
Industrial Space Availability Report

PREPARED BY:

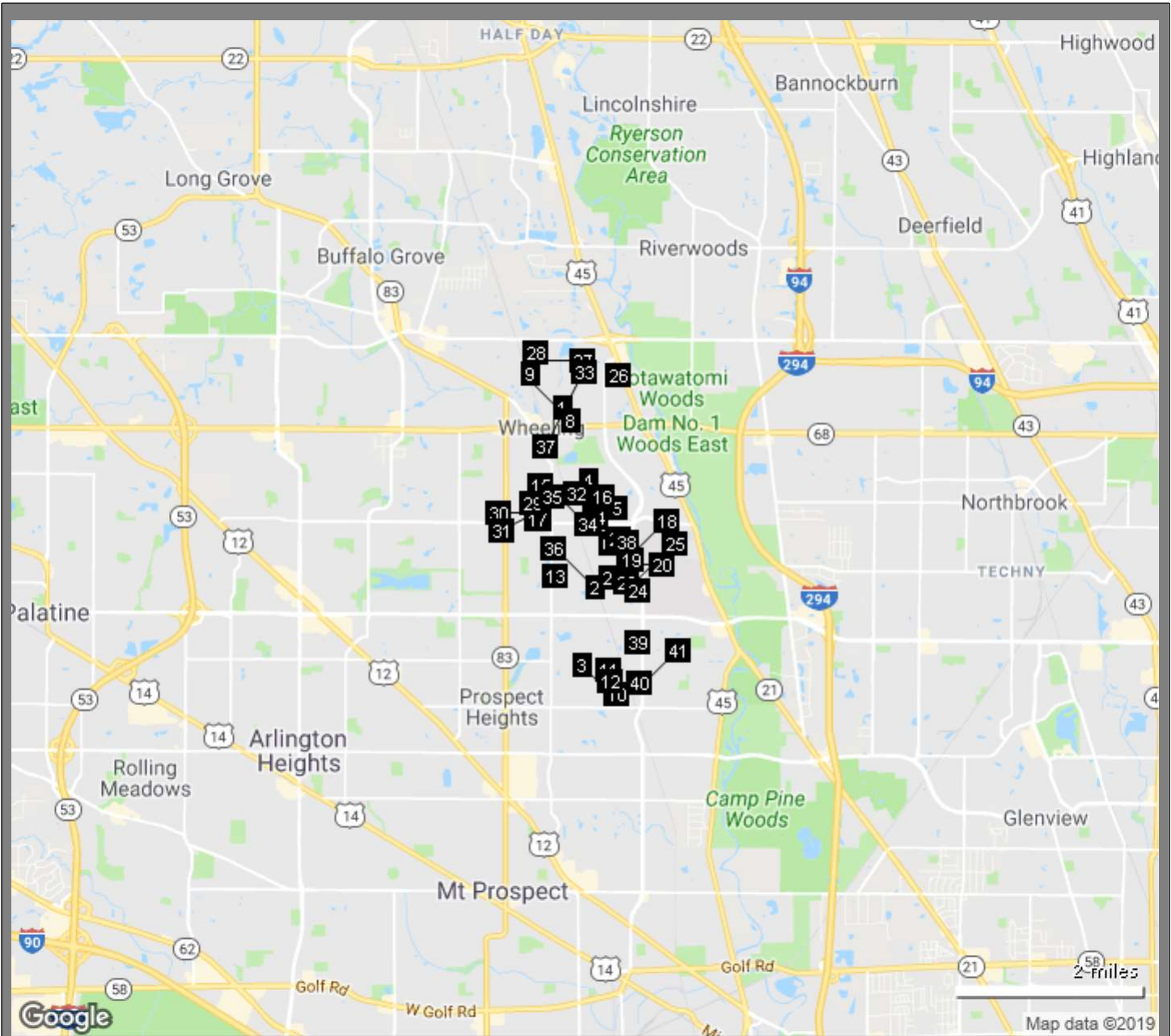


The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

John C. Melaniphy

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1



275 12th St
Wheeling, IL 60090
Cook County
North Cook Ind Submarket

Building Type: **Class C Manufacturing**
 Status: **Built 1975**
 Building Size: **160,000 SF**
 Land Area: **2.99 AC**
 Stories: **2**
 Expenses: **2017 Tax @ \$1.19/sf**

Space Avail: **4,157 SF**
 Max Contig: **4,157 SF**
 Smallest Space: **4,157 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **97.4%**



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2		<p>363 Alice St Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1986 Building Size: 10,000 SF Land Area: 1 AC Stories: 1 Expenses: 2014 Tax @ \$5.42/sf</p>	<p>Space Avail: 1,700 SF Max Contig: 1,700 SF Smallest Space: 1,700 SF Rent/SF/Yr: \$14.82 % Leased: 83.0%</p>
3		<p>222 Camp McDonald Rd Wheeling, IL 60090 Cook County N/W/C North Cook Ind Submarket</p>	<p>Building Type: Class C Flex/Light Distribution Status: Built 1997 Building Size: 16,812 SF Land Area: 2 AC Stories: 1 Expenses: 2017 Tax @ \$4.24/sf</p>	<p>Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$15.00 % Leased: 88.1%</p>
4		<p>110-112 Carpenter Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Manufacturing Status: Built 1980 Building Size: 28,314 SF Land Area: 1.38 AC Stories: 1 Expenses: 2017 Tax @ \$0.46/sf, 2005 Est Tax @ \$2.80/sf</p>	<p>Space Avail: 12,500 SF Max Contig: 12,500 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$8.00 % Leased: 55.9%</p>
5		<p>685 Chaddick Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1990 Building Size: 17,930 SF Land Area: 1.09 AC Stories: 1 Expenses: 2018 Tax @ \$2.71/sf</p>	<p>Space Avail: 17,930 SF Max Contig: 17,930 SF Smallest Space: 17,930 SF Rent/SF/Yr: \$5.95 % Leased: 0%</p>
6		<p>900 S Chaddick Dr V-S Industries Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1982 Building Size: 75,902 SF Land Area: 5.48 AC Stories: 1 Expenses: 2018 Tax @ \$1.66/sf</p>	<p>Space Avail: 75,902 SF Max Contig: 75,902 SF Smallest Space: 75,902 SF Rent/SF/Yr: \$3.95 % Leased: 0%</p>
7		<p>440 Denniston Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1965 Building Size: 87,000 SF Land Area: 2.25 AC Stories: 1 Expenses: 2017 Tax @ \$0.75/sf</p>	<p>Space Avail: 87,000 SF Max Contig: 87,000 SF Smallest Space: 43,500 SF Rent/SF/Yr: Withheld % Leased: 100%</p>



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8		<p>406-432 Diens Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1987 Building Size: 25,570 SF Land Area: 1.40 AC Stories: 1 Expenses: 2017 Tax @ \$2.35/sf, 2016 Est Tax @ \$2.55/sf; 2012 Est Ops @ \$1.35/sf</p>	<p>Space Avail: 21,088 SF Max Contig: 10,314 SF Smallest Space: 4,470 SF Rent/SF/Yr: \$4.95-\$5.50 % Leased: 17.5%</p>
9		<p>466-488 Diens Dr Wheeling, IL 60090 Cook County Near the Lake Cook Rd Interchange @ I-294 North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1987 Building Size: 56,750 SF Land Area: 3.63 AC Stories: 1 Expenses: 2017 Tax @ \$2.40/sf, 2011 Est Tax @ \$2.54/sf</p>	<p>Space Avail: 7,735 SF Max Contig: 7,735 SF Smallest Space: 7,735 SF Rent/SF/Yr: \$7.95 % Leased: 86.4%</p>
10		<p>2300-2304 Foster Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1973 Building Size: 7,200 SF Land Area: 1 AC Stories: 1 Expenses: 2017 Tax @ \$3.65/sf</p>	<p>Space Avail: 4,800 SF Max Contig: 4,800 SF Smallest Space: 2,400 SF Rent/SF/Yr: \$8.75 % Leased: 100%</p>
11		<p>2074-2078 S Foster Ave 2074-2078 Foster Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1979 Building Size: 7,999 SF Land Area: 1 AC Stories: 1</p>	<p>Space Avail: 3,004 SF Max Contig: 3,004 SF Smallest Space: 3,004 SF Rent/SF/Yr: \$12.58 % Leased: 62.5%</p>
12		<p>2130 S Foster Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1973 Building Size: 17,300 SF Land Area: 1.26 AC Stories: 1 Expenses: 2017 Tax @ \$1.71/sf, 2003 Est Tax @ \$3.28/sf</p>	<p>Space Avail: 17,300 SF Max Contig: 17,300 SF Smallest Space: 17,300 SF Rent/SF/Yr: \$4.50 % Leased: 0%</p>
13		<p>385 W Gilman Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1975 Building Size: 104,000 SF Land Area: 6.14 AC Stories: 2 Expenses: 2017 Tax @ \$3.18/sf</p>	<p>Space Avail: 102,829 SF Max Contig: 102,829 SF Smallest Space: 102,829 SF Rent/SF/Yr: Withheld % Leased: 100%</p>

14



747-797 S Glenn Ave

Wood Dale Industrial

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1981**Building Size: **82,000 SF**Land Area: **3.98 AC**Stories: **1**Expenses: **2017 Tax @ \$3.03/sf, 2018 Est Tax @ \$2.82/sf; 2007 Ops @ \$3.72/sf, 2012 Est Ops @ \$2.40/sf**Space Avail: **14,300 SF**Max Contig: **14,300 SF**Smallest Space: **14,300 SF**Rent/SF/Yr: **\$5.60**% Leased: **100%**

15



500 Harvester Ct

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**Status: **Built 1970**Building Size: **20,800 SF**Land Area: **1.50 AC**Stories: **1**Expenses: **2017 Tax @ \$3.25/sf, 1996 Est Tax @ \$2.50/sf; 1996 Est Ops @ \$0.56/sf**Space Avail: **10,588 SF**Max Contig: **2,656 SF**Smallest Space: **2,620 SF**Rent/SF/Yr: **\$10.15**% Leased: **49.1%**

16



43-49 W Hintz Rd

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1980, Renov 1995**Building Size: **309,749 SF**Land Area: **14.24 AC**Stories: **1**Expenses: **2017 Tax @ \$2.34/sf, 2005 Est Tax @ \$1.75/sf**Space Avail: **251,684 SF**Max Contig: **251,684 SF**Smallest Space: **251,684 SF**Rent/SF/Yr: **Withheld**% Leased: **100%**

17



460-490 W Hintz Rd

Wheeling, IL 60090

Cook County

N/E/C
North Cook Ind SubmarketBuilding Type: **Class B Flex**Status: **Built 1970**Building Size: **16,000 SF**Land Area: **1 AC**Stories: **1**Expenses: **2011 Tax @ \$3.61/sf**Space Avail: **14,400 SF**Max Contig: **5,000 SF**Smallest Space: **4,500 SF**Rent/SF/Yr: **\$9.00**% Leased: **100%**

18



200 Larkin Dr

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1986**Building Size: **22,688 SF**Land Area: **1.41 AC**Stories: **1**Expenses: **2017 Tax @ \$0.01/sf**Space Avail: **1,665 SF**Max Contig: **1,665 SF**Smallest Space: **1,665 SF**Rent/SF/Yr: **\$10.50**% Leased: **92.7%**

19



230-240 Larkin Dr

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1988**Building Size: **16,800 SF**Land Area: **0.89 AC**Stories: **1**Expenses: **2017 Tax @ \$2.43/sf**Space Avail: **8,400 SF**Max Contig: **8,400 SF**Smallest Space: **8,400 SF**Rent/SF/Yr: **\$8.00**% Leased: **50.0%**Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or jmelaniphy@wheelingil.govCopyrighted report licensed to The Village of Wheeling, Illinois - 222587.
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1100-1140 Larkin Dr
Larkin Tech Center
Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Flex/Light Distribution**

Status: **Built 1985**

Building Size: **41,000 SF**

Land Area: **2.32 AC**

Stories: **1**

Expenses: **2017 Tax @ \$3.29/sf; 2017 Ops @ \$0.80/sf**

Space Avail: **9,200 SF**

Max Contig: **9,200 SF**

Smallest Space: **4,600 SF**

Rent/SF/Yr: **\$8.95**

% Leased: **100%**

21



97 E Marquardt Dr
Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**

Status: **Built 1981**

Building Size: **58,533 SF**

Land Area: **3 AC**

Stories: **1**

Expenses: **2017 Tax @ \$0.48/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf**

Space Avail: **58,533 SF**

Max Contig: **38,000 SF**

Smallest Space: **17,180 SF**

Rent/SF/Yr: **Withheld**

% Leased: **34.0%**

22



111 E Marquardt Dr
Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**

Status: **Built 1990**

Building Size: **49,234 SF**

Land Area: **2.32 AC**

Stories: **1**

Expenses: **2017 Tax @ \$3.04/sf**

Space Avail: **49,234 SF**

Max Contig: **49,234 SF**

Smallest Space: **49,234 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**

23



180-230 Messner Dr
Wheeling Center
Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**

Status: **Built 1977, Renov 2011**

Building Size: **95,664 SF**

Land Area: **2.30 AC**

Stories: **1**

Expenses: **2017 Tax @ \$3.44/sf, 2013 Est Tax @ \$2.80/sf; 1996 Ops @ \$2.03/sf**

Space Avail: **47,798 SF**

Max Contig: **47,798 SF**

Smallest Space: **21,353 SF**

Rent/SF/Yr: **Withheld**

% Leased: **50.0%**

24



281-339 Messner Dr
Wheeling, IL 60090

Cook County

S/W/C
North Cook Ind Submarket

Building Type: **Class B Flex**

Status: **Built 1965**

Building Size: **35,000 SF**

Land Area: **2.78 AC**

Stories: **1**

Expenses: **2017 Tax @ \$3.75/sf**

Space Avail: **5,000 SF**

Max Contig: **5,000 SF**

Smallest Space: **5,000 SF**

Rent/SF/Yr: **\$8.25**

% Leased: **100%**

25



282-298 Messner Dr
Wheeling Ctr for Ind
Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**

Status: **Built 1995**

Building Size: **60,243 SF**

Land Area: **2.80 AC**

Stories: **1**

Expenses: **2010 Tax @ \$0.76/sf**

Space Avail: **32,235 SF**

Max Contig: **32,235 SF**

Smallest Space: **32,235 SF**

Rent/SF/Yr: **Withheld**

% Leased: **46.5%**



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482 N Milwaukee Ave

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Flex**Status: **Built 1966**Building Size: **35,340 SF**Land Area: **1.68 AC**Stories: **1**Expenses: **2010 Tax @ \$2.11/sf**Space Avail: **2,000 SF**Max Contig: **2,000 SF**Smallest Space: **260 SF**Rent/SF/Yr: **Withheld**% Leased: **94.3%**

27



600 Northgate Pky

Northgate Business Center

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Manufacturing**Status: **Built 1991**Building Size: **31,726 SF**Land Area: **2.04 AC**Stories: **1**Expenses: **2017 Tax @ \$1.12/sf, 2012 Est Tax @ \$0.96/sf; 2012 Est Ops @ \$3.90/sf**Space Avail: **2,707 SF**Max Contig: **2,707 SF**Smallest Space: **2,707 SF**Rent/SF/Yr: **\$9.25**% Leased: **91.5%**

28



720 Northgate Pky

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class A Warehouse**Status: **Built 2017**Building Size: **181,049 SF**Land Area: **13.95 AC**Stories: **1**Expenses: **2014 Tax @ \$1.04/sf**Space Avail: **105,046 SF**Max Contig: **105,046 SF**Smallest Space: **40,000 SF**Rent/SF/Yr: **Withheld**% Leased: **42.0%**

29



830 Seton Ct

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1975**Building Size: **31,815 SF**Land Area: **2.07 AC**Stories: **1**Expenses: **2017 Tax @ \$0.28/sf**Space Avail: **2,542 SF**Max Contig: **2,542 SF**Smallest Space: **2,542 SF**Rent/SF/Yr: **\$9.50**% Leased: **100%**

30



925 Seton Ct

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**Status: **Built 1989**Building Size: **32,325 SF**Land Area: **2.07 AC**Stories: **1**Expenses: **2017 Tax @ \$3.79/sf, 2015 Est Tax @ \$2.23/sf; 2012 Ops @ \$0.45/sf**Space Avail: **2,850 SF**Max Contig: **2,850 SF**Smallest Space: **2,850 SF**Rent/SF/Yr: **\$9.50**% Leased: **91.2%**

31



184-188 Shepard Ave

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1970**Building Size: **20,000 SF**Land Area: **1 AC**Stories: **1**Expenses: **2017 Tax @ \$3.07/sf**Space Avail: **10,000 SF**Max Contig: **10,000 SF**Smallest Space: **10,000 SF**Rent/SF/Yr: **Withheld**% Leased: **100%**

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188-190 Shepard Ave

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1980**Building Size: **24,400 SF**Land Area: **0.70 AC**Stories: **1**Expenses: **2017 Tax @ \$3.15/sf**Space Avail: **6,100 SF**Max Contig: **6,100 SF**Smallest Space: **6,100 SF**Rent/SF/Yr: **\$8.75**% Leased: **75.0%**

33



147-185 Wheeling Rd

Wheeling, IL 60090

Cook County

N/E/C

North Cook Ind Submarket

Building Type: **Class B Manufacturing**Status: **Built 1980**Building Size: **35,973 SF**Land Area: **2.83 AC**Stories: **1**Expenses: **2017 Tax @ \$0.14/sf; 2005 Combined Est Tax/Ops @ \$0.22/sf**Space Avail: **8,400 SF**Max Contig: **3,200 SF**Smallest Space: **1,560 SF**Rent/SF/Yr: **\$11.87-\$15.38**% Leased: **81.7%**

34



574 Wheeling Rd

Suburban

Wheeling, IL 60090

Cook County

N/W/C

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1970, Renov 2001**Building Size: **31,241 SF**Land Area: **1.60 AC**Stories: **1**Expenses: **2017 Tax @ \$1.41/sf, 2010 Est Tax @ \$1.27/sf**Space Avail: **31,241 SF**Max Contig: **31,241 SF**Smallest Space: **14,000 SF**Rent/SF/Yr: **\$7.15**% Leased: **0%**

35



600-668 Wheeling Rd

Wheeling Plaza

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1984**Building Size: **134,289 SF**Land Area: **3.11 AC**Stories: **1**Expenses: **2017 Tax @ \$1.86/sf, 2011 Est Tax @ \$1.61/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf**Space Avail: **25,976 SF**Max Contig: **7,952 SF**Smallest Space: **3,312 SF**Rent/SF/Yr: **\$9.50**% Leased: **94.0%**

36



1125 Wheeling Rd

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**Status: **Built 1970**Building Size: **13,250 SF**Land Area: **0.98 AC**Stories: **1**Expenses: **2017 Tax @ \$3.35/sf**Space Avail: **13,250 SF**Max Contig: **13,250 SF**Smallest Space: **13,250 SF**Rent/SF/Yr: **\$7.95**% Leased: **0%**

37



111-143 S Wheeling Rd

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**Status: **Built 1985**Building Size: **30,000 SF**Land Area: **1 AC**Stories: **1**Expenses: **2017 Tax @ \$0.25/sf; 2010 Ops @ \$1.50/sf**Space Avail: **2,000 SF**Max Contig: **2,000 SF**Smallest Space: **2,000 SF**Rent/SF/Yr: **\$15.00**% Leased: **93.3%**

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38



928-960 S Wolf Rd
Wheeling, IL 60090
Cook County
North Cook Ind Submarket

Building Type: **Class B Warehouse**
Status: **Proposed, breaks ground Jun 2019**
Building Size: **162,746 SF**
Land Area: **9.15 AC**
Stories: **1**

Space Avail: **162,746 SF**
Max Contig: **162,746 SF**
Smallest Space: **40,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

39



1480 S Wolf Rd
Wheeling, IL 60090
Cook County
North Cook Ind Submarket

Building Type: **Class B Warehouse**
Status: **Built 1988**
Building Size: **52,950 SF**
Land Area: **4.38 AC**
Stories: **1**
Expenses: **2017 Tax @ \$4.41/sf, 2002 Est Tax @ \$2.91/sf**

Space Avail: **52,950 SF**
Max Contig: **52,950 SF**
Smallest Space: **52,950 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

40



1666-1684 S Wolf Rd
Wheeling, IL 60090
Cook County
N/W/C
North Cook Ind Submarket

Building Type: **Class B Flex**
Status: **Built 1970, Renov 1983**
Building Size: **34,190 SF**
Land Area: **3 AC**
Stories: **1**
Expenses: **2017 Tax @ \$3.90/sf, 2012 Est Tax @ \$3.07/sf; 2012 Ops @ \$0.50/sf**

Space Avail: **34,190 SF**
Max Contig: **34,190 SF**
Smallest Space: **2,835 SF**
Rent/SF/Yr: **Withheld**
% Leased: **80.5%**

41




1702-1716 S Wolf Rd
Wheeling, IL 60090
Cook County
North Cook Ind Submarket

Building Type: **Class C Flex**
Status: **Built 1970**
Building Size: **29,100 SF**
Land Area: **2.08 AC**
Stories: **1**
Expenses: **2017 Tax @ \$4.09/sf**

Space Avail: **5,400 SF**
Max Contig: **3,600 SF**
Smallest Space: **1,800 SF**
Rent/SF/Yr: **\$7.50-\$9.50**
% Leased: **81.4%**




Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>275 12th St Wheeling, IL 60090</p>	4,157 SF Not For Sale	-/mg 2	160,000 SF 2.99 AC	16'0"-20'0" 1	1 ext -	- Wet
<p>Expenses: 2017 Tax @ \$1.19/sf Parking: 50 Surface Spaces are available; Ratio of 0.31/1,000 SF Utilities: -</p> <p>Power: 400a Rail Line: None</p> <p>Landlord Rep: CTK Chicago Partners / Daniel Tobin (847) 699-2162 Leasing Company: Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 -- 4,157 SF (4,157 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Entre Commercial Realty LLC	4,157 N	4,157	\$10.50-\$12.50/mg	Vacant	Negotiable	-	-

Building Notes


*705 SF of poured concrete mezzanine (not included in the square footage)

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>363 Alice St Wheeling, IL 60090</p>	1,700 SF / 800 ofc Not For Sale	\$14.82/mg 1	10,000 SF 1 AC	15'0" 3 - 19'0"w x 12'8"h -	None	None Wet
<p>Expenses: 2014 Tax @ \$5.42/sf Parking: 27 Surface Spaces are available; Ratio of 2.65/1,000 SF Utilities: Gas, Heating, Lighting, Sewer, Water</p> <p>Power: 600a Rail Line: None</p> <p>Landlord Rep: McLennan Commercial Properties, Inc. / P.James P. Conrad (847) 655-3383 -- 1,700 SF /800 ofc (1,700 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	McLennan Commercial Properties, Inc.	1,700/800 ofc N	1,700	\$14.82/mg	Vacant	Negotiable	-	1




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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>222 Camp McDonald Rd Wheeling, IL 60090</p> <p>Expenses: 2017 Tax @ \$4.24/sf Parking: 10 free Surface Spaces are available; Ratio of 0.66/1,000 SF Utilities: -</p> <p>Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 2,000 SF /1,000 ofc (2,000 SF)</p>	2,000 SF / 1,000 ofc Not For Sale	\$15.00/mg 1	16,812 SF 2 AC	14'0" 2 - 10'0"w x 14'0"h	1 ext 1 ext	None Yes

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Flex/Direct	H&B Realty, Inc.	2,000/1,000 ofc N	2,000	\$15.00/mg	Vacant	1-3 yrs	-	1

Building Notes

Beautiful brand new building in a park like setting on the corner of Foster and Camp McDonald Rd. Walking distance to Prospect Heights Metro Station, 23 minutes to Union Station. Great sign exposure.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>110-112 Carpenter Ave Wheeling, IL 60090</p> <p>Expenses: 2017 Tax @ \$0.46/sf, 2005 Est Tax @ \$2.80/sf Parking: 34 free Surface Spaces are available; Ratio of 1.34/1,000 SF Utilities: Gas - Natural, Heating - Gas</p> <p>Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 12,500 SF /3,000 ofc (3,000-9,500 SF)</p>	12,500 SF / 3,000 ofc Not For Sale	\$8.00/fs 1	28,314 SF 1.38 AC	18'0" 2 - 12'0"w x 14'0"h	2 int 2int	None Wet

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	112	Industrial/Direct	H&B Realty, Inc.	9,500/3,000 ofc N	12,500	\$8.00/fs	Vacant	Negotiable	1	1
P 1st		Office/Direct	H&B Realty, Inc.	3,000 N	12,500	\$10.00/fs	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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685 Chaddick Dr
Wheeling, IL 60090

17,930 SF / 5,370 ofc
Not For Sale

\$5.95/n
1

17,930 SF
1.09 AC

18'0"
1 - 12'0"w x 12'0"h 2int

2 int
2int

None
Yes



Expenses: **2018 Tax @ \$2.71/sf**
 Parking: **39 free Surface Spaces are available; Ratio of 2.18/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Power: **800a/120-208v 3p**
 Rail Line: **None**

Landlord Rep: **Parkway Development / Brian Szywalla (847) 870-1800 -- 17,930 SF /5,370 ofc (17,930 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Parkway Development	17,930/5,370 ofc N	17,930	\$5.95/n	Vacant	Negotiable	2	1

Building Notes

* Prestigious business park

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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900 S Chaddick Dr
V-S Industries
Wheeling, IL 60090

75,902 SF / 5,500 ofc
For Sale - Active

\$3.95/n
1

75,902 SF
5.48 AC

22'0"
5

2 int
None

4/1-10 tons
Yes



Expenses: **2018 Tax @ \$1.66/sf**
 Parking: **150 free Surface Spaces are available; Ratio of 2.14/1,000 SF**
 Utilities: **-**

Power: **4000a/480v**
 Rail Line: **None**

Landlord Rep: **CBRE / Ryan Bain (630) 573-7070**

Leasing Company: **CBRE / Samuel C. Badger (630) 368-8632 Whit R. Heitman (630) 368-8631 Brad Weiner (630) 368-8633 Jared Paff (630) 368-8634 -- 75,902 SF /5,500 ofc (75,902 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	CBRE	75,902/5,500 ofc N	75,902	\$3.95/n	Vacant	Negotiable	2	5



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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440 Denniston Ct
Wheeling, IL 60090

87,000 SF / 8,000 ofc
Not For Sale

Withheld
1

87,000 SF
2.25 AC

-
4

6 ext
-

None
-



Expenses: **2017 Tax @ \$0.75/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 0.57/1,000 SF**
 Utilities: -

Power: -
 Rail Line: **None**

Landlord Rep: Company information unavailable at this time

Sublet Contact: **Cushman & Wakefield / Eric Fischer (847) 720-1369 Jason M. West (847) 518-3210 Doug Pilcher (847) 518-3285 -- 87,000 SF /8,000 ofc (43,500-87,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Sublet	Cushman & Wakefield	43,500-87,000/8,000 ofc	87,000	Withheld	Vacant	Thru Dec 2026	6	4

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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406-432 Diens Dr
Wheeling, IL 60090

21,088 SF / 4,252 ofc
Not For Sale

\$4.95-\$5.50/n
1

25,570 SF
1.40 AC

15'0"
8 - 8'0"w x 10'0"h

2 int
None

None
Yes



Expenses: **2017 Tax @ \$2.35/sf, 2016 Est Tax @ \$2.55/sf; 2012 Est Ops @ \$1.35/sf**
 Parking: **30 Surface Spaces are available; Ratio of 1.90/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Power: **400a/480v**
 Rail Line: **None**

Landlord Rep: Cushman & Wakefield / Keith Puritz (847) 720-1366 / Marc Samuels (847) 720-1368 -- 21,088 SF /4,252 ofc (4,470-10,314 SF)


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	2	Industrial/Direct	Cushman & Wakefield	4,470/604 ofc N	4,470	\$5.50/n	Vacant	Negotiable	1	1
P 1st	3	Industrial/Direct	Cushman & Wakefield	6,304/2,235 ofc N	6,304	\$5.50/n	Vacant	Negotiable	1	1
P 1st	1	Industrial/Direct	Cushman & Wakefield	10,314/1,413 ofc N	10,314	\$4.95/n	Vacant	Negotiable	1	1



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Building Notes

Multi-tenant building located in the Northgate Industrial Center. Located 10 minutes from I-294, and 15 minutes from Route 53.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>466-488 Diens Dr Northgate Industrial Park Wheeling, IL 60090</p>	7,735 SF / 1,600 ofc Not For Sale	\$7.95/mg 1	56,750 SF 3.63 AC	16'0" 6 - 12'0"w x 10'0"h	2 int/6 ext 2int/4 ext	None Yes
Expenses: 2017 Tax @ \$2.40/sf, 2011 Est Tax @ \$2.54/sf Parking: Free Covered Spaces; 122 free Surface Spaces are available; Ratio of 0.47/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City				Power: 200-600a/110-480v 3p Rail Line: None		
Landlord Rep: Wagener Equities Commercial RE Services, Inc. / Jeff Gilbert (847) 816-2623 / Daniel R. Wagener (847) 816-2621 -- 7,735 SF /1,600 ofc (7,735 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	466	Industrial/Direct	Wagener Equities Commercial RE Services, Inc.	7,735/1,600 ofc N	7,735	\$7.95/mg	Vacant	Negotiable	1	1

Building Notes

The property's features include exterior docks with levelators. This property is a high image building with 100% face-brick exterior. The facility is convenient to Lake Cook Road and I-294.



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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2300-2304 Foster Ave
Wheeling, IL 60090

4,800 SF / 600 ofc
Not For Sale

\$8.75/mg
1

7,200 SF
1 AC

14'0"
-

3 ext
None

None
None



Expenses: **2017 Tax @ \$3.65/sf** Power: **200-400a 3p**
 Parking: **5 Surface Spaces are available; Ratio of 2.08/1,000 SF** Rail Line: **None**
 Utilities: **Heating - Gas, Sewer - City, Water - City**

Landlord Rep: McLennan Commercial Properties, Inc. / P.James P. Conrad (847) 655-3383 -- 4,800 SF /600 ofc (2,400 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	2302	Industrial/Direct	McLennan Commercial Properties, Inc.	2,400/300 ofc N	4,800	\$8.75/mg	30 Days	Negotiable	-	-
P 1st	2304	Industrial/Direct	McLennan Commercial Properties, Inc.	2,400/300 ofc N	4,800	\$8.75/mg	30 Days	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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2074-2078 S Foster Ave
2074-2078 Foster Ave
Wheeling, IL 60090

3,004 SF / 300 ofc
Not For Sale

\$12.58/fs
1

7,999 SF
1 AC

12'0"
2 - 10'0"w x 10'0"h -

None

-
Yes



Expenses: - Power: **600-800a**
 Parking: **10 free Surface Spaces are available; Ratio of** Rail Line: **None**
1.25/1,000 SF
 Utilities: **Gas, Heating, Lighting, Sewer, Water**

Landlord Rep: GC Realty & Development / Brad Bullington (630) 674-6989 -- 3,004 SF /300 ofc (3,004 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	2074	Industrial/Direct	GC Realty & Development	3,004/300 ofc N	3,004	\$12.58/fs/12.58 ofc	Vacant	Negotiable	-	-




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Building Notes

Great potential investment opportunity! The building is readily divisible and has separate meters for gas, electric (one 600 amp and one 800 amp service), and sewer & water already in place so owner can occupy a certain amount of space and lease out the rest of the space. In addition the masonry building is well located, fully air conditioned, sprinkler system in place, and has heavy power. Located just Northwest of Camp McDonald Road and Wolf Road, with easy access to 294 at Willow (Palatine) Road.

Very flexible in terms of how the building can be occupied:

- Separately metered
 - Owner/user and/or owner-occupied
- High power on one side
- Easily divisible

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
2130 S Foster Ave Wheeling, IL 60090 	17,300 SF For Sale at \$799,000 (\$46.19/SF) - Active	\$4.50/n 1	17,300 SF 1.26 AC	14'0" 3	1 int 1int	None Yes
Expenses: 2017 Tax @ \$1.71/sf, 2003 Est Tax @ \$3.28/sf Parking: 40 free Surface Spaces are available; Ratio of 2.31/1,000 SF Utilities: Heating - Gas		Power: 400-600a/120-480v 3p Rail Line: None		Landlord Rep: Forefront Properties, LLC. / David LeCavalier (847) 272-4030 X11 -- 17,300 SF (17,300 SF)		



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Forefront Properties, LLC.	17,300 N	17,300	\$4.50/n	Vacant	Negotiable	-	-

Building Notes

- * Epoxy floor
- * Cooling tower
- * Easy access to Tri-State Tollway
- * Fully air-conditioned



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
 <p>385 W Gilman Ave Wheeling, IL 60090</p>		102,829 SF / 27,937 ofc Not For Sale	Withheld 2	104,000 SF 6.14 AC	18'0"-22'0" 2	2 ext Yes	- Yes			
		Expenses: 2017 Tax @ \$3.18/sf		Power: 1200a/480v 3p						
		Parking: 205 free Surface Spaces are available; Ratio of 1.97/1,000 SF		Rail Line: None						
		Utilities: -								
		Landlord Rep: Colliers International / Ned Frank (847) 698-8261 -- 102,829 SF /27,937 ofc (102,829 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Colliers International	102,829/27,937 ofc N	102,829	Withheld	01/2020	Negotiable	2	-
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
 <p>747-797 S Glenn Ave Wood Dale Industrial Wheeling, IL 60090</p>		14,300 SF / 3,082 ofc Not For Sale	\$5.60/n 1	82,000 SF 3.98 AC	15'8" 8 - 12'0"w x 10'0"h	8 int 8int	None Wet			
		Expenses: 2017 Tax @ \$3.03/sf, 2018 Est Tax @ \$2.82/sf; 2007 Ops @ \$3.72/sf, 2012 Est Ops @ \$2.40/sf		Power: 400a/120-240v 3p						
		Parking: 143 free Surface Spaces are available; Ratio of 1.75/1,000 SF		Rail Line: None						
		Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City								
		Landlord Rep: Cushman & Wakefield / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 14,300 SF /3,082 ofc (14,300 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cushman & Wakefield	14,300/3,082 ofc N	14,300	\$5.60/n	30 Days	Negotiable	1	1



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Building Notes

Located minutes from the full four way interchange of Willow Rd and I-294
Move-in ready condition. Institutionally owned & managed. New ownership.

3 Mile to I-294/Willow Road Interchange. Excellent proximity to Chicago Executive Airport.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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500 Harvester Ct Wheeling, IL 60090	10,588 SF Not For Sale	\$10.15/mg 1	20,800 SF 1.50 AC	14'0" 1 - 8'0"w x 10'0"h	2 ext 2 ext	None Yes
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Expenses: **2017 Tax @ \$3.25/sf, 1996 Est Tax @ \$2.50/sf; 1996 Est Ops @ \$0.56/sf** Power: **200a**
 Parking: **20 free Surface Spaces are available; Ratio of 0.96/1,000 SF** Rail Line: **None**
 Utilities: **Heating - Gas**

Landlord Rep: Entre Commercial Realty LLC / Kate Levine (224) 532-2482 / Nick Walby (847) 310-4208 -- 10,588 SF (2,620-2,656 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	6	Industrial/Direct	Entre Commercial Realty LLC	2,656 N	2,656	\$10.15/mg	Vacant	1-3 yrs	-	-
P 1st	2	Industrial/Direct	Entre Commercial Realty LLC	2,656 N	2,656	\$10.15/mg	Vacant	1-3 yrs	-	-
P 1st	3	Industrial/Direct	Entre Commercial Realty LLC	2,656 N	2,656	\$10.15/mg	Vacant	1-3 yrs	1	-
P 1st	4	Industrial/Direct	Entre Commercial Realty LLC	2,620 N	2,620	\$10.15/mg	Vacant	1-3 yrs	-	-

Building Notes

Minutes from Tollway and Route 53



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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43-49 W Hintz Rd
Wheeling, IL 60090

251,684 SF / 8,000 ofc
Not For Sale

Withheld/n
1

309,749 SF
14.24 AC

22'0"
1 - 19'0"w x 14'0"h 25 ext

25 ext
25 ext

None
Yes



Expenses: 2017 Tax @ \$2.34/sf, 2005 Est Tax @ \$1.75/sf
Parking: 203 free Surface Spaces are available; 15 Industrial
Trailer Spaces are available; Ratio of 0.77/1,000 SF
Utilities: Heating - Gas

Power: 4000a/480v 3p
Rail Line: Wisconsin Central

Landlord Rep: Liberty Property Trust / Matt Neumann (847) 264-2134

Sublet Contact: Cushman & Wakefield / Marc Samuels (847) 720-1368 Eric Fischer (847) 720-1369 Keith Puritz (847) 720-1366 Brett Kroner (847) 720-1367 --
251,684 SF /8,000 ofc (251,684 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	45	Industrial/Sublet	Cushman & Wakefield	251,684/8,000 ofc N	251,684	\$4.10/n	07/2019	Negotiable	21	-

Building Notes

Hospital Laundry Services, represented by Paine/Wetzel ONCOR International, purchased the building. Colliers Bennett & Kahnweiler represented the seller, Prime Group Realty Trust.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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460-490 W Hintz Rd
Wheeling, IL 60090

14,400 SF / 3,900 ofc
Not For Sale

\$9.00/mg
1

16,000 SF
1 AC

16'0"
4

1 ext
1 ext

-
Wet



Expenses: 2011 Tax @ \$3.61/sf
Parking: 40 Surface Spaces are available; Ratio of 2.50/1,000
SF
Utilities: -

Power: -
Rail Line: None



Landlord Rep: Hansen-Radler / Lawrence Radler (847) 673-4200 -- 4,500 SF /3,900 ofc (4,500 SF)

Sublet Contact: Transwestern / John T. Joyce (847) 588-5663 Johnny Joyce (847) 588-5653 -- 9,900 SF /3,900 ofc (4,900-5,000 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	480	Industrial/Sublet	Transwestern	4,900/1,100 ofc N	4,900	\$8.50/mg	Vacant	Negotiable	-	1
P 1st	460	Industrial/Sublet	Transwestern	5,000/1,800 ofc N	5,000	\$8.50/mg	30 Days	Negotiable	-	1



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	490 W Hintz	Flex/Direct	Hansen-Radler	4,500/1,000 ofc N	4,500	\$9.00/mg	30 Days	2 yrs	1	1
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		200 Larkin Dr Wheeling Center for Ind Wheeling, IL 60090	1,665 SF Not For Sale	\$10.50/mg 1	22,688 SF 1.41 AC	16'0" 3 - 10'0"w x 14'0"h -	1 ext	None Wet		
			Expenses: 2017 Tax @ \$0.01/sf Parking: 28 free Surface Spaces are available; Ratio of 1.13/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City			Power: 200a/208v 3p Rail Line: None				
		Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3043 -- 1,665 SF (1,665 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	F	Industrial/Direct	Lee & Associates	1,665 N	1,665	\$10.50/mg	Vacant	1-5 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		230-240 Larkin Dr Wheeling, IL 60090	8,400 SF For Sale at \$823,200 (\$49.00/SF) - Active	\$8.00/mg 1	16,800 SF 0.89 AC	16'0" 2	None -	3/2-5 tons Wet		
			Expenses: 2017 Tax @ \$2.43/sf Parking: 15 free Surface Spaces are available; Ratio of 1.74/1,000 SF Utilities: -			Power: 600a/240v Rail Line: None				
		Landlord Rep: Cawley Chicago Commercial Real Estate / David Conroy (630) 729-7943 -- 8,400 SF (8,400 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	240	Flex/Direct	Cawley Chicago Commercial Real Estate	8,400 N	8,400	\$8.00/mg	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1100-1140 Larkin Dr
Larkin Tech Center
Wheeling, IL 60090

9,200 SF
Not For Sale

\$8.95/mg
1

41,000 SF
2.32 AC

14'0"
6 - 10'0" w x 9'0" h

2 int
Yes

None
Wet



Expenses: 2017 Tax @ \$3.29/sf; 2017 Ops @ \$0.80/sf
Parking: 88 free Surface Spaces are available; Ratio of 2.15/1,000 SF
Utilities: Heating - Gas

Power: 200a/280v
Rail Line: None

Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3043 -- 9,200 SF (4,600-9,200 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1110-1120A	Flex/Direct	Lee & Associates	4,600-9,200	9,200	\$8.95/mg	30 Days	Negotiable	-	2

Building Notes

* Common loading docks and private drive-in doors (12' X 14)

* Located within the Wheeling Center for Industry

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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97 E Marquardt Dr
Wheeling Industrial Park
Wheeling, IL 60090

58,533 SF / 4,800 ofc
For Sale at \$2,500,000
(\$42.71/SF) - Active

Withheld
1

58,533 SF
3 AC

19'0"
2 - 10'0" w x 12'0" h

5 int/5 ext
None

None
Yes



Expenses: 2017 Tax @ \$0.48/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf
Parking: 25 free Surface Spaces are available; Ratio of 0.43/1,000 SF
Utilities: Heating - Gas, Sewer - City, Water - City

Power: 800a/120-208v 3p
Rail Line: None


Landlord Rep: Cresa / Edward Lowenbaum (312) 953-4274 / Liz Spence (312) 376-4133 -- 38,627 SF /4,800 ofc (17,180-21,447 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cresa	21,447/3,000 ofc N	21,447	Withheld	Vacant	3-5 yrs	-	-
P 1st	2339 Peterson	Industrial/Direct	Cresa	17,180/1,800 ofc N	17,180	Withheld	Vacant	3-5 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
111 E Marquardt Dr Wheeling, IL 60090	49,234 SF / 2,500 ofc Not For Sale	Withheld 1	49,234 SF 2.32 AC	19'0" -	4 int -	None Wet
 <p>Expenses: 2017 Tax @ \$3.04/sf Power: 800a/240v 3p Parking: 64 Surface Spaces are available; Ratio of 1.21/1,000 SF Rail Line: None Utilities: Heating - Gas, Lighting - Metal Halide, Sewer - City, Water - City</p> <p>Landlord Rep: Company information unavailable at this time Sublet Contact: Korman, Lederer & Associates / Peter Balyeat (847) 205-4356 -- 49,234 SF /2,500 ofc (49,234 SF)</p>						


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Sublet	Korman, Lederer & Associates	49,234/2,500 ofc N	49,234	Withheld	Vacant	Thru Feb 2021	4	2

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
180-230 Messner Dr Wheeling Center Wheeling, IL 60090	47,798 SF / 3,790 ofc Not For Sale	Withheld 1	95,664 SF 2.30 AC	20'0" 2	8 int 8int	None Wet
 <p>Expenses: 2017 Tax @ \$3.44/sf, 2013 Est Tax @ \$2.80/sf; 1996 Ops @ \$2.03/sf Power: 400-1400a/240-480v Parking: 135 Surface Spaces are available; Ratio of 1.41/1,000 SF Rail Line: Yes Utilities: Heating - Gas</p> <p>Landlord Rep: Colliers International / David Bercu (847) 698-8207 / Brendan Green (847) 698-8227 -- 47,798 SF /3,790 ofc (21,353-26,445 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	180	Industrial/Direct	Colliers International	26,445/1,705 ofc N	47,798	No	Withheld	Vacant	Negotiable	4	1




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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	190	Industrial/Direct	Colliers International	21,353/2,085 ofc N	47,798	No	Withheld	Vacant	Negotiable	-	-
Building Notes											
<p>* Building is divisible into 4 units</p> <p>* Excellent distribution facility</p> <p>* Great location at Palatine and Wolf Roads</p>											
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
			281-339 Messner Dr Wheeling Center for Ind Wheeling, IL 60090	5,000 SF / 1,606 ofc Not For Sale	\$8.25/n 1	35,000 SF 2.78 AC	12'6" 6 - 12'0"w x 10'0"h -	None	None Yes		
			Expenses: 2017 Tax @ \$3.75/sf Parking: 100 Surface Spaces are available; Ratio of 2.86/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		Power: 200-1200a/120-208v Rail Line: None		Landlord Rep: Colliers International / Ned Frank (847) 698-8261 / Patrick Hake (847) 828-9018 -- 5,000 SF /1,606 ofc (5,000 SF)				
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
P 1st	315	Flex/Direct	Colliers International	5,000/1,606 ofc N	5,000	\$8.25/n	30 Days	Negotiable	-	1	
Building Notes											
<p>* Not all units have loading facilities</p> <p>* Ample parking</p>											



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>282-298 Messner Dr Wheeling Ctr for Ind Wheeling Ctr for Ind Wheeling, IL 60090</p>	32,235 SF / 1,800 ofc Not For Sale	Withheld 1	60,243 SF 2.80 AC	18'0" 6 - 10'0"w x 15'0"h -	None	None -
Expenses: 2010 Tax @ \$0.76/sf Parking: 42 free Surface Spaces are available; Ratio of 0.70/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: Korman, Lederer & Associates / Patrick Lederer (847) 205-4367 / Peter Balyeat (847) 205-4356 -- 32,235 SF /1,800 ofc (32,235 SF)						


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	Space 1	Industrial/Direct	Korman, Lederer & Associates	32,235/1,800 ofc N	32,235	Withheld	Vacant	Negotiable	-	1

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>482 N Milwaukee Ave Wheeling, IL 60090</p>	2,000 SF Not For Sale	-/mg 1	35,340 SF 1.68 AC	10'0"-16'0" 1 - 8'0"w x 10'0"h	3 ext 3 ext	None Wet
Expenses: 2010 Tax @ \$2.11/sf Parking: 16 free Surface Spaces are available; Ratio of 2.21/1,000 SF Utilities: Gas - Natural, Heating				Power: - Rail Line: -		
Landlord Rep: RD Strategic / Rick Delisle (847) 812-8180 Leasing Company: Pierce Building Group / Blake Pierce (847) 508-3297 -- 2,000 SF (260-2,000 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Pierce Building Group RD Strategic	260-2,000	2,000	\$13.20/mg	Vacant	Negotiable	-	-




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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>600 Northgate Pky Northgate Business Center Wheeling, IL 60090</p>	2,707 SF / 675 ofc Not For Sale	\$9.25/mg 1	31,726 SF 2.04 AC	14'0" 11 - 10'0"w x 10'0"h	1 ext -	None Wet
<p>Expenses: 2017 Tax @ \$1.12/sf, 2012 Est Tax @ \$0.96/sf; 2012 Est Ops @ \$3.90/sf Power: 200a</p> <p>Parking: 56 free Surface Spaces are available; Ratio of 1.60/1,000 SF Rail Line: None</p> <p>Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 2,707 SF /675 ofc (2,707 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	C	Industrial/Direct	Regional Realty Company, Inc.	2,707/675 ofc N	2,707	\$9.25/mg	Vacant	2-5 yrs	-	1

Building Notes

* Building can also be used for warehouse or distribution

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>720 Northgate Pky Wheeling, IL 60090</p>	105,046 SF Not For Sale	Withheld 1	181,049 SF 13.95 AC	32'0" 2	35 ext -	- ESFR
<p>Expenses: 2014 Tax @ \$1.04/sf Power: -</p> <p>Parking: 97 Surface Spaces are available; Ratio of 0.53/1,000 SF Rail Line: -</p> <p>Utilities: -</p> <p>Landlord Rep: CBRE / R.Whit R. Heitman (630) 368-8631 / Samuel C. Badger (630) 368-8632 / Jared Paff (630) 368-8634 / Brad Weiner (630) 368-8633 -- 105,046 SF (40,000-105,046 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/New	CBRE	40,000-105,046	105,046	Withheld	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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925 Seton Ct
Wheeling, IL 60090

2,850 SF / 500 ofc
Not For Sale

\$9.50/mg
1

32,325 SF
2.07 AC

14'6"
1 - 12'0"w x 14'0"h

2 int
2int

None
Wet



Expenses: **2017 Tax @ \$3.79/sf, 2015 Est Tax @ \$2.23/sf; 2012 Ops @ \$0.45/sf**
 Parking: **28 free Surface Spaces are available; Ratio of 1.79/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**
 Power: **200a 3p**
 Rail Line: **None**

Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 2,850 SF /500 ofc (2,850 SF)


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1	Industrial/Direct	Regional Realty Company, Inc.	2,850/500 ofc N	2,850	No	\$9.50/mg	Vacant	2-5 yrs	2	1

Building Notes


- * Office to suit
- * Common access to two interior truck docks and 1 drive-in door for each 2,500 or 2,800 sf unit
- * Inexpensive space for research and development or high tech use
- * Great access to Tri-State Tollway



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>184-188 Shepard Ave Wheeling, IL 60090</p>	10,000 SF / 2,000 ofc Not For Sale	Withheld/fs 1	20,000 SF 1 AC	14'0" 4 - 12'0"w x 12'0"h -	None	None Yes
<p>Expenses: 2017 Tax @ \$3.07/sf Parking: 25 free Surface Spaces are available; Ratio of 0.20/1,000 SF Utilities: Heating - Gas</p>		<p>Power: 200-400a/220v 3p Rail Line: None</p>		<p>Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 Sublet Contact: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 10,000 SF /2,000 ofc (10,000 SF)</p>		

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Sublet	H&B Realty, Inc.	10,000/2,000 ofc N	10,000	\$5.00/fs	Vacant	Thru Dec 2019	-	2

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>188-190 Shepard Ave Wheeling, IL 60090</p>	6,100 SF / 600 ofc Not For Sale	\$8.75/mg 1	24,400 SF 0.70 AC	14'0" 2 - 10'0"w x 10'0"h	2 ext None	None Yes
<p>Expenses: 2017 Tax @ \$3.15/sf Parking: 30 free Surface Spaces are available; Ratio of 1.23/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p>		<p>Power: 600a Rail Line: None</p>		<p>Landlord Rep: BNB Realty Partners LLC Barry Seiden (847) 808-8850 -- 6,100 SF /600 ofc (6,100 SF)</p>		


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	D	Flex/Direct	BNB Realty Partners LLC	6,100/600 ofc N	6,100	\$8.75/mg	Vacant	Negotiable	1	1



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Building Notes

Ample parking
Fluorescent lighting

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
147-185 Wheeling Rd Wheeling, IL 60090	8,400 SF / 250 ofc Not For Sale	\$11.87-\$15.38/+util 1	35,973 SF 2.83 AC	14'0"-18'0" 16 - 12'0"w x 12'0"h	None -	None Wet
 <p>Expenses: 2017 Tax @ \$0.14/sf; 2005 Combined Est Tax/Ops @ \$0.22/sf Parking: 150 free Surface Spaces are available; Ratio of 4.17/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Power: 200-400a/208v 3p Rail Line: None</p> <p>Landlord Rep: MY International, Inc. / Sunny Yen (847) 999-8155 / Alice Linch (847) 999-8155 -- 5,020 SF /250 ofc (1,820-3,200 SF) Leasing Company: Mike Cleach / Mike Cleach (847) 541-6331 -- 1,560 SF /250 ofc (1,560 SF)</p>						


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	177-179	Industrial/Direct	MY International, Inc.	3,200 N	3,200	No	\$12.00/nnn	Vacant	1-10 yrs	-	-
P 1st	151	Industrial/Direct	MY International, Inc.	1,820 N	1,820	No	\$11.87/nnn	Vacant	1-10 yrs	-	-
P 1st		Industrial/Direct	Mike Cleach	1,560/250 ofc N	1,560	No	\$15.38/+util	Vacant	Negotiable	-	-

Building Notes

Industrial condo building located near Palwaukee Airport and 4 miles from Willow Road exit off I-294.




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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>574 Wheeling Rd Suburban Wheeling, IL 60090</p>	31,241 SF / 3,686 ofc Not For Sale	\$7.15/mg 1	31,241 SF 1.60 AC	- 3	2 ext None	- Yes
<p>Expenses: 2017 Tax @ \$1.41/sf, 2010 Est Tax @ \$1.27/sf Parking: 40 free Surface Spaces are available; Ratio of 1.28/1,000 SF Utilities: -</p>		<p>Power: 600-1400a/240v Rail Line: None</p>		<p>Landlord Rep: Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 X102 -- 31,241 SF /3,686 ofc (14,000-31,241 SF)</p>		

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Entre Commercial Realty LLC	14,000-31,241/3,686 ofc	31,241	\$7.15/mg	Vacant	5-10 yrs	2	3

Building Notes

Outstanding visibility on Wheeling Rd. Visibilty and easy access to O'Hare Airport. Flexible layout.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>600-668 Wheeling Rd Wheeling Plaza Wheeling, IL 60090</p>	25,976 SF / 2,820 ofc Not For Sale	\$9.50/mg 1	134,289 SF 3.11 AC	16'0" -	8 ext Yes	- Wet
<p>Expenses: 2017 Tax @ \$1.86/sf, 2011 Est Tax @ \$1.61/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf Parking: 100 Surface Spaces are available; Ratio of 3.00/1,000 SF Utilities: Heating - Gas, Sewer - City, Water - City</p>		<p>Power: - Rail Line: None</p>		<p>Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3043 / Ryan Kehoe (773) 355-3034 -- 25,976 SF /2,820 ofc (3,312-7,952 SF)</p>		

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	616	Industrial/Direct	Lee & Associates	4,700/1,410 ofc N	4,700	\$9.50/mg	Vacant	2-5 yrs	-	-
P 1st	636	Industrial/Direct	Lee & Associates	3,312/1,410 ofc N	3,312	\$9.50/mg	Vacant	2-5 yrs	-	-



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	618	Industrial/Direct	Lee & Associates	4,140 N	4,140	\$9.50/mg	30 Days	Negotiable	-	-
P 1st	662	Industrial/Direct	Lee & Associates	5,872 N	5,872	\$9.50/mg	30 Days	Negotiable	-	-
P 1st	656	Industrial/Direct	Lee & Associates	7,952 N	7,952	\$9.50/mg	30 Days	Negotiable	-	-

Building Notes

* Building is well-maintained and managed
 * 16' clear ceiling height
 * 6 common exterior loading docks with levelators
 * Access to common drive-in doors (12'x 12')
 * Ample parking
 Jan 2002 - building sold. Darwin Realty sold to J. Schnoll & Co.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1125 Wheeling Rd Wheeling, IL 60090	13,250 SF Not For Sale	\$7.95/mg 1	13,250 SF 0.98 AC	16'0" 1 - 13'0"w x 14'0"h	1 ext None	None Yes
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Expenses: **2017 Tax @ \$3.35/sf**
 Parking: **30 Surface Spaces are available; Ratio of 2.26/1,000 SF**
 Utilities: **Heating - Gas, Sewer - City, Water - City**
 Power: **1200a**
 Rail Line: **None**

Landlord Rep: Brian Properties, Inc. / A.Scott A. Whisler (847) 640-1500 X110 -- 13,250 SF (13,250 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	2	Industrial/Direct	Brian Properties, Inc.	13,250 N	13,250	\$7.95/mg	Vacant	3-5 yrs	1	1

Building Notes

*Ample parking



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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111-143 S Wheeling Rd
Wheeling, IL 60090

2,000 SF
Not For Sale

\$15.00/mg
1

30,000 SF
1 AC

14'5"-20'0"
17 - 10'0"w x
20'0"h

2 ext
2 ext

None
Yes



Expenses: 2017 Tax @ \$0.25/sf; 2010 Ops @ \$1.50/sf
Parking: 80 free Surface Spaces are available; Ratio of
2.67/1,000 SF
Utilities: Sewer - City, Water - City

Power: 100-400a/277-480v 3p
Rail Line: None

Landlord Rep: Forefront Properties, LLC. / David LeCavalier (847) 272-4030 X11 / Tommy Mantice (847) 272-4030 -- 2,000 SF (2,000 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	143	Industrial/Direct	Forefront Properties, LLC.	2,000 N	2,000	No	\$15.00/mg	Vacant	Negotiable	-	-



Building Notes

Property Description: Industrial Condominium

Property Use Description: Industrial Condominium



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		928-960 S Wolf Rd Wheeling, IL 60090	162,746 SF Not For Sale	Withheld 1	162,746 SF 9.15 AC	32'0" -	- -	- ESFR		
		Expenses: - Parking: 175 Surface Spaces are available; Ratio of 1.07/1,000 SF Utilities: -			Power: - Rail Line: -					
Landlord Rep: Colliers International / Christopher Volkert (847) 698-8237 / Tom Rodeno (847) 698-8231 -- 162,746 SF (40,000-162,746 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E	GRND	Industrial/New	Colliers International	40,000-162,746	162,746	Withheld	12/2019	Negotiable	29	2
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		1480 S Wolf Rd Wheeling, IL 60090	52,950 SF For Sale - Under Contract	Withheld 1	52,950 SF 4.38 AC	18'0" 1	2 int 2int	- Wet		
		Expenses: 2017 Tax @ \$4.41/sf, 2002 Est Tax @ \$2.91/sf Parking: 77 free Surface Spaces are available; Ratio of 1.45/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City			Power: 800a/480v Rail Line: None					
Landlord Rep: JLL / Michael Connor (773) 458-1376 -- 52,950 SF (52,950 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P	1st	Industrial/Direct	JLL	52,950 N	52,950	Withheld	30 Days	Negotiable	2	-



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Building Notes

Purchased by 1480 South Wolf, LLC from Shoemaker Wolf Road, LLC on 11/28/05. Patrick McCourt and Joseph Geisel of CB Richard Ellis represented the Seller. Chris Nelson of Lee & Associates represented the Buyer. For further information see Comp COC-15760.

- * Partially air-conditioned
- * Excellent condition
- * Nice visibility
- * Building expandable
- * Uninterrupted power supply ("UPS") available

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1666-1684 S Wolf Rd Palwaukee Commerce Cntr Wheeling, IL 60090	34,190 SF / 680 ofc For Sale - Active	Withheld/mg 1	34,190 SF 3 AC	14'0" -	10 ext Yes	- Wet
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Expenses: **2017 Tax @ \$3.90/sf, 2012 Est Tax @ \$3.07/sf; 2012 Ops @ \$0.50/sf**
 Power: **200a/240v**
 Parking: **62 Surface Spaces are available; Ratio of 1.81/1,000 SF**
 Rail Line: **None**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Landlord Rep: Cushman & Wakefield / Marc Samuels (847) 720-1368 / Eric Fischer (847) 720-1369 -- 16,065 SF /680 ofc (2,835-3,713 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1674	Industrial/Direct	Cushman & Wakefield	3,341/340 ofc N	16,065	\$9.00/mg	Vacant	Negotiable	1	-
P 1st	1676	Industrial/Direct	Cushman & Wakefield	3,341/340 ofc N	16,065	\$9.00/mg	Vacant	Negotiable	1	-
P 1st	1678	Industrial/Direct	Cushman & Wakefield	3,713 N	16,065	Withheld	30 Days	Negotiable	-	-
P 1st	1680	Industrial/Direct	Cushman & Wakefield	2,835 N	16,065	Withheld	30 Days	Negotiable	-	-
P 1st	1682	Industrial/Direct	Cushman & Wakefield	2,835 N	16,065	Withheld	30 Days	Negotiable	-	-



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or jmelaniphy@wheelingil.gov
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Building Notes

- * Tenant HVAC
- * Public Transportation
- * Handicap Accessible
- * Courier
- * Ample parking

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1702-1716 S Wolf Rd Palwaukee Commerce Cntr Wheeling, IL 60090	5,400 SF / 1,800 ofc Not For Sale	\$7.50-\$9.50/fs 1	29,100 SF 2.08 AC	14'0" 8 - 8'0"w x 10'0"h	8 ext None	None Yes
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Expenses: **2017 Tax @ \$4.09/sf**
 Parking: **71 free Surface Spaces are available; Ratio of 2.44/1,000 SF**
 Utilities: **Heating - Gas**

Power: **200a**
 Rail Line: **None**

Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 5,400 SF /1,800 ofc (1,800-3,600 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1712	Flex/Direct	H&B Realty, Inc.	3,600/1,800 ofc N	3,600	No	\$7.50-\$9.50/fs	Vacant	Negotiable	1	-
P 1st	1710	Office/Direct	H&B Realty, Inc.	1,800 N	1,800	No	\$11.00/fs	Vacant	Negotiable	-	-

Building Notes

- * Building contains skylight



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