkler
- » 52' x 50' column spacing; 60' at staging bays
- » 26 – 9' x 10' dock doors
- » 26 – 35,000 lb mechanical dock levelers
- » 2 – 12' x 14' drive-in doors
- » 185' truck court
- » 270 – car parking stalls; 184 future parking stalls
- » 67 – trailer parking stalls
- » 2,000 amp/480 volt, 3-phase electrical

