
Industrial Space Availability Report

PREPARED BY:

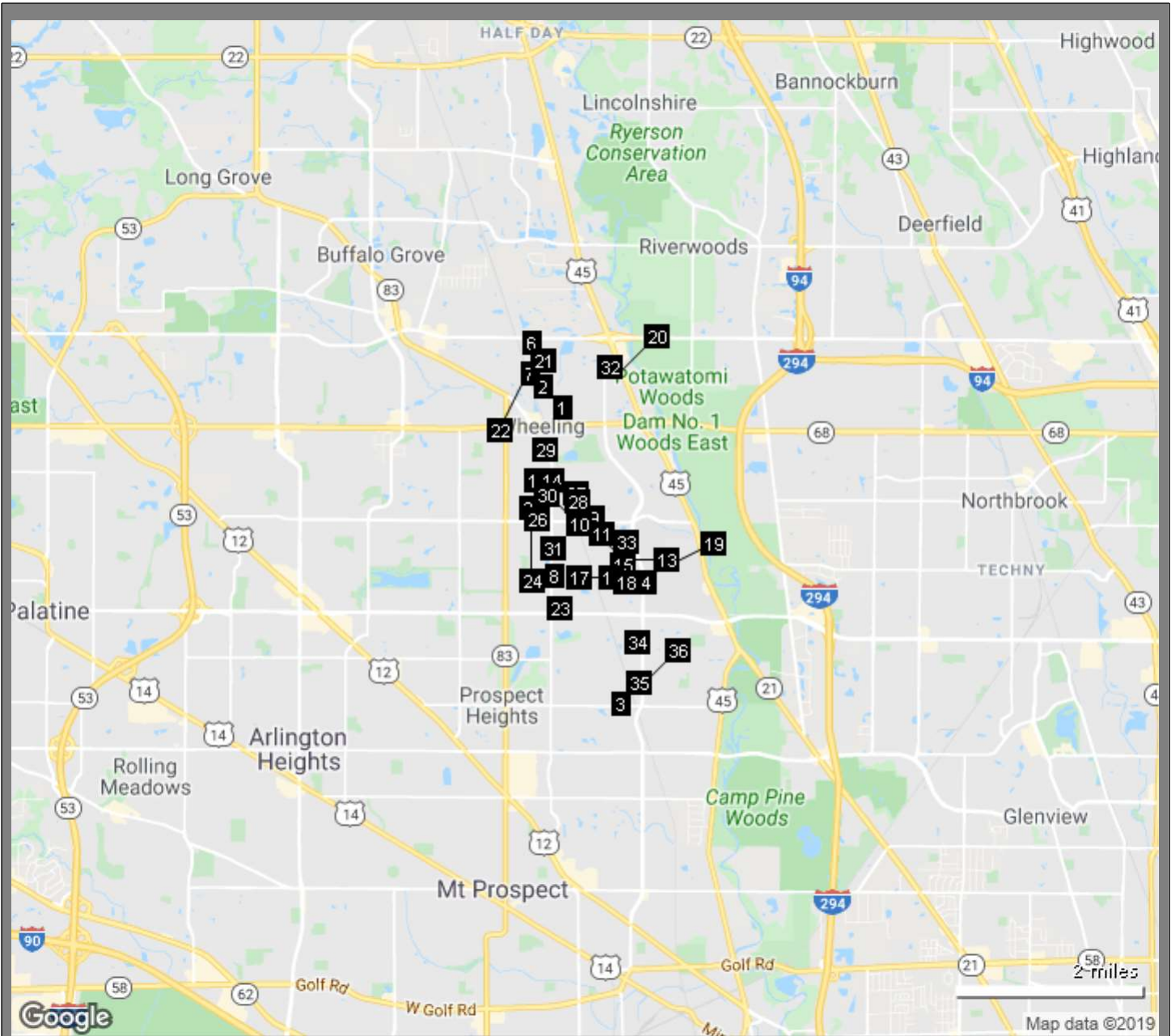


The Village of Wheeling, Illinois

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: **8,500 SF**
 Max Contig: **8,500 SF**
 Smallest Space: **3,000 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **94.7%**



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| | | | | |
|---|---|--|---|---|
| 2 |  | <p>475 Allendale Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>Building Type: Class B Warehouse Status: Built 1978 Building Size: 80,473 SF Land Area: 5 AC Stories: 1 Expenses: 2013 Tax @ \$0.76/sf</p> | <p>Space Avail: 80,473 SF Max Contig: 80,473 SF Smallest Space: 80,473 SF Rent/SF/Yr: \$5.65 % Leased: 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 @ \$2.18/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>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> |
| 5 |  | <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> |
| 6 |  | <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> |
| 7 |  | <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: 17,976 SF Max Contig: 10,241 SF Smallest Space: 7,735 SF Rent/SF/Yr: \$7.95 % Leased: 68.3%</p> |

| | | | | |
|----|---|--|---|---|
| 8 |  | <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> |
| 9 |  | <p>747-797 S Glenn Ave Wood Dale Industrial Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 21,800 SF Max Contig: 14,300 SF Smallest Space: 7,500 SF Rent/SF/Yr: Withheld % Leased: 90.9%</p> |
| 10 |  | <p>500 Harvester Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 10,588 SF Max Contig: 2,656 SF Smallest Space: 2,620 SF Rent/SF/Yr: \$10.15 % Leased: 49.1%</p> |
| 11 |  | <p>45-49 W Hintz Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 251,684 SF Max Contig: 251,684 SF Smallest Space: 251,684 SF Rent/SF/Yr: Withheld % Leased: 100%</p> |
| 12 |  | <p>460-490 W Hintz Rd Wheeling, IL 60090 Cook County N/E/C North Cook Ind Submarket</p> | <p>Building Type: Class B Flex Status: Built 1970 Building Size: 16,000 SF Land Area: 1 AC Stories: 1 Expenses: 2011 Tax @ \$3.61/sf</p> | <p>Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: \$9.00 % Leased: 71.9%</p> |
| 13 |  | <p>200 Larkin Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>Building Type: Class B Warehouse Status: Built 1986 Building Size: 24,000 SF Land Area: 1.41 AC Stories: 1 Expenses: 2017 Tax @ \$0.01/sf</p> | <p>Space Avail: 1,665 SF Max Contig: 1,665 SF Smallest Space: 1,665 SF Rent/SF/Yr: Withheld % Leased: 93.1%</p> |







| | | | | |
|----|---|---|---|---|
| 14 |  | <p>230-240 Larkin Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 8,400 SF Max Contig: 8,400 SF Smallest Space: 8,400 SF Rent/SF/Yr: \$12.00 % Leased: 100%</p> |
| 15 |  | <p>1100-1140 Larkin Dr Larkin Tech Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 15,990 SF Max Contig: 9,200 SF Smallest Space: 4,600 SF Rent/SF/Yr: \$8.95 % Leased: 100%</p> |
| 16 |  | <p>97 E Marquardt Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 58,533 SF Max Contig: 38,000 SF Smallest Space: 17,180 SF Rent/SF/Yr: Withheld % Leased: 34.0%</p> |
| 17 |  | <p>111 E Marquardt Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 49,234 SF Max Contig: 49,234 SF Smallest Space: 49,234 SF Rent/SF/Yr: Withheld % Leased: 100%</p> |
| 18 |  | <p>180-230 Messner Dr Wheeling Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 21,353 SF Max Contig: 21,353 SF Smallest Space: 21,353 SF Rent/SF/Yr: Withheld % Leased: 77.7%</p> |
| 19 |  | <p>282-298 Messner Dr Wheeling Ctr for Ind Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 32,235 SF Max Contig: 32,235 SF Smallest Space: 32,235 SF Rent/SF/Yr: Withheld % Leased: 46.5%</p> |



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|----|---|---|---|---|
| 20 |  | <p>482 N Milwaukee Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 260 SF Rent/SF/Yr: Withheld % Leased: 94.3%</p> |
| 21 |  | <p>600 Northgate Pky Northgate Business Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 2,707 SF Max Contig: 2,707 SF Smallest Space: 2,707 SF Rent/SF/Yr: \$9.25 % Leased: 91.5%</p> |
| 22 |  | <p>660-720 Northgate Pky Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 105,046 SF Max Contig: 105,046 SF Smallest Space: 40,000 SF Rent/SF/Yr: \$5.95 % Leased: 42.0%</p> |
| 23 |  | <p>280-296 W Palatine Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>Building Type: Class C Warehouse Status: Built 1983 Building Size: 90,850 SF Land Area: 3 AC Stories: 1 Expenses: 2010 Tax @ \$2.05/sf</p> | <p>Space Avail: 25,000 SF Max Contig: 25,000 SF Smallest Space: 25,000 SF Rent/SF/Yr: \$8.00 % Leased: 72.5%</p> |
| 24 |  | <p>830 Seton Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 2,542 SF Max Contig: 2,542 SF Smallest Space: 2,542 SF Rent/SF/Yr: \$9.50 % Leased: 92.0%</p> |
| 25 |  | <p>852 Seton Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>Building Type: Class C Warehouse Status: Built 1970 Building Size: 26,386 SF Land Area: 3 AC Stories: 1 Expenses: 2017 Tax @ \$1.13/sf</p> | <p>Space Avail: 15,000 SF Max Contig: 15,000 SF Smallest Space: 15,000 SF Rent/SF/Yr: \$6.00 % Leased: 43.2%</p> |

| | | | | |
|----|---|--|--|--|
| 26 |  | <p>970 Seton Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>Building Type: Class C Warehouse Status: Built 1980 Building Size: 30,000 SF Land Area: 2 AC Stories: 1 Expenses: 2011 Tax @ \$1.92/sf</p> | <p>Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: \$9.50 % Leased: 85.0%</p> |
| 27 |  | <p>188-190 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 6,100 SF Max Contig: 6,100 SF Smallest Space: 6,100 SF Rent/SF/Yr: \$8.75 % Leased: 75.0%</p> |
| 28 |  | <p>199 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>Building Type: Class B Warehouse Status: Built 1950 Building Size: 102,569 SF Land Area: 6.02 AC Stories: 1 Expenses: 2017 Tax @ \$3.54/sf</p> | <p>Space Avail: 102,569 SF Max Contig: 102,569 SF Smallest Space: 29,440 SF Rent/SF/Yr: \$7.00-\$10.00 % Leased: 0%</p> |
| 29 |  | <p>147-185 Wheeling Rd Wheeling, IL 60090 Cook County N/E/C North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 8,400 SF Max Contig: 3,200 SF Smallest Space: 1,560 SF Rent/SF/Yr: \$8.00-\$15.38 % Leased: 94.9%</p> |
| 30 |  | <p>600-668 Wheeling Rd Wheeling Plaza Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>Building Type: Class B Warehouse Status: Built 1984 Building Size: 134,289 SF Land Area: 7.09 AC Stories: 1 Expenses: 2017 Tax @ \$1.79/sf, 2011 Est Tax @ \$1.61/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf</p> | <p>Space Avail: 25,976 SF Max Contig: 7,952 SF Smallest Space: 3,312 SF Rent/SF/Yr: \$9.50 % Leased: 94.0%</p> |
| 31 |  | <p>1125 Wheeling Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket</p> | <p>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</p> | <p>Space Avail: 13,250 SF Max Contig: 13,250 SF Smallest Space: 13,250 SF Rent/SF/Yr: \$7.95 % Leased: 0%</p> |



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32

501-565 N Wolf Rd
Wolf Rd Offices
Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**
 Status: **Built 1986**
 Building Size: **57,126 SF**
 Land Area: **4.26 AC**
 Stories: **1**
 Expenses: **2016 Tax @ \$0.33/sf**

Space Avail: **1,400 SF**
 Max Contig: **1,400 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/Yr: **\$12.86**
 % Leased: **97.6%**

33

928-960 S Wolf Rd
Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**
 Status: **Under Construction, delivers Dec 2019**
 Building Size: **162,746 SF**
 Land Area: **9.15 AC**
 Stories: **1**
 Expenses: **2017 Tax @ \$0.01/sf**

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

34

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: **100%**

35

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: **3,341 SF**
 Max Contig: **3,341 SF**
 Smallest Space: **3,341 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **90.2%**

36

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%**



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

275 12th St
Wheeling, IL 60090

8,500 SF
Not For Sale

-/mg
2

160,000 SF
2.99 AC

16'0"-20'0"
1

1 ext
-

-
Wet



Expenses: **2017 Tax @ \$1.19/sf**
 Parking: **50 Surface Spaces are available; Ratio of 0.31/1,000 SF**
 Utilities: -

Power: **400a**
 Rail Line: **None**

Landlord Rep: **CTK Chicago Partners / Daniel Tobin (847) 699-2162**
 Leasing Company: **Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 -- 8,500 SF (3,000-8,500 SF)**

| 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 | 3,000-8,500 | 8,500 | \$9.95-\$11.50/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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

475 Allendale Dr
Wheeling, IL 60090

80,473 SF
Not For Sale

\$5.65/nnn
1

80,473 SF
5 AC

18'0"
2

4 int
-

4/5-15 tons
Yes



Expenses: **2013 Tax @ \$0.76/sf**
 Parking: **80 Surface Spaces are available; Ratio of 0.99/1,000 SF**
 Utilities: -

Power: **1600a/480v 3p**
 Rail Line: **None**

Landlord Rep: **Avalon Realty Associates, L.L.C. / J.Carlo J. Santucci (847) 506-1000 X5132 / Joseph Santucci (847) 506-1000 -- 80,473 SF (80,473 SF)**


| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------------|----------------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | | Industrial/Direct | Avalon Realty Associates, L.L.C. | 80,473 N | 80,473 | \$5.65/nnn | Vacant | Negotiable | 4 | 2 |



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Building Notes

Fully craned facility(15-ton and 5-ton cranes). Minutes from I-294.

| 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>2,000 SF / 1,000 ofc Not For Sale</p> | <p>\$15.00/mg 1</p> | <p>16,812 SF 2 AC</p> | <p>14'0" 2 - 10'0"w x 14'0"h</p> | <p>1 ext 1 ext</p> | <p>None Yes</p> |
| <p>Expenses: 2017 Tax @ \$2.18/sf Parking: 10 free Surface Spaces are available; Ratio of 0.66/1,000 SF Utilities: - Power: - Rail Line: None</p> <p>Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 2,000 SF /1,000 ofc (2,000 SF)</p> | | | | | | |


| 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.



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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 |
|---|--|---|------------------------------------|-----------------------------|-----------------------------|----------------------------------|
| 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 | | Power: 4000a/480v | | Rail Line: None |
| Utilities: - | | Landlord Rep: CBRE / Ryan Bain (630) 573-7070 | | | | |
| Leasing Company: CBRE / Samuel C. Badger (630) 368-8632 Whit R. Heitman (630) 368-8631 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 |

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|--|---|--|------------------------------------|-----------------------------|--------------------------|-------------------------|
| 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 | | Power: - | | Rail Line: None |
| Utilities: - | | 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 |



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

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** Power: **400a/480v**
 Parking: **30 Surface Spaces are available; Ratio of 1.90/1,000 SF** Rail Line: **None**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

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 |

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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

466-488 Diens Dr
Northgate Industrial Park
Wheeling, IL 60090

17,976 SF / 3,750 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** Power: **200-600a/110-480v 3p**
 Parking: **122 free Surface Spaces are available; Free Covered Spaces; Ratio of 0.47/1,000 SF** Rail Line: **None**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Landlord Rep: Wagener Equities Commercial RE Services, Inc. / Jeff Gilbert (847) 816-2623 / Daniel R. Wagener (847) 816-2621 -- 17,976 SF /3,750 ofc (7,735-10,241 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 | 466 | Industrial/Direct | Wagener Equities Commercial RE Services, Inc. | 7,735/1,600 ofc N | 7,735 | \$7.95/mg | Vacant | Negotiable | 1 | 1 |
| P 1st | 486 | Industrial/Direct | Wagener Equities Commercial RE Services, Inc. | 10,241/2,150 ofc N | 10,241 | \$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.

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|---|--|-----------------------------|-------------------------------------|--------------------------------|----------------------------|------------------------|
| 385 W Gilman Ave Wheeling, IL 60090 | 102,829 SF / 27,937 ofc For Sale - Active | Withheld 2 | 104,000 SF 6.14 AC | 18'0"-22'0" 2 | 2 int Yes | - Yes |



Expenses: **2017 Tax @ \$3.18/sf**
Parking: **205 free Surface Spaces are available; Ratio of 1.99/1,000 SF**
Utilities: -

Power: **1200a/480v 3p**
Rail Line: **None**

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 | - |



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

747-797 S Glenn Ave
Wood Dale Industrial
Wheeling, IL 60090

21,800 SF / 3,082 ofc
Not For Sale

Withheld
1

82,000 SF
3.98 AC

15'8"
8 - 12'0"w x 10'0"h 8int

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**
Parking: **143 free Surface Spaces are available; Ratio of 1.75/1,000 SF**
Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Power: **400a/120-240v 3p**

Rail Line: **None**

Landlord Rep: Cushman & Wakefield / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 21,800 SF /3,082 ofc (7,500-14,300 SF)

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------------|---------------------|--------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 797 | Industrial/Direct | Cushman & Wakefield | 14,300/3,082 ofc N | 14,300 | Withheld | 30 Days | Negotiable | 1 | 1 |
| P 1st | 787 | Industrial/Direct | Cushman & Wakefield | 7,500 N | 7,500 | Withheld | Vacant | Negotiable | - | - |

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.



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

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



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

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

45-49 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

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)**



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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 | 45 | Industrial/Sublet | Cushman & Wakefield | 251,684/8,000 ofc N | 251,684 | \$4.10/n | Vacant | 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 | | |
| | | 460-490 W Hintz Rd Wheeling, IL 60090 | 4,500 SF / 1,000 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 /1,000 ofc (4,500 SF) | | | | | | | | |
| 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 | Vacant | 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 | -/mg 1 | 24,000 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 |



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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 | F | Office/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 / 1,300 ofc For Sale at \$823,200 (\$49.00/SF) - Under Contract | \$12.00/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: Chicago Commercial, Inc. / Cesar Alvarez (773) 524-2600 -- 8,400 SF /1,300 ofc (8,400 SF) | | | | | | | | |
| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
| P 1st | | Industrial/Direct | Chicago Commercial, Inc. | 8,400/1,300 ofc N | 8,400 | \$12.00/mg | 60 Days | 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 | | |
| | | 1100-1140 Larkin Dr Larkin Tech Center Wheeling, IL 60090 | 15,990 SF / 1,358 ofc 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 -- 15,990 SF /1,358 ofc (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 |
| P 1st | 1120B | Industrial/Direct | Lee & Associates | 6,790/1,358 ofc N | 6,790 | \$8.95/mg | 30 Days | Negotiable | 2 | 1 |




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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 |
|--|--|--|---------------------------------|--|-----------------------------------|---------------------------|
| 97 E Marquardt Dr Wheeling Industrial Park Wheeling, IL 60090 | 58,533 SF / 4,800 ofc For Sale at \$2,300,000 (\$39.29/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 |
|-------|---------------|-------------------|-----------------|--------------------|-----------|------------|-----------|---------|-------|-----------|
| 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 | - | - |



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

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



Expenses: 2017 Tax @ \$3.04/sf
 Parking: 64 Surface Spaces are available; Ratio of 1.21/1,000 SF
 Utilities: Heating - Gas, Lighting - Metal Halide, Sewer - City, Water - City
 Power: 800a/240v 3p
 Rail Line: None

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)

| 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

21,353 SF / 2,085 ofc
Not For Sale

Withheld
1

95,664 SF
2.30 AC

20'0"
2

8 int
8int

None
Wet



Expenses: 2017 Tax @ \$3.44/sf, 2013 Est Tax @ \$2.80/sf; 1996 Ops @ \$2.03/sf
 Parking: 135 Surface Spaces are available; Ratio of 1.41/1,000 SF
 Utilities: Heating - Gas
 Power: 400-1400a/240-480v
 Rail Line: Yes

Landlord Rep: Colliers International / David Bercu (847) 698-8207 / Brendan Green (847) 698-8227 -- 21,353 SF /2,085 ofc (21,353 SF)

| 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 | 21,353 | No | Withheld | Vacant | Negotiable | - | - |



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Building Notes

- * Building is divisible into 4 units
- * Excellent distribution facility
- * Great location at Palatine and Wolf Roads

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

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

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 |



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

482 N Milwaukee Ave
Wheeling, IL 60090

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: **36 free Surface Spaces are available; Ratio of 1.02/1,000 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 | - | - |

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

600 Northgate Pky
Northgate Business Center
Wheeling, IL 60090

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



Expenses: **2017 Tax @ \$1.12/sf, 2012 Est Tax @ \$0.96/sf; 2012 Est Ops @ \$3.90/sf**
 Parking: **56 free Surface Spaces are available; Ratio of 1.60/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

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

Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 2,707 SF /675 ofc (2,707 SF)

| 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



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

660-720 Northgate Pky
Wheeling, IL 60090

105,046 SF / 1,931 ofc
Not For Sale

\$5.95/n
1

181,049 SF
13.95 AC

32'0"
2

35 ext
-

-
ESFR



Expenses: **2014 Tax @ \$1.04/sf**
 Parking: **97 Surface Spaces are available; Ratio of 0.53/1,000 SF**
 Utilities: -

Power: -
 Rail Line: -

Landlord Rep: Cushman & Wakefield / Eric Fischer (847) 720-1369 / Brett Kroner (847) 720-1367 / Keith Puritz (847) 720-1366 / Steve Stone (847) 720-1364 -- 105,046 SF /1,931 ofc (40,000-105,046 SF)

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|----------------|---------------------|--------------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | | Industrial/New | Cushman & Wakefield | 40,000-105,046/1,931 ofc | 105,046 | \$5.95/n | Vacant | Negotiable | - | - |

Building Notes

Minutes to I-294 via Lake-Cook Road. Zoned I-3 (general industrial district) with 6B Cook County Tax Incentive. T-5 lighting and Trailer parking and car parking expansion available.

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

280-296 W Palatine Rd
Wheeling, IL 60090

25,000 SF
Not For Sale

\$8.00/mg
1

90,850 SF
3 AC

16'0"
-

-
-

None
None



Expenses: **2010 Tax @ \$2.05/sf**
 Parking: **100 Surface Spaces are available; Ratio of 1.10/1,000 SF**
 Utilities: **Sewer - City, Water - City**


Power: **200a/240v**
 Rail Line: **None**

Landlord Rep: Hansen-Radler / Lawrence Radler (847) 673-4200 -- 25,000 SF (25,000 SF)

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|---------|-------------------|-----------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 290-292 | Industrial/Direct | Hansen-Radler | 25,000 N | 25,000 | \$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 |
|---|--|------------------------------|------------------------------------|---|------------------------------|---------------------------|
|  <p>830 Seton Ct Wheeling, IL 60090</p> | 2,542 SF / 970 ofc Not For Sale | \$9.50/mg 1 | 31,815 SF 2.07 AC | 14'0" 12 - 10'0"w x 12'0"h | 2 ext 2 ext | None Yes |
| <p>Expenses: 2017 Tax @ \$0.28/sf Power: 200a 3p Parking: 30 free Surface Spaces are available; Ratio of Rail Line: None 2.34/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 2,542 SF /970 ofc (2,542 SF)</p> | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Price | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------------|-------------------------------|------------------|-----------|-------|------------|-----------|---------|-------|-----------|
| P 1st | 11 | Industrial/Direct | Regional Realty Company, Inc. | 2,542/970 ofc N | 2,542 | No | \$9.50/mg | Vacant | 2-5 yrs | 2 | 1 |

Building Notes

The property is ideal for small business users. Features include office space to suit.

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|--|---|-------------------------------|---------------------------------|--|------------------------------|---------------------------------|
|  <p>852 Seton Ct Wheeling, IL 60090</p> | 15,000 SF Not For Sale | \$6.00/nnn 1 | 26,386 SF 3 AC | 15'0" 1 - 10'0"w x 12'0"h | 1 ext 1 ext | 2/1-5 tons Wet |
| <p>Expenses: 2017 Tax @ \$1.13/sf Power: 600a/208v 3p Parking: 55 free Surface Spaces are available; Ratio of Rail Line: None 2.08/1,000 SF Utilities: Heating - Gas</p> <p>Landlord Rep: NAI Hiffman / A.Stephen A. Sullivan (847) 610-0123 / Sean Bostrom (847) 539-0560 -- 15,000 SF (15,000 SF)</p> | | | | | | |


| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------------|-----------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | | Industrial/Direct | NAI Hiffman | 15,000 N | 15,000 | \$6.00/nnn | Vacant | Negotiable | 1 | 1 |




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Building Notes

Facility on 3 acres of land. Fully Air-Conditioned, Air-Lines, Crane Hoists. Expansion Possibility to: 49,000sf. Cranes: 11 - Two Ton Hoists on Rail. 2 - Three Ton Cranes. 1 - Five Ton Crane. Tollway Access!!!!

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|---|--|---|---------------------------------|---|------------------------------|-------------------------|
|  <p>970 Seton Ct Wheeling, IL 60090</p> | 4,500 SF / 1,500 ofc Not For Sale | \$9.50/mg 1 | 30,000 SF 2 AC | 14'0"-16'0" 1 | 1 ext 1 ext | None - |
| <p>Expenses: 2011 Tax @ \$1.92/sf Parking: - Utilities: Gas</p> | | <p>Power: 200a Rail Line: None</p> | | <p>Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 4,500 SF /1,500 ofc (4,500 SF)</p> | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------------|-------------------------------|-------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 970 | Industrial/Direct | Regional Realty Company, Inc. | 4,500/1,500 ofc N | 4,500 | \$9.50/mg | Vacant | Negotiable | 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 |
|--|--|---|------------------------------------|---|-----------------------------|---------------------------|
|  <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 LLCBarry 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 |
|--|--|---|---|--|------------------------------------|-----------------------------------|
|  <p>199 Shepard Ave Wheeling, IL 60090</p> | <p>102,569 SF For Sale at \$5,950,000 (\$58.01/SF) - Active</p> | <p>\$7.00-\$10.00/mg 1</p> | <p>102,569 SF 6.02 AC</p> | <p>22'0" 12</p> | <p>8 ext Yes</p> | <p>None Wet</p> |
| <p>Expenses: 2017 Tax @ \$3.54/sf Parking: 67 free Surface Spaces are available; Ratio of 0.65/1,000 SF Utilities: -</p> | | <p>Power: - Rail Line: None</p> | | <p>Landlord Rep: Lee & Associates / Tom Boyle (773) 355-5079 / Thomas Condon (773) 355-3049 / Benjamin Cohen (773) 355-3038 -- 102,569 SF (29,440-37,600 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 | Lee & Associates | 29,440 N | 102,569 | \$7.00-\$10.00/mg | Vacant | Negotiable | - | - |
| P | 1st | Industrial/Direct | Lee & Associates | 35,529 N | 102,569 | \$7.00-\$10.00/mg | Vacant | Negotiable | - | - |
| P | 1st | Industrial/Direct | Lee & Associates | 37,600 N | 102,569 | \$7.00-\$10.00/mg | Vacant | Negotiable | - | - |

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|--|--|---|--|---|---------------------------------|-----------------------------------|
|  <p>147-185 Wheeling Rd Wheeling, IL 60090</p> | <p>8,400 SF / 250 ofc Not For Sale</p> | <p>\$8.00-\$15.38/nnn 1</p> | <p>35,973 SF 2.83 AC</p> | <p>14'0"-18'0" 16 - 12'0"w x 12'0"h</p> | <p>None -</p> | <p>None Wet</p> |
| <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> | | |



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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 | | Industrial/Direct | MY International, Inc. | 3,200 N | 3,200 | No | \$8.00/nnn | 30 Days | 1-10 yrs | - | - |
| P 1st | 151 | Office/Direct | MY International, Inc. | 1,820 N | 1,820 | No | \$8.00/nnn | Vacant | Negotiable | - | - |
| P 1st | | Industrial/Direct | Mike Cleach | 1,560/250 ofc N | 1,560 | No | \$15.38/+util | 30 Days | Negotiable | - | - |

Building Notes

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

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

600-668 Wheeling Rd
Wheeling Plaza
Wheeling, IL 60090

25,976 SF / 2,820 ofc
Not For Sale

\$9.50/mg
1

134,289 SF
7.09 AC

16'0"
-

8 ext
Yes

-
Wet



Expenses: **2017 Tax @ \$1.79/sf, 2011 Est Tax @ \$1.61/sf; 2010 Ops** Power: -
@ \$0.85/sf, 2011 Est Ops @ \$1.05/sf

Parking: **100 Surface Spaces are available; Ratio of 3.00/1,000** Rail Line: **None**
SF

Utilities: **Heating - Gas, Sewer - City, Water - City**

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)

| 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 | - | - |
| P 1st | 618 | Industrial/Direct | Lee & Associates | | 4,140 N | \$9.50/mg | 30 Days | Negotiable | - | - |
| P 1st | 662 | Industrial/Direct | Lee & Associates | | 5,872 N | \$9.50/mg | 30 Days | Negotiable | - | - |
| P 1st | 656 | Industrial/Direct | Lee & Associates | | 7,952 N | \$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.




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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>1125 Wheeling Rd Wheeling, IL 60090</p> <p>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</p> <p>Landlord Rep: Brian Properties, Inc. / A.Scott A. Whisler (847) 640-1500 X110 -- 13,250 SF (13,250 SF)</p> | 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 |
| Power: 1200a Rail Line: None | | | | | | |

| 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

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler | | | | | |
|--|--|-------------------------------|------------------------------------|---|---------------------|--------------------|------------|-----------|------------|-------|-----------|
|  <p>501-565 N Wolf Rd Wolf Rd Offices Wheeling, IL 60090</p> <p>Expenses: 2016 Tax @ \$0.33/sf Parking: Ratio of 0.00/1,000 SF Utilities: Gas - Natural, Heating - Gas, Water - City</p> <p>Landlord Rep: iProperties & Assets, Inc. / Sunny Kim (847) 730-3121 -- 1,400 SF (1,400 SF)</p> | 1,400 SF Not For Sale | \$12.86/mg 1 | 57,126 SF 4.26 AC | 13'0"-14'0" 1 - 10'0"h | - - | - Wet | | | | | |
| Power: 200a Rail Line: None | | | | | | | | | | | |
| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Price | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
| P 1st | | Industrial/Direct | iProperties & Assets, Inc. | 1,400 N | 1,400 | No | \$12.86/mg | Vacant | Negotiable | - | - |




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Building Notes

Property Description: Industrial Condominium

Property Use Description: Industrial Condominium

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|---|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|  <p>928-960 S Wolf Rd Wheeling, IL 60090</p> <p>162,746 SF Not For Sale</p> <p>Withheld 1</p> <p>162,746 SF 9.15 AC</p> <p>32'0" -</p> <p>- -</p> <p>- ESFR</p> <p>Expenses: 2017 Tax @ \$0.01/sf Parking: 175 Surface Spaces are available; Ratio of 1.07/1,000 SF Utilities: - Power: - Rail Line: -</p> <p>Landlord Rep: Colliers International / Christopher Volkert (847) 698-8237 / Tom Rodeno (847) 698-8231 -- 162,746 SF (40,000-162,746 SF)</p> | | | | | | |

| 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 |



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

1480 S Wolf Rd
Wheeling, IL 60090

52,950 SF
For Sale - Active

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 | - |

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



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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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

1666-1684 S Wolf Rd
Palwaukee Commerce Cntr
Wheeling, IL 60090

3,341 SF / 800 ofc
Not For Sale

Withheld/mg
1

34,190 SF
3 AC

14'0"
-

10 ext
Yes

-
Wet



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: Entre Commercial Realty LLC / T.Dan T. Jones (847) 310-4299 / Mark Hackendahl (847) 310-4209 -- 3,341 SF /800 ofc (3,341 SF)

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------------|-----------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 1676 | Industrial/Direct | Entre Commercial Realty LLC | 3,341/800 ofc N | 3,341 | \$9.00/mg | Vacant | Negotiable | 1 | - |

Building Notes

- * Tenant HVAC
- * Public Transportation
- * Handicap Accessible
- * Courier
- * 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 |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

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



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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