
Industrial Space Availability Report

PREPARED BY:

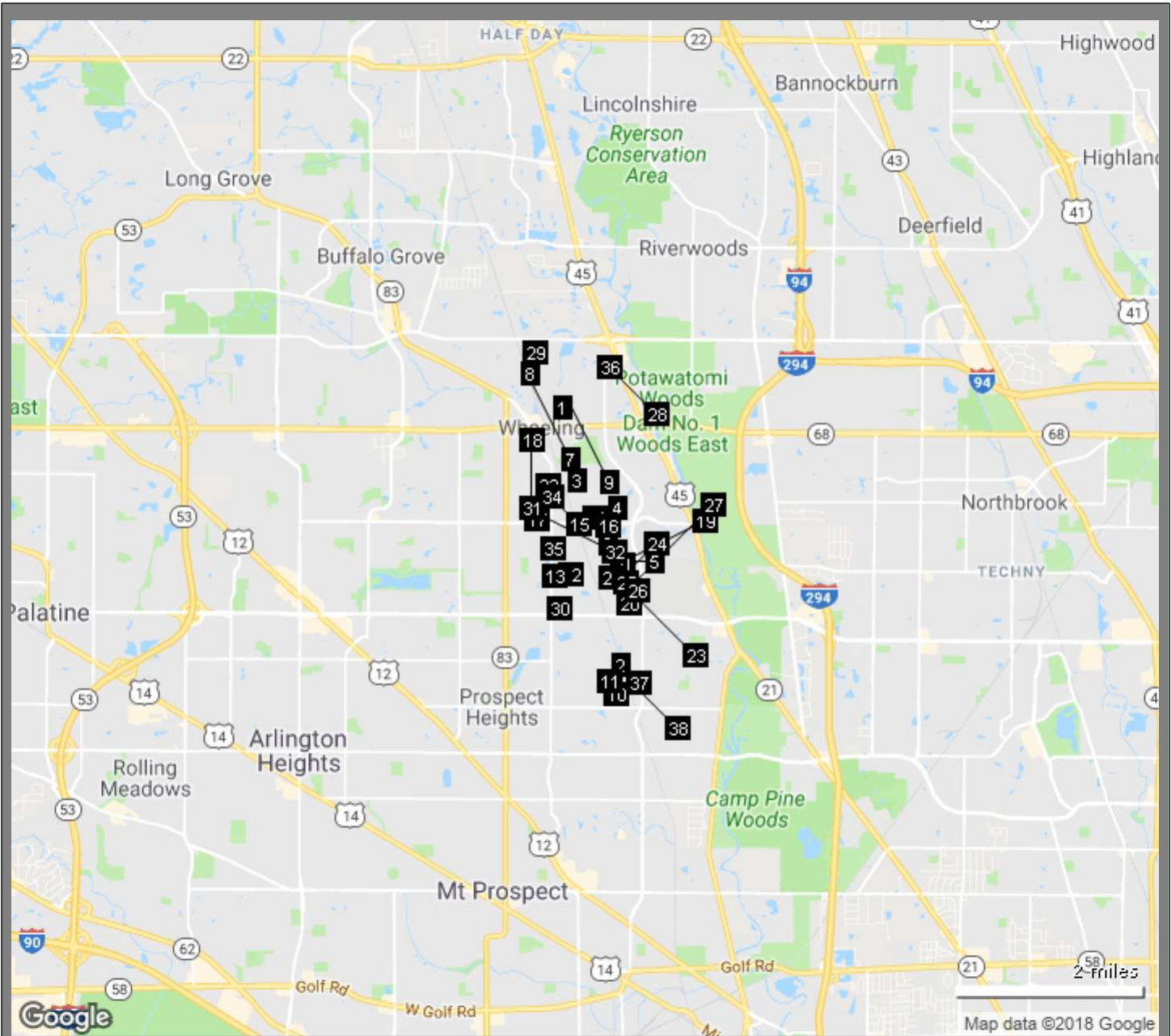


The Village of Wheeling, Illinois

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: **2016 Tax @ \$1.11/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>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: 2016 Tax @ \$3.96/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>
3		<p>190-198 W Carpenter Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1976 Building Size: 79,245 SF Land Area: 4.01 AC Stories: 1 Expenses: 2003 Tax @ \$2.31/sf, 2011 Est Tax @ \$2.99/sf</p>	<p>Space Avail: 890 SF Max Contig: 890 SF Smallest Space: 890 SF Rent/SF/Yr: \$86.30 % Leased: 100%</p>
4		<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: 2016 Tax @ \$2.53/sf</p>	<p>Space Avail: 17,930 SF Max Contig: 17,930 SF Smallest Space: 17,930 SF Rent/SF/Yr: \$6.25 % Leased: 0%</p>
5		<p>1075 Chaddick Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class A Warehouse Status: Built Jun 2018 Building Size: 83,755 SF Land Area: 5.30 AC Stories: 1 Expenses: 2017 Est Tax @ \$1.50/sf; 2017 Est Ops @ \$0.55/sf</p>	<p>Space Avail: 32,168 SF Max Contig: 32,168 SF Smallest Space: 32,168 SF Rent/SF/Yr: Withheld % Leased: 61.6%</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: 2016 Tax @ \$4.41/sf</p>	<p>Space Avail: 75,902 SF Max Contig: 75,902 SF Smallest Space: 75,902 SF Rent/SF/Yr: \$4.50 % Leased: 0%</p>
7		<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 @ \$2.82/sf, 2016 Est Tax @ \$2.55/sf; 2012 Est Ops @ \$1.35/sf</p>	<p>Space Avail: 16,618 SF Max Contig: 16,618 SF Smallest Space: 6,304 SF Rent/SF/Yr: \$4.95 % Leased: 35.0%</p>

8		<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: 2016 Tax @ \$2.24/sf, 2011 Est Tax @ \$2.54/sf</p>	<p>Space Avail: 7,600 SF Max Contig: 7,600 SF Smallest Space: 7,600 SF Rent/SF/Yr: \$7.95 % Leased: 86.6%</p>
9		<p>236 Egidi Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1990 Building Size: 46,730 SF Land Area: 2.52 AC Stories: 1 Expenses: 2016 Tax @ \$2.92/sf</p>	<p>Space Avail: 27,870 SF Max Contig: 13,935 SF Smallest Space: 13,935 SF Rent/SF/Yr: \$7.50 % Leased: 100%</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: 2016 Tax @ \$3.41/sf</p>	<p>Space Avail: 2,400 SF Max Contig: 2,400 SF Smallest Space: 2,400 SF Rent/SF/Yr: \$8.75 % Leased: 66.7%</p>
11		<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: 2016 Tax @ \$3.96/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>
12		<p>225 Gilman Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1979 Building Size: 52,170 SF Land Area: 3.40 AC Stories: 1 Expenses: 2016 Tax @ \$2.21/sf, 2018 Est Tax @ \$2.21/sf; 2018 Est Ops @ \$0.55/sf</p>	<p>Space Avail: 52,170 SF Max Contig: 52,170 SF Smallest Space: 52,170 SF Rent/SF/Yr: Withheld % Leased: 100%</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: 2016 Tax @ \$2.97/sf</p>	<p>Space Avail: 104,000 SF Max Contig: 102,829 SF Smallest Space: 102,829 SF Rent/SF/Yr: Withheld % Leased: 100%</p>



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14		<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: 2015 Tax @ \$2.66/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: \$5.60 % Leased: 100%</p>
15		<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: 2016 Tax @ \$3.61/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>
16		<p>11-55 E Hintz Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1990 Building Size: 38,000 SF Land Area: 0.21 AC Stories: 1 Expenses: 2016 Tax @ \$0.20/sf</p>	<p>Space Avail: 8,168 SF Max Contig: 8,168 SF Smallest Space: 8,168 SF Rent/SF/Yr: \$5.25 % Leased: 78.5%</p>
17		<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: 100%</p>
18		<p>500-504 W Hintz Rd Hintz Road Business Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1970 Building Size: 30,795 SF Land Area: 1 AC Stories: 1 Expenses: 2012 Tax @ \$3.26/sf</p>	<p>Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: Withheld % Leased: 91.9%</p>
19		<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: 22,688 SF Land Area: 1.41 AC Stories: 1 Expenses: 2016 Tax @ \$0.01/sf</p>	<p>Space Avail: 1,665 SF Max Contig: 1,665 SF Smallest Space: 1,665 SF Rent/SF/Yr: \$12.00 % Leased: 92.7%</p>

20		<p>225 Larkin Dr Larkin Commerce Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1988 Building Size: 35,882 SF Land Area: 2.09 AC Stories: 1 Expenses: 2016 Tax @ \$3.03/sf, 2013 Est Tax @ \$3.08/sf; 2010 Ops @ \$1.32/sf, 2013 Est Ops @ \$1.34/sf</p>	<p>Space Avail: 4,304 SF Max Contig: 4,304 SF Smallest Space: 4,304 SF Rent/SF/Yr: \$9.25 % Leased: 100%</p>
21		<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: 0.45 AC Stories: 1 Expenses: 2017 Tax @ \$3.47/sf; 2017 Ops @ \$0.80/sf</p>	<p>Space Avail: 9,200 SF Max Contig: 9,200 SF Smallest Space: 9,200 SF Rent/SF/Yr: \$8.95 % Leased: 100%</p>
22		<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: 2016 Tax @ \$0.45/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf</p>	<p>Space Avail: 38,627 SF Max Contig: 21,447 SF Smallest Space: 17,180 SF Rent/SF/Yr: \$7.50 % Leased: 100%</p>
23		<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: 2016 Tax @ \$2.83/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>
24		<p>92-154 Messner Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1982 Building Size: 62,227 SF Land Area: 4 AC Stories: 1 Expenses: 2016 Tax @ \$0.41/sf, 2003 Est Tax @ \$2.65/sf</p>	<p>Space Avail: 5,100 SF Max Contig: 5,100 SF Smallest Space: 5,100 SF Rent/SF/Yr: Withheld % Leased: 91.8%</p>
25		<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: 2016 Tax @ \$3.28/sf, 2013 Est Tax @ \$2.80/sf; 1996 Ops @ \$2.03/sf</p>	<p>Space Avail: 47,798 SF Max Contig: 47,798 SF Smallest Space: 21,353 SF Rent/SF/Yr: Withheld % Leased: 50.0%</p>



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26



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: **2016 Tax @ \$3.02/sf**Space Avail: **5,000 SF**Max Contig: **5,000 SF**Smallest Space: **5,000 SF**Rent/SF/Yr: **\$8.25**% Leased: **100%**

27



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%**

28



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: **2,008 SF**Max Contig: **718 SF**Smallest Space: **260 SF**Rent/SF/Yr: **Withheld**% Leased: **99.3%**

29



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: **181,049 SF**Max Contig: **181,049 SF**Smallest Space: **45,000 SF**Rent/SF/Yr: **Withheld**% Leased: **0%**

30



284-296 Palatine Rd

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

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**Space Avail: **20,447 SF**Max Contig: **11,737 SF**Smallest Space: **8,710 SF**Rent/SF/Yr: **\$8.00**% Leased: **77.5%**

31



852 Seton Ct

Wheeling, IL 60090







Cook County

North Cook Ind Submarket

Building Type: **Class C Warehouse**Status: **Built 1970**Building Size: **26,386 SF**Land Area: **3 AC**Stories: **1**Expenses: **2016 Tax @ \$1.05/sf**Space Avail: **15,000 SF**Max Contig: **15,000 SF**Smallest Space: **15,000 SF**Rent/SF/Yr: **\$6.85**% Leased: **43.2%**

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32		<p>925 Seton Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1989 Building Size: 32,325 SF Land Area: 2.07 AC Stories: 1 Expenses: 2016 Tax @ \$2.30/sf, 2015 Est Tax @ \$2.23/sf; 2012 Ops @ \$0.45/sf</p>	<p>Space Avail: 5,600 SF Max Contig: 5,600 SF Smallest Space: 5,600 SF Rent/SF/Yr: \$9.25 % Leased: 82.7%</p>
33		<p>574 Wheeling Rd Suburban Wheeling, IL 60090 Cook County N/W/C North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1970, Renov 2001 Building Size: 31,241 SF Land Area: 1.60 AC Stories: 1 Expenses: 2016 Tax @ \$1.28/sf, 2010 Est Tax @ \$1.27/sf</p>	<p>Space Avail: 31,241 SF Max Contig: 31,241 SF Smallest Space: 14,000 SF Rent/SF/Yr: \$7.15 % Leased: 0%</p>
34		<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: 134,800 SF Land Area: 3.11 AC Stories: 1 Expenses: 2016 Tax @ \$2.09/sf, 2011 Est Tax @ \$1.60/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf</p>	<p>Space Avail: 14,383 SF Max Contig: 4,700 SF Smallest Space: 2,275 SF Rent/SF/Yr: \$9.00 % Leased: 94.8%</p>
35		<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: 2016 Tax @ \$3.13/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>
36		<p>551 N Wolf Rd Wolf Rd Offices Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>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</p>	<p>Space Avail: 3,100 SF Max Contig: 1,600 SF Smallest Space: 1,500 SF Rent/SF/Yr: Withheld % Leased: 97.4%</p>
37		<p>1666-1684 S Wolf Rd Wheeling, IL 60090 Cook County N/W/C North Cook Ind Submarket</p>	<p>Building Type: Class B Flex Status: Built 1970, Renov 1983 Building Size: 34,190 SF Land Area: 3 AC Stories: 1 Expenses: 2016 Tax @ \$3.66/sf, 2012 Est Tax @ \$3.07/sf; 2012 Ops @ \$0.50/sf</p>	<p>Space Avail: 34,190 SF Max Contig: 34,190 SF Smallest Space: 3,400 SF Rent/SF/Yr: Withheld % Leased: 80.1%</p>



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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: **2016 Tax @ \$3.82/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: 2016 Tax @ \$1.11/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>222 Camp McDonald Rd Wheeling, IL 60090</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
<p>Expenses: 2016 Tax @ \$3.96/sf Parking: 10 free Surface Spaces are available; Ratio of 0.66/1,000 SF Utilities: -</p>		<p>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



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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
190-198 W Carpenter Ave Wheeling, IL 60090	890 SF Not For Sale	\$86.30/mg 1	79,245 SF 4.01 AC	22'0" 2 - 8'0"w x 14'0"h	6 int/4 ext 6int/4 ext	None Wet
		Expenses: 2003 Tax @ \$2.31/sf, 2011 Est Tax @ \$2.99/sf Parking: 175 free Surface Spaces are available; Ratio of 3.50/1,000 SF Utilities: Heating - Gas		Power: 4700a/480v 3p Rail Line: None		
Landlord Rep: Darwin Realty & Development Corp. / Dan Prendergast (630) 782-9520 X3835 -- 890 SF (890 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	194	Industrial/Direct	Darwin Realty & Development Corp.	890 N	890	\$86.30/mg	30 Days	Negotiable	-	-


Building Notes

The building is made up of 2 units:
 West Unit is 32,680 sf (1,900 sf of first floor office, 3,820 sf of second floor office, and 26,960 sf of warehouse space).
 East Unit is 46,565 sf (4,700 sf of first floor office space, 9,562 sf of second floor office space, and 32,303 sf of warehouse space).

- New roof in 1996
- Ideal for distribution, manufacturing, or a high tech use.
- User can utilize up to 22,500 of air-conditioned space for offices, labs, assembly or high tech departments.




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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>685 Chaddick Dr Wheeling, IL 60090</p>	17,930 SF / 5,370 ofc Not For Sale	\$6.25/n 1	17,930 SF 1.09 AC	18'0" 1 - 12'0"w x 12'0"h 2int	2 int	None Yes
<p>Expenses: 2016 Tax @ \$2.53/sf Parking: 39 free Surface Spaces are available; Ratio of 2.18/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Power: 800a/120-208v 3p Rail Line: None</p> <p>Landlord Rep: Parkway Development / Brian Szywalla (847) 870-1800 -- 17,930 SF /5,370 ofc (17,930 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	Parkway Development	17,930/5,370 ofc N	17,930	\$6.25/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				
 <p>1075 Chaddick Dr Wheeling, IL 60090</p>	32,168 SF Not For Sale	Withheld 1	83,755 SF 5.30 AC	30'0" 1	3 ext 3 ext	- ESFR				
<p>Expenses: 2017 Est Tax @ \$1.50/sf; 2017 Est Ops @ \$0.55/sf Parking: 84 Surface Spaces are available; Ratio of 1.00/1,000 SF Utilities: -</p> <p>Power: 1600a/480v Rail Line: -</p> <p>Landlord Rep: Cushman & Wakefield / Brett Kroner (847) 720-1367 / Keith Puritz (847) 720-1366 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368 -- 32,168 SF (32,168 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	Cushman & Wakefield	32,168 N	32,168	Withheld	Vacant	Negotiable	3	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
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900 S Chaddick Dr
V-S Industries
Wheeling, IL 60090

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

\$4.50/n
1

75,902 SF
5.48 AC

22'0"
5

2 int
None

4/1-10 tons
Yes



Expenses: **2016 Tax @ \$4.41/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	\$4.50/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
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406-432 Diens Dr
Wheeling, IL 60090

16,618 SF / 1,413 ofc
Not For Sale

\$4.95/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 @ \$2.82/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 / Michael Scadron (847) 720-1327 / Marc Samuels (847) 720-1368 -- 16,618 SF /1,413 ofc (6,304-16,618 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	432	Industrial/Direct	Cushman & Wakefield	6,304-16,618/1,413 ofc	16,618	\$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.



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

7,600 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: **2016 Tax @ \$2.24/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 -- 7,600 SF /1,600 ofc (7,600 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	468	Industrial/Direct	Wagener Equities Commercial RE Services, Inc.	7,600/1,600 ofc N	7,600	\$7.95/mg	Vacant	Negotiable	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
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236 Egidi Dr
Edgebrook Business Cntr
Wheeling, IL 60090

27,870 SF / 2,720 ofc
Not For Sale

\$7.50/mg
1

46,730 SF
2.52 AC

19'6"
4 - 12'0" w x 10'0" h

4 int/3 ext
4int/3 ext

None
Wet



Expenses: **2016 Tax @ \$2.92/sf**
 Parking: **98 free Surface Spaces are available; Ratio of 2.09/1,000 SF**
 Utilities: **Heating - Gas, Sewer - City, Water - City**



Power: **800-1800a/480v 3p**
 Rail Line: **None**

Landlord Rep: **Transwestern / T.John T. Joyce (847) 588-5663 -- 13,935 SF /2,720 ofc (13,935 SF)**
 Sublet Contact: **Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 -- 13,935 SF /2,720 ofc (13,935 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Transwestern	13,935/1,360 ofc N	13,935	\$7.50/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		Industrial/Sublet	Entre Commercial Realty LLC	13,935/1,360 ofc N	13,935	\$5.60/ig/7.85 ofc	Vacant	Thru Feb 2019	4	1	
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler				
		2300-2304 Foster Ave Wheeling, IL 60090	2,400 SF / 300 ofc Not For Sale	\$8.75/mg 1	7,200 SF 1 AC	14'0" -	3 ext None	None None			
		Expenses: 2016 Tax @ \$3.41/sf Parking: 5 Surface Spaces are available; Ratio of 2.08/1,000 SF Utilities: Heating - Gas, Sewer - City, Water - City Power: 200-400a 3p Rail Line: None Landlord Rep: McLennan Commercial Properties, Inc. / P.James P. Conrad (847) 655-3383 -- 2,400 SF /300 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		Industrial/Direct	McLennan Commercial Properties, Inc.	2,400/300 ofc N	2,400	\$8.75/mg	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				
		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: 2016 Tax @ \$3.96/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	-	-	



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Building Notes

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

	Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	225 Gilman Ave Wheeling, IL 60090	52,170 SF / 2,670 ofc Not For Sale	Withheld 1	52,170 SF 3.40 AC	20'0" 1 - 12'0"w x 8'0"h	9 ext 9 ext	None Wet
Expenses: 2016 Tax @ \$2.21/sf, 2018 Est Tax @ \$2.21/sf; 2018 Est Ops @ \$0.55/sf Power: 400a/480v 3p Parking: 53 free Surface Spaces are available; Ratio of 1.02/1,000 SF Rail Line: None Utilities: Heating - Gas, Lighting - Fluorescent Landlord Rep: Colliers International / David Bercu (847) 698-8207 / Brendan Green (847) 698-8227 -- 52,170 SF /2,670 ofc (52,170 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	52,170/2,670 ofc N	52,170	Withheld	30 Days	Negotiable	-	-

Building Notes

Outstanding distribution facility. Immaculately maintained. Minutes to I-294 exchange @ Willow/Palatine Expressway. Building expandable to 74,324 sf. Additional trailer parking or parking for up to 132 cars. Expandable office space. Northern Illinois Gas/Lake Michigan Water(Village of Wheeling). 9 exterior docks w/levelers and dock seals, knock-out for 10th door.



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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			
		385 W Gilman Ave Wheeling, IL 60090	104,000 SF / 27,937 ofc For Sale - Active	Withheld 2	104,000 SF 6.14 AC	18'0"-22'0" 2	2 ext Yes	- Yes		
		Expenses: 2016 Tax @ \$2.97/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			
		747-797 S Glenn Ave Wood Dale Industrial Wheeling, IL 60090	21,800 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 8int	8 int None Wet			
		Expenses: 2015 Tax @ \$2.66/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 / Michael Scadron (847) 720-1327 / Marc Samuels (847) 720-1368 -- 14,300 SF /3,082 ofc (14,300 SF)								
		Sublet Contact: Paine Wetzel Commercial Real Estate / Denise S. Chaimovitz (773) 714-2138 -- 7,500 SF /3,082 ofc (7,500 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
P 1st		Industrial/Sublet	Paine Wetzel Commercial Real Estate	7,500 N	7,500	\$8.70/fs	Vacant	Thru Jul 2020	-	-



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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: **2016 Tax @ \$3.61/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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11-55 E Hintz Rd
Wheeling, IL 60090

8,168 SF / 4,536 ofc
Not For Sale

\$5.25/n
1

38,000 SF
0.21 AC

16'0"
5 - 12'0"w x 12'0"h 3 ext

3 ext
None
Yes



Expenses: 2016 Tax @ \$0.20/sf
Parking: 60 free Surface Spaces are available; Ratio of 1.58/1,000 SF
Utilities: Heating - Gas, Sewer - City, Water - City

Power: 400a
Rail Line: None

Landlord Rep: Cushman & Wakefield / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Michael Scadron (847) 720-1327 / Marc Samuels (847) 720-1368 -- 8,168 SF / 4,536 ofc (8,168 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	55	Industrial/Direct	Cushman & Wakefield	8,168/4,536 ofc N	8,168	\$5.25/n	Vacant	Negotiable	-	1


Building Notes

August 1998: Building sold by State Farm Insurance to a Texas-based Real Estate Investment Trust. Draper & Kramer represented the seller in the transaction.


* 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
 <p>460-490 W Hintz Rd Wheeling, IL 60090</p> <p>Expenses: 2011 Tax @ \$3.61/sf Parking: 40 Surface Spaces are available; Ratio of 2.50/1,000 SF Utilities: -</p> <p>Power: - Rail Line: None</p> <p>Landlord Rep: Hansen-Radler / Lawrence Radler (847) 673-4200 -- 4,500 SF /1,000 ofc (4,500 SF)</p>	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	- -



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
 <p>500-504 W Hintz Rd Hintz Road Business Center Wheeling, IL 60090</p> <p>Expenses: 2012 Tax @ \$3.26/sf Parking: 40 free Surface Spaces are available; Ratio of 1.29/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 2,500 SF (2,500 SF)</p>	2,500 SF Not For Sale	-/mg 1	30,795 SF 1 AC	16'0" 1	8 ext -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	500	Office/Direct	Regional Realty Company, Inc.	2,500 N	2,500	\$8.95/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		
		200 Larkin Dr Wheeling Center for Ind Wheeling, IL 60090	1,665 SF Not For Sale	\$12.00/mg 1	22,688 SF 1.41 AC	16'0" 3 - 10'0"w x 14'0"h -	1 ext	None Wet		
		Expenses: 2016 Tax @ \$0.01/sf			Power: 200a/208v 3p		Rail Line: None			
		Parking: 28 free Surface Spaces are available; Ratio of 1.13/1,000 SF			Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 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	E	Flex/Direct	Regional Realty Company, Inc.	1,665 N	1,665	\$12.00/mg	Vacant	2-5 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		225 Larkin Dr Wheeling Center for Ind Larkin Commerce Center Wheeling, IL 60090	4,304 SF Not For Sale	\$9.25/mg 1	35,882 SF 2.09 AC	16'0" 8 - 12'0"w x 10'0"h	2 int/2 ext None	None Yes		
		Expenses: 2016 Tax @ \$3.03/sf, 2013 Est Tax @ \$3.08/sf; 2010 Ops @ \$1.32/sf, 2013 Est Ops @ \$1.34/sf			Power: 200a/208v		Rail Line: None			
		Parking: 61 Surface Spaces are available; Ratio of 1.70/1,000 SF			Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3000 -- 4,304 SF (4,304 SF)			
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7	Industrial/Direct	Lee & Associates	4,304 N	4,304	\$9.25/mg	30 Days	Negotiable	-	1



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Building Notes

- * Some units have private loading docks
- * 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
1100-1140 Larkin Dr Larkin Tech Center Wheeling, IL 60090 	9,200 SF Not For Sale	\$8.95/mg 1	41,000 SF 0.45 AC	14'0" 6 - 10'0" w x 9'0" h	2 int Yes	None Wet
Expenses: 2017 Tax @ \$3.47/sf; 2017 Ops @ \$0.80/sf Parking: 88 free Surface Spaces are available; Ratio of 2.15/1,000 SF Utilities: Heating - Gas Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3000 -- 9,200 SF (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	9,200 N	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



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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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97 E Marquardt Dr
Wheeling Industrial Park
Wheeling, IL 60090

38,627 SF
Not For Sale

\$7.50/mg
1

58,533 SF
3 AC

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

5 int/5 ext
None

None
Yes



Expenses: **2016 Tax @ \$0.45/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf**
 Parking: **100 free Surface Spaces are available; Ratio of 1.67/1,000 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 -- 21,447 SF (21,447 SF)**
 Sublet Contact: **MK Asset Management, LLC / Matt Knafel (847) 634-4772 Hugh Williams (847) 634-4772 -- 17,180 SF (17,180 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 N	21,447	\$7.50/mg	11/2018	1-10 yrs	-	-
P 1st		Industrial/Sublet	MK Asset Management, LLC	17,180 N	17,180	Withheld	90 Days	Thru Jul 2021	-	-

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 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: **2016 Tax @ \$2.83/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	12/2018	Thru Feb 2021	4	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
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92-154 Messner Dr
Wheeling, IL 60090

5,100 SF / 2,500 ofc
Not For Sale

Withheld/tbd
1

62,227 SF
4 AC

16'4"
5 - 8'0" w x 7'0" h

2 int/4 ext
None

None
Wet



Expenses: **2016 Tax @ \$0.41/sf, 2003 Est Tax @ \$2.65/sf**
 Parking: **123 Surface Spaces are available; Ratio of 1.98/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Power: **200-400a/208-240v 3p**
 Rail Line: **None**

Landlord Rep: Cantore Construction / Joseph Cantore (630) 832-8600 -- 5,100 SF /2,500 ofc (5,100 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cantore Construction	5,100/2,500 ofc N	5,100	Withheld	Vacant	Negotiable	-	-

Building Notes

Building is a one-story, masonry, flat roof. Fluorescent Lighting. Gas Forced Heat and A/C in offices. 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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180-230 Messner Dr
Wheeling Center
Wheeling, IL 60090

47,798 SF
Not For Sale

Withheld
1

95,664 SF
2.30 AC

20'0"
2

8 int
8int

None
Wet



Expenses: **2016 Tax @ \$3.28/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 -- 47,798 SF (21,353-47,798 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Colliers International	21,353-47,798	47,798	No	Withheld	Vacant	Negotiable	4	1



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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
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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: **2016 Tax @ \$3.02/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 -- 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	-	-

Building Notes


- * Not all units have loading facilities
- * 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
 <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>	2,008 SF Not For Sale	-/fs 1	35,340 SF 1.68 AC	10'0"-16'0" 1 - 8'0"w x 10'0"h	3 ext 3 ext	None -
Expenses: 2010 Tax @ \$2.11/sf Parking: 16 free Surface Spaces are available; Ratio of 2.21/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: RD Strategic / Rick Delisle (847) 812-8180 -- 2,008 SF (260-718 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	3A	Office/New	RD Strategic	260 N	260	\$20.00/fs	11/2018	2-5 yrs	-	-
P 1st	4A/4B	Office/Direct	RD Strategic	660 N	660	\$20.00/fs	11/2018	2-5 yrs	-	-
P 1st	5H/5N	Office/Direct	RD Strategic	718 N	718	\$20.00/fs	11/2018	2-5 yrs	-	-
P 1st	2	Office/Direct	RD Strategic	370 N	370	\$20.00/fs	11/2018	2-5 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
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720 Northgate Pky
Wheeling, IL 60090

181,049 SF
Not For Sale

Withheld
1

181,049 SF
13.95 AC

32'0"
2

35 ext
-

-
-



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: CBRE / R.Whit R. Heitman (630) 368-8631 / Samuel C. Badger (630) 368-8632 / Jared Paff (630) 368-8634 / Brad Weiner (630) 368-8633 -- 181,049 SF (45,000-181,049 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/New	CBRE	45,000-181,049	181,049	Withheld	Vacant	Negotiable	-	-

Building Notes

Please See Comp ID#: 3634562 for corresponding land sale

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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284-296 Palatine Rd
Wheeling, IL 60090

20,447 SF
Not For Sale

\$8.00/mg
1

90,850 SF
3 AC

21'0"
-

-
-

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 -- 20,447 SF (8,710-11,737 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	284	Industrial/Direct	Hansen-Radler	8,710 N	8,710	\$8.00/mg	Vacant	Negotiable	-	-
P 1st	288	Industrial/Direct	Hansen-Radler	11,737 N	11,737	\$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>852 Seton Ct Wheeling, IL 60090</p>	15,000 SF Not For Sale	\$6.85/fs 1	26,386 SF 3 AC	15'0" 1 - 10'0"w x 12'0"h	1 ext 1 ext	11/2-5 tons Wet
Expenses: 2016 Tax @ \$1.05/sf		Parking: 55 free Surface Spaces are available; Ratio of 2.08/1,000 SF		Power: 600a/208v 3p		Rail Line: None
Utilities: Heating - Gas		Landlord Rep: ICI Commercial / L.Stuart L. Rosenberg (847) 259-8844 X1 -- 15,000 SF (15,000 SF)				

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	ICI Commercial	15,000 N	15,000	\$6.85/fs	Vacant	Negotiable	1	1

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>925 Seton Ct Wheeling, IL 60090</p>	5,600 SF / 600 ofc Not For Sale	\$9.25/mg 1	32,325 SF 2.07 AC	14'6" 2 - 12'0"w x 14'0"h	2 int 2int	None Wet
Expenses: 2016 Tax @ \$2.30/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		Power: 200a 3p		Rail Line: None
Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 5,600 SF /600 ofc (5,600 SF)				


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1-2	Industrial/Direct	Regional Realty Company, Inc.	5,600/600 ofc N	5,600	No	\$9.25/mg	Vacant	2-5 yrs	-	2



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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

	Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	574 Wheeling Rd Suburban Wheeling, IL 60090	31,241 SF / 3,686 ofc Not For Sale	\$7.15/mg 1	31,241 SF 1.60 AC	- 3	2 ext None	- Yes
		Expenses: 2016 Tax @ \$1.28/sf, 2010 Est Tax @ \$1.27/sf Parking: 40 free Surface Spaces are available; Ratio of 1.28/1,000 SF Utilities: -		Power: 600-1400a/240v Rail Line: None			
Landlord Rep: Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 X102 -- 31,241 SF /3,686 ofc (14,000-31,241 SF)							

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.



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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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600-668 Wheeling Rd
Wheeling Plaza
Wheeling, IL 60090

14,383 SF / 4,230 ofc
For Sale at \$7,500,000
(\$55.64/SF) - Active

\$9.00/ig
1

134,800 SF
3.11 AC

16'0"
-

8 ext
Yes

-
Wet



Expenses: **2016 Tax @ \$2.09/sf, 2011 Est Tax @ \$1.60/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf** Power: -

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

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

Landlord Rep: Schnoll & Company / Jeffrey Schnoll (847) 444-0601 / Jeffrey H. Meyer (847) 691-9900 -- 14,383 SF /4,230 ofc (2,275-4,700 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	Schnoll & Company	4,700/1,410 ofc N	4,700	\$9.00/ig	Vacant	2-5 yrs	-	-
P 1st	608	Industrial/Direct	Schnoll & Company	4,096/1,410 ofc N	4,096	\$9.00/ig	Negotiable	2-5 yrs	-	-
P 1st	636	Industrial/Direct	Schnoll & Company	3,312/1,410 ofc N	3,312	\$9.00/ig	Negotiable	2-5 yrs	-	-
P 1st	626	Office/Direct	Schnoll & Company	2,275 N	2,275	\$10.00/ig	Vacant	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: 2016 Tax @ \$3.13/sf Parking: 30 Surface Spaces are available; Ratio of 2.26/1,000 SF Utilities: Heating - Gas, Sewer - City, Water - City</p> <p>Power: 1200a Rail Line: None</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	1 ext None	None Yes

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>551 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>Power: 200a Rail Line: Yes</p> <p>Landlord Rep: Fohr x Fohr / Derek Fohrman (847) 609-0121</p> <p>Leasing Company: Plus real estate services / Peter Twardowski (773) 297-0789 -- 1,500 SF (1,500 SF)</p>	3,100 SF Not For Sale	Withheld/nnn 1	57,126 SF 4.26 AC	13'0"-14'0" 1	1 ext None	- Wet

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Plus real estate services	1,500 N	1,500	No	\$11.92/nnn	Vacant	1-5 yrs	-	-




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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>1666-1684 S Wolf Rd Palwaukee Commerce Cntr Wheeling, IL 60090</p>	34,190 SF / 680 ofc For Sale - Active	Withheld/mg 1	34,190 SF 3 AC	14'0" -	10 ext Yes	- Wet
<p>Expenses: 2016 Tax @ \$3.66/sf, 2012 Est Tax @ \$3.07/sf; 2012 Ops @ \$0.50/sf</p> <p>Parking: 62 Surface Spaces are available; Ratio of 1.81/1,000 SF</p> <p>Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Power: 200a/240v</p> <p>Rail Line: None</p> <p>Landlord Rep: Transwestern / F.David F. Pernice (847) 588-5666 -- 6,800 SF /680 ofc (3,400 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1674	Industrial/Direct	Transwestern	3,400/340 ofc N	6,800	\$9.00/mg	Vacant	Negotiable	1	-
P 1st	1676	Industrial/Direct	Transwestern	3,400/340 ofc N	6,800	\$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
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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



Expenses: **2016 Tax @ \$3.82/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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