
Industrial Space Availability Report

PREPARED BY:

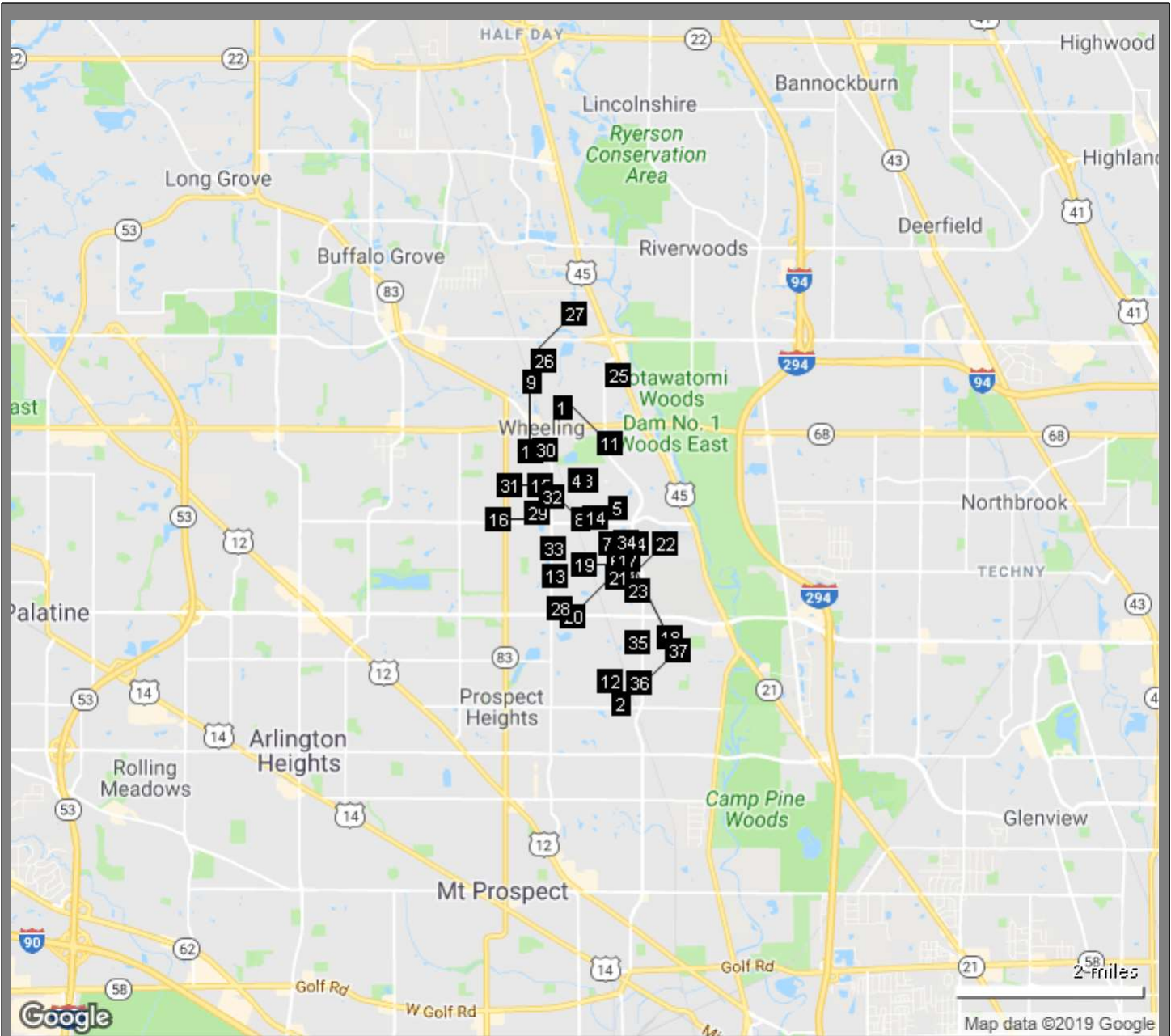


The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

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1



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

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

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



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or jmelaniphy@wheelingil.gov
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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: 2017 Tax @ \$4.24/sf</p>	<p>Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$15.00 % Leased: 88.1%</p>
3		<p>110-112 Carpenter Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Manufacturing Status: Built 1980 Building Size: 28,314 SF Land Area: 1.38 AC Stories: 1 Expenses: 2017 Tax @ \$0.46/sf, 2005 Est Tax @ \$2.80/sf</p>	<p>Space Avail: 15,500 SF Max Contig: 12,500 SF Smallest Space: 3,000 SF Rent/SF/Yr: \$8.00 % Leased: 100%</p>
4		<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>
5		<p>685 Chaddick Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1990 Building Size: 17,930 SF Land Area: 1.09 AC Stories: 1 Expenses: 2018 Tax @ \$2.71/sf</p>	<p>Space Avail: 17,930 SF Max Contig: 17,930 SF Smallest Space: 17,930 SF Rent/SF/Yr: \$5.95 % Leased: 0%</p>
6		<p>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>
7		<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>

8		<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>
9		<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: 16,618 SF Max Contig: 16,618 SF Smallest Space: 6,304 SF Rent/SF/Yr: \$4.95 % Leased: 35.0%</p>
10		<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: 15,335 SF Max Contig: 7,735 SF Smallest Space: 7,600 SF Rent/SF/Yr: \$7.95 % Leased: 73.0%</p>
11		<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: 2017 Tax @ \$3.13/sf</p>	<p>Space Avail: 13,935 SF Max Contig: 13,935 SF Smallest Space: 13,935 SF Rent/SF/Yr: \$8.50 % Leased: 100%</p>
12		<p>2130 S Foster Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1973 Building Size: 17,300 SF Land Area: 1.26 AC Stories: 1 Expenses: 2017 Tax @ \$1.71/sf, 2003 Est Tax @ \$3.28/sf</p>	<p>Space Avail: 17,300 SF Max Contig: 17,300 SF Smallest Space: 17,300 SF Rent/SF/Yr: \$4.50 % Leased: 0%</p>
13		<p>385 W Gilman Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1975 Building Size: 104,000 SF Land Area: 6.14 AC Stories: 2 Expenses: 2017 Tax @ \$3.18/sf</p>	<p>Space Avail: 104,000 SF Max Contig: 102,829 SF Smallest Space: 102,829 SF Rent/SF/Yr: Withheld % Leased: 100%</p>

14



747-797 S Glenn Ave

Wood Dale Industrial

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

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

15



500 Harvester Ct

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

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

16



460-490 W Hintz Rd

Wheeling, IL 60090

Cook County

N/E/C

North Cook Ind Submarket

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**Space Avail: **14,400 SF**Max Contig: **5,000 SF**Smallest Space: **4,500 SF**Rent/SF/Yr: **\$9.00**% Leased: **100%**

17



200 Larkin Dr

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

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

18



230-240 Larkin Dr

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Flex**Status: **Built 1988**Building Size: **16,800 SF**Land Area: **0.89 AC**Stories: **1**Expenses: **2017 Tax @ \$2.43/sf**Space Avail: **8,400 SF**Max Contig: **8,400 SF**Smallest Space: **8,400 SF**Rent/SF/Yr: **\$8.00**% Leased: **50.0%**

19



1100-1140 Larkin Dr

Larkin Tech Center

Wheeling, IL 60090







Cook County

North Cook Ind Submarket

Building Type: **Class B Flex/Light Distribution**Status: **Built 1985**Building Size: **41,000 SF**Land Area: **2.32 AC**Stories: **1**Expenses: **2017 Tax @ \$3.29/sf; 2017 Ops @ \$0.80/sf**Space Avail: **9,200 SF**Max Contig: **9,200 SF**Smallest Space: **4,600 SF**Rent/SF/Yr: **\$8.95**% Leased: **100%**

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20		<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: 21,447 SF Smallest Space: 17,180 SF Rent/SF/Yr: \$7.50 % Leased: 63.4%</p>
21		<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>
22		<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: 47,798 SF Max Contig: 47,798 SF Smallest Space: 21,353 SF Rent/SF/Yr: Withheld % Leased: 50.0%</p>
23		<p>281-339 Messner Dr Wheeling, IL 60090 Cook County S/W/C North Cook Ind Submarket</p>	<p>Building Type: Class B Flex Status: Built 1965 Building Size: 35,000 SF Land Area: 2.78 AC Stories: 1 Expenses: 2017 Tax @ \$3.75/sf</p>	<p>Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$8.25 % Leased: 100%</p>
24		<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>
25		<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>



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26		<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: 100%</p>
27		<p>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: Withheld % Leased: 42.0%</p>
28		<p>284-296 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: 20,447 SF Max Contig: 11,737 SF Smallest Space: 8,710 SF Rent/SF/Yr: \$8.00 % Leased: 77.5%</p>
29		<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: 2017 Tax @ \$3.79/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>
30		<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: 6,840 SF Max Contig: 3,200 SF Smallest Space: 1,820 SF Rent/SF/Yr: \$11.87-\$12.00 % Leased: 94.9%</p>
31		<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: 2017 Tax @ \$1.41/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>



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32



600-668 Wheeling Rd

Wheeling Plaza

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Built 1984**Building Size: **134,800 SF**Land Area: **3.11 AC**Stories: **1**Expenses: **2017 Tax @ \$1.78/sf, 2011 Est Tax @ \$1.60/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf**Space Avail: **14,383 SF**Max Contig: **4,700 SF**Smallest Space: **2,275 SF**Rent/SF/Yr: **\$9.00**% Leased: **89.3%**

33



1125 Wheeling Rd

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

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

34



928-960 S Wolf Rd

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class B Warehouse**Status: **Proposed, breaks ground May 2019**Building Size: **162,746 SF**Land Area: **9.15 AC**Stories: **1**Space Avail: **162,746 SF**Max Contig: **162,746 SF**Smallest Space: **40,000 SF**Rent/SF/Yr: **Withheld**% Leased: **0%**

35



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%**

36



1666-1684 S Wolf Rd

Wheeling, IL 60090

Cook County

N/W/C

North Cook Ind Submarket

Building Type: **Class B Flex**Status: **Built 1970, Renov 1983**Building Size: **34,190 SF**Land Area: **3 AC**Stories: **1**Expenses: **2017 Tax @ \$3.90/sf, 2012 Est Tax @ \$3.07/sf; 2012 Ops @ \$0.50/sf**Space Avail: **34,190 SF**Max Contig: **34,190 SF**Smallest Space: **3,400 SF**Rent/SF/Yr: **Withheld**% Leased: **80.1%**

37



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
 <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
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 -- 4,157 SF (4,157 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	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
Expenses: 2017 Tax @ \$4.24/sf Parking: 10 free Surface Spaces are available; Ratio of 0.66/1,000 SF Utilities: -			Power: - Rail Line: None			
Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 2,000 SF /1,000 ofc (2,000 SF)						


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
 <p>110-112 Carpenter Ave Wheeling, IL 60090</p>	15,500 SF / 3,000 ofc Not For Sale	\$8.00/fs 1	28,314 SF 1.38 AC	18'0" 2 - 12'0"w x 14'0"h	2 int 2int	None Wet
<p>Expenses: 2017 Tax @ \$0.46/sf, 2005 Est Tax @ \$2.80/sf Parking: 34 free Surface Spaces are available; Ratio of 1.34/1,000 SF Utilities: Gas - Natural, Heating - Gas</p> <p>Power: 2000a/240-480v 3p Rail Line: None</p> <p>Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 15,500 SF /3,000 ofc (3,000-12,500 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	112	Industrial/Direct	H&B Realty, Inc.	12,500/3,000 ofc N	12,500	\$8.00/fs	04/2019	Negotiable	1	1
P 1st		Office/Direct	H&B Realty, Inc.	3,000 N	3,000	\$10.00/fs	04/2019	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>190-198 W Carpenter Ave Wheeling, IL 60090</p>	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
<p>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</p> <p>Power: 4700a/480v 3p Rail Line: None</p> <p>Landlord Rep: Darwin Realty & Development Corp. / Dan Prendergast (630) 782-9520 X3835 -- 890 SF (890 SF)</p>						

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	-	-




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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.

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	\$5.95/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: 2018 Tax @ \$2.71/sf Power: 800a/120-208v 3p Parking: 39 free Surface Spaces are available; Ratio of Rail Line: None 2.18/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</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	\$5.95/n	Vacant	Negotiable	2	1

Building Notes


* Prestigious business park



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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>1075 Chaddick Dr Wheeling, IL 60090</p>	32,168 SF / 1,574 ofc 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 / 1,574 ofc (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	32,168/1,574 ofc N	32,168	Withheld	Vacant	Negotiable	3	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>900 S Chaddick Dr V-S Industries Wheeling, IL 60090</p>	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
<p>Expenses: 2018 Tax @ \$1.66/sf Parking: 150 free Surface Spaces are available; Ratio of 2.14/1,000 SF Utilities: -</p>		<p>Power: 4000a/480v Rail Line: None</p>		<p>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)</p>		

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



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

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

Withheld
1

87,000 SF
2.25 AC

-
4

6 ext
-

None
-



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

Power: -
 Rail Line: **None**

Landlord Rep: Company information unavailable at this time

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

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

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

Power: **400a/480v**

Rail Line: **None**

Landlord Rep: Cushman & Wakefield / Keith Puritz (847) 720-1366 / Marc Samuels (847) 720-1368 -- 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

15,335 SF / 3,200 ofc
Not For Sale

\$7.95/mg
1

56,750 SF
3.63 AC

16'0"
6 - 12'0"w x 10'0"h

2 int/6 ext
2int/4 ext

None
Yes



Expenses: **2017 Tax @ \$2.40/sf, 2011 Est Tax @ \$2.54/sf**
 Parking: **122 free Surface Spaces are available; Free Covered Spaces; 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 -- 15,335 SF /3,200 ofc (7,600-7,735 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	-
P 1st	466	Industrial/Direct	Wagener Equities Commercial RE Services, Inc.	7,735/1,600 ofc N	7,735	\$7.95/mg	Vacant	Negotiable	1	1

Building Notes

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

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

13,935 SF / 1,360 ofc
Not For Sale

\$8.50/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: **2017 Tax @ \$3.13/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 / Johnny Joyce (847) 588-5653 -- 13,935 SF /1,360 ofc (13,935 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
P 1st		Industrial/Direct	Transwestern	13,935/1,360 ofc N	13,935	\$8.50/mg	30 Days	Negotiable	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				
		2130 S Foster Ave Wheeling, IL 60090 17,300 SF For Sale at \$799,000 (\$46.19/SF) - Active	\$4.50/n 1	17,300 SF 1.26 AC	14'0" 3	1 int 1int	None Yes				
		Expenses: 2017 Tax @ \$1.71/sf, 2003 Est Tax @ \$3.28/sf Parking: 40 free Surface Spaces are available; Ratio of 2.31/1,000 SF Utilities: Heating - Gas		Power: 400-600a/120-480v 3p Rail Line: None		Landlord Rep: Forefront Properties, LLC. / David LeCavalier (847) 272-4030 X11 -- 17,300 SF (17,300 SF)					
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
E 1st		Industrial/Direct	Forefront Properties, LLC.	17,300 N	17,300	\$4.50/n	Vacant	Negotiable	-	-	
Building Notes											
<ul style="list-style-type: none"> * Epoxy floor * Cooling tower * Easy access to Tri-State Tollway * Fully air-conditioned 											



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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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: **2017 Tax @ \$3.18/sf**
Parking: **205 free Surface Spaces are available; Ratio of 1.97/1,000 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	-

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

14,300 SF / 3,082 ofc
Not For Sale

\$5.60/n
1

82,000 SF
3.98 AC

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

8 int

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 -- 14,300 SF /3,082 ofc (14,300 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cushman & Wakefield	14,300/3,082 ofc N	14,300	\$5.60/n	30 Days	Negotiable	1	1



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Building Notes

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

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

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

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

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

Building Notes

Minutes from Tollway and Route 53



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

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

\$9.00/mg
1

16,000 SF
1 AC

16'0"
4

1 ext
1 ext

-
Wet



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

Power: -
 Rail Line: **None**

Landlord Rep: Hansen-Radler / Lawrence Radler (847) 673-4200 -- 4,500 SF /3,900 ofc (4,500 SF)
 Sublet Contact: **Transwestern / John T. Joyce (847) 588-5663 Johnny Joyce (847) 588-5653 -- 9,900 SF /3,900 ofc (4,900-5,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	490 W Hintz	Flex/Direct	Hansen-Radler	4,500/1,000 ofc N	4,500	\$9.00/mg	30 Days	2 yrs	1	1
P 1st	480	Industrial/Sublet	Transwestern	4,900/1,100 ofc N	4,900	\$8.50/mg	Vacant	Negotiable	-	1
P 1st	460	Industrial/Sublet	Transwestern	5,000/1,800 ofc N	5,000	\$8.50/mg	30 Days	Negotiable	-	1

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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200 Larkin Dr
Wheeling Center for Ind
Wheeling, IL 60090

1,665 SF
Not For Sale

\$10.50/mg
1

22,688 SF
1.41 AC

16'0"
3 - 10'0"w x 14'0"h -

1 ext

None
Wet



Expenses: **2017 Tax @ \$0.01/sf**
 Parking: **28 free Surface Spaces are available; Ratio of 1.13/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**



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

Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3043 -- 1,665 SF (1,665 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	F	Industrial/Direct	Lee & Associates	1,665 N	1,665	\$10.50/mg	Vacant	1-5 yrs	-	-



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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			
		230-240 Larkin Dr Wheeling, IL 60090 8,400 SF For Sale at \$823,200 (\$49.00/SF) - Active	\$8.00/mg 1	16,800 SF 0.89 AC	16'0" 2	None -	3/2-5 tons Wet			
		Expenses: 2017 Tax @ \$2.43/sf Parking: 15 free Surface Spaces are available; Ratio of 1.74/1,000 SF Utilities: -			Power: 600a/240v Rail Line: None					
		Landlord Rep: Cawley Chicago Commercial Real Estate / David Conroy (630) 729-7943 -- 8,400 SF (8,400 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	240	Flex/Direct	Cawley Chicago Commercial Real Estate	8,400 N	8,400	\$8.00/mg	Vacant	Negotiable	-	-
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 2.32 AC	14'0" 6 - 10'0" w x 9'0" h	2 int Yes	None Wet			
		Expenses: 2017 Tax @ \$3.29/sf; 2017 Ops @ \$0.80/sf Parking: 88 free Surface Spaces are available; Ratio of 2.15/1,000 SF Utilities: Heating - Gas			Power: 200a/280v Rail Line: None					
		Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3043 -- 9,200 SF (4,600-9,200 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1110-1120A	Flex/Direct	Lee & Associates	4,600-9,200	9,200	\$8.95/mg	30 Days	Negotiable	-	2




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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 For Sale at \$3,200,000 (\$54.67/SF) - Active	\$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: 2017 Tax @ \$0.48/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf		Power: 800a/120-208v 3p		
		Parking: 100 free Surface Spaces are available; Ratio of 1.67/1,000 SF		Rail Line: None		
		Utilities: Heating - Gas, Sewer - City, Water - City				
Landlord Rep: Cresa / Edward Lowenbaum (312) 953-4274 / Liz Spence (312) 376-4133 -- 21,447 SF (21,447 SF)						
Sublet Contact: Cresa / Edward Lowenbaum (312) 953-4274 Liz Spence (312) 376-4133 -- 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	Vacant	1-10 yrs	-	-
P	1st	Industrial/Sublet	Cresa	17,180 N	17,180	Withheld	90 Days	Thru Jul 2021	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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111 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
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180-230 Messner Dr
Wheeling Center
Wheeling, IL 60090

47,798 SF / 3,790 ofc
Not For Sale

Withheld
1

95,664 SF
2.30 AC

20'0"
2

8 int
8int

None
Wet



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 -- 47,798 SF /3,790 ofc (21,353-26,445 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	180	Industrial/Direct	Colliers International	26,445/1,705 ofc N	47,798	No	Withheld	Vacant	Negotiable	4	1
P 1st	190	Industrial/Direct	Colliers International	21,353/2,085 ofc N	47,798	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
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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: **2017 Tax @ \$3.75/sf**

Power: **200-1200a/120-208v**

Parking: **100 Surface Spaces are available; Ratio of 2.86/1,000 SF**

Rail Line: **None**

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

Landlord Rep: Colliers International / Ned Frank (847) 698-8261 / Patrick Hake (847) 828-9018 -- 5,000 SF /1,606 ofc (5,000 SF)


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	315	Flex/Direct	Colliers International	5,000/1,606 ofc N	5,000	\$8.25/n	30 Days	Negotiable	-	-

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>	2,000 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 -
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 -- 2,000 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	RD Strategic	260-2,000	2,000	\$13.20/mg	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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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** Power: **200a**

Parking: **56 free Surface Spaces are available; Ratio of 1.60/1,000 SF** 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 -- 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	04/2019	2-5 yrs	-	1

Building Notes

* Building can also be used for warehouse or distribution

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

105,046 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 -- 105,046 SF (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	CBRE	40,000-105,046	105,046	Withheld	Vacant	Negotiable	-	-




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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
284-296 Palatine Rd Wheeling, IL 60090	20,447 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 -- 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	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
925 Seton Ct Wheeling, IL 60090	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: 2017 Tax @ \$3.79/sf, 2015 Est Tax @ \$2.23/sf; 2012 Ops @ \$0.45/sf Parking: 28 free Surface Spaces are available; Ratio of 1.79/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		Power: 200a 3p Rail Line: None		
Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 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
	147-185 Wheeling Rd Wheeling, IL 60090	6,840 SF Not For Sale	\$11.87-\$12.00/nnn 1	35,973 SF 2.83 AC	14'0"-18'0" 16 - 12'0"w x 12'0"h	None -	None Wet
<p>Expenses: 2017 Tax @ \$0.14/sf; 2005 Combined Est Tax/Ops @ \$0.22/sf Power: 200-400a/208v 3p</p> <p>Parking: 150 free Surface Spaces are available; Ratio of 4.17/1,000 SF Rail Line: None</p> <p>Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: MY International, Inc. / Sunny Yen (847) 999-8155 / Alice Linch (847) 999-8155 -- 5,020 SF (1,820-3,200 SF)</p>							


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	151	Industrial/Direct	MY International, Inc.	1,820 N	1,820	No	\$11.87/nnn	Vacant	1-10 yrs	-	-
P 1st	177-179	Industrial/Direct	MY International, Inc.	3,200 N	3,200	No	\$12.00/nnn	04/2019	1-10 yrs	-	-

Building Notes

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




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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>600-668 Wheeling Rd Wheeling Plaza Wheeling, IL 60090</p>	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: 2017 Tax @ \$1.78/sf, 2011 Est Tax @ \$1.60/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf		Parking: 100 Surface Spaces are available; Ratio of 3.00/1,000 SF		Power: - 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	Vacant	2-5 yrs	-	-



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	636	Industrial/Direct	Schnoll & Company	3,312/1,410 ofc N	3,312	\$9.00/ig	Vacant	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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1125 Wheeling Rd
Wheeling, IL 60090

13,250 SF
Not For Sale

\$7.95/mg
1

13,250 SF
0.98 AC

16'0"
1

1 ext
None

None
Yes



Expenses: **2017 Tax @ \$3.35/sf** Power: **1200a**
 Parking: **30 Surface Spaces are available; Ratio of 2.26/1,000 SF** Rail Line: **None**
 Utilities: **Heating - Gas, Sewer - City, Water - City**

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



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

Building Notes

- *Ample parking



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



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Building Notes

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

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

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

Landlord Rep: Cushman & Wakefield / Marc Samuels (847) 720-1368 / Eric Fischer (847) 720-1369 -- 6,800 SF /680 ofc (3,400 SF)

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



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