
Industrial Space Availability Report

PREPARED BY:



The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

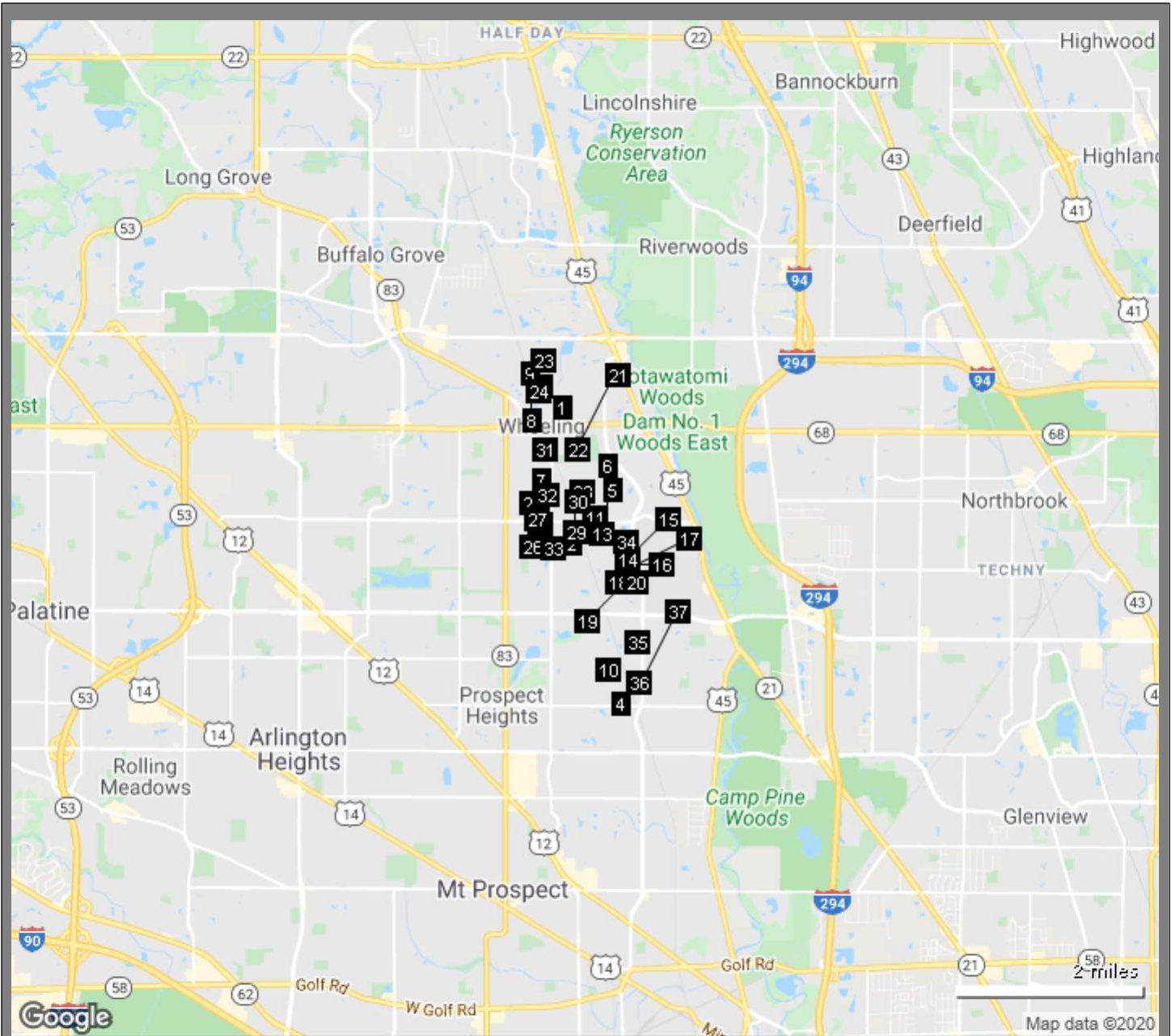
Marianthi Thanopoulos

Business Development Coordinator

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1



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

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

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



Please contact Marianthi Thanopoulos - Department of Economic Development for more information at (847) 499-9087 or mthanopoulos@wheelingil.gov
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 Only properties with valid lat/lon display on map

2		<p>250 Alice St Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Manufacturing Status: Built 1980 Building Size: 23,072 SF Land Area: 1.21 AC Stories: 1 Expenses: 2018 Tax @ \$1.83/sf</p>	<p>Space Avail: 23,072 SF Max Contig: 23,072 SF Smallest Space: 23,072 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
3		<p>475 Allendale Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1978 Building Size: 80,473 SF Land Area: 5 AC Stories: 1 Expenses: 2013 Tax @ \$0.76/sf</p>	<p>Space Avail: 80,473 SF Max Contig: 80,473 SF Smallest Space: 80,473 SF Rent/SF/Yr: \$5.65 % Leased: 100%</p>
4		<p>222 Camp McDonald Rd Wheeling, IL 60090 Cook County N/W/C North Cook Ind Submarket</p>	<p>Building Type: Class C Flex/Light Distribution Status: Built 1997 Building Size: 16,812 SF Land Area: 2 AC Stories: 1 Expenses: 2017 Tax @ \$2.18/sf</p>	<p>Space Avail: 2,000 SF Max Contig: 2,000 SF Smallest Space: 2,000 SF Rent/SF/Yr: \$15.00 % Leased: 88.1%</p>
5		<p>450 Chaddick Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1988 Building Size: 25,937 SF Land Area: 1.73 AC Stories: 1 Expenses: 2018 Tax @ \$1.68/sf</p>	<p>Space Avail: 25,937 SF Max Contig: 25,937 SF Smallest Space: 5,667 SF Rent/SF/Yr: \$9.00 % Leased: 0%</p>
6		<p>900 S Chaddick Dr V-S Industries Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1982 Building Size: 75,902 SF Land Area: 5.48 AC Stories: 1 Expenses: 2018 Tax @ \$1.66/sf</p>	<p>Space Avail: 75,902 SF Max Contig: 75,902 SF Smallest Space: 75,902 SF Rent/SF/Yr: \$3.95 % Leased: 0%</p>
7		<p>440 Denniston Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1965 Building Size: 87,000 SF Land Area: 2.25 AC Stories: 1 Expenses: 2017 Tax @ \$0.75/sf</p>	<p>Space Avail: 87,000 SF Max Contig: 87,000 SF Smallest Space: 43,500 SF Rent/SF/Yr: Withheld % Leased: 100%</p>









8		<p>406-432 Diens Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1987 Building Size: 25,570 SF Land Area: 1.40 AC Stories: 1 Expenses: 2017 Tax @ \$2.35/sf, 2016 Est Tax @ \$2.55/sf; 2012 Est Ops @ \$1.35/sf</p>	<p>Space Avail: 21,088 SF Max Contig: 10,314 SF Smallest Space: 4,470 SF Rent/SF/Yr: \$4.95-\$5.50 % Leased: 17.5%</p>
9		<p>466-488 Diens Dr Wheeling, IL 60090 Cook County Near the Lake Cook Rd Interchange @ I-294 North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1987 Building Size: 56,750 SF Land Area: 3.63 AC Stories: 1 Expenses: 2017 Tax @ \$2.40/sf, 2011 Est Tax @ \$2.54/sf</p>	<p>Space Avail: 17,976 SF Max Contig: 10,241 SF Smallest Space: 7,735 SF Rent/SF/Yr: \$7.95 % Leased: 68.3%</p>
10		<p>2074-2078 S Foster Ave 2074-2078 Foster Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1979 Building Size: 7,999 SF Land Area: 1 AC Stories: 1</p>	<p>Space Avail: 3,045 SF Max Contig: 3,045 SF Smallest Space: 3,045 SF Rent/SF/Yr: \$8.95 % Leased: 61.9%</p>
11		<p>747-797 S Glenn Ave Wood Dale Industrial Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1981 Building Size: 82,000 SF Land Area: 3.98 AC Stories: 1 Expenses: 2017 Tax @ \$3.03/sf, 2018 Est Tax @ \$2.82/sf; 2007 Ops @ \$3.72/sf, 2012 Est Ops @ \$2.40/sf</p>	<p>Space Avail: 21,800 SF Max Contig: 14,300 SF Smallest Space: 7,500 SF Rent/SF/Yr: Withheld % Leased: 90.9%</p>
12		<p>500 Harvester Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1970 Building Size: 20,800 SF Land Area: 1.50 AC Stories: 1 Expenses: 2017 Tax @ \$3.25/sf, 1996 Est Tax @ \$2.50/sf; 1996 Est Ops @ \$0.56/sf</p>	<p>Space Avail: 10,588 SF Max Contig: 2,656 SF Smallest Space: 2,620 SF Rent/SF/Yr: \$10.15 % Leased: 49.1%</p>
13		<p>45-49 W Hintz Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1980, Renov 1995 Building Size: 309,749 SF Land Area: 14.24 AC Stories: 1 Expenses: 2017 Tax @ \$2.34/sf, 2005 Est Tax @ \$1.75/sf</p>	<p>Space Avail: 251,684 SF Max Contig: 251,684 SF Smallest Space: 251,684 SF Rent/SF/Yr: Withheld % Leased: 100%</p>



14		<p>200 Larkin Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1986 Building Size: 24,000 SF Land Area: 1.37 AC Stories: 1 Expenses: 2017 Tax @ \$0.01/sf</p>	<p>Space Avail: 1,665 SF Max Contig: 1,665 SF Smallest Space: 1,665 SF Rent/SF/Yr: Withheld % Leased: 93.1%</p>
15		<p>230-240 Larkin Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1988 Building Size: 16,800 SF Land Area: 0.89 AC Stories: 1 Expenses: 2017 Tax @ \$2.43/sf</p>	<p>Space Avail: 8,400 SF Max Contig: 8,400 SF Smallest Space: 8,400 SF Rent/SF/Yr: \$12.00 % Leased: 100%</p>
16		<p>1100-1140 Larkin Dr Larkin Tech Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Flex/Light Distribution Status: Built 1985 Building Size: 41,000 SF Land Area: 2.32 AC Stories: 1 Expenses: 2017 Tax @ \$3.29/sf; 2017 Ops @ \$0.80/sf</p>	<p>Space Avail: 6,790 SF Max Contig: 6,790 SF Smallest Space: 6,790 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
17		<p>97 E Marquardt Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1981 Building Size: 58,533 SF Land Area: 3 AC Stories: 1 Expenses: 2017 Tax @ \$0.48/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf</p>	<p>Space Avail: 58,533 SF Max Contig: 38,000 SF Smallest Space: 11,107 SF Rent/SF/Yr: \$7.50 % Leased: 34.0%</p>
18		<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: 2017 Tax @ \$0.44/sf, 2003 Est Tax @ \$2.65/sf</p>	<p>Space Avail: 5,250 SF Max Contig: 5,250 SF Smallest Space: 5,250 SF Rent/SF/Yr: \$8.50 % Leased: 100%</p>
19		<p>180-230 Messner Dr Wheeling Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1977, Renov 2011 Building Size: 95,664 SF Land Area: 2.30 AC Stories: 1 Expenses: 2017 Tax @ \$3.44/sf, 2013 Est Tax @ \$2.80/sf; 1996 Ops @ \$2.03/sf</p>	<p>Space Avail: 21,353 SF Max Contig: 21,353 SF Smallest Space: 21,353 SF Rent/SF/Yr: Withheld % Leased: 77.7%</p>



20		<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>
21		<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>
22		<p>516 N Milwaukee Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class C Warehouse Status: Built 1970 Building Size: 3,812 SF Land Area: 1 AC Stories: 1 Expenses: 2013 Tax @ \$9.37/sf</p>	<p>Space Avail: 3,812 SF Max Contig: 3,812 SF Smallest Space: 3,812 SF Rent/SF/Yr: \$3.53 % Leased: 0%</p>
23		<p>600 Northgate Pky Northgate Business Center Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Manufacturing Status: Built 1991 Building Size: 31,726 SF Land Area: 2.04 AC Stories: 1 Expenses: 2017 Tax @ \$1.12/sf, 2012 Est Tax @ \$0.96/sf; 2012 Est Ops @ \$3.90/sf</p>	<p>Space Avail: 2,707 SF Max Contig: 2,707 SF Smallest Space: 2,707 SF Rent/SF/Yr: \$9.25 % Leased: 91.5%</p>
24		<p>660-720 Northgate Pky Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class A Warehouse Status: Built 2017 Building Size: 181,049 SF Land Area: 13.95 AC Stories: 1 Expenses: 2014 Tax @ \$1.04/sf</p>	<p>Space Avail: 63,257 SF Max Contig: 63,257 SF Smallest Space: 40,000 SF Rent/SF/Yr: \$5.95 % Leased: 65.1%</p>
25		<p>830 Seton Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket</p>	<p>Building Type: Class B Warehouse Status: Built 1975 Building Size: 31,815 SF Land Area: 2.07 AC Stories: 1 Expenses: 2017 Tax @ \$0.28/sf</p>	<p>Space Avail: 2,542 SF Max Contig: 2,542 SF Smallest Space: 2,542 SF Rent/SF/Yr: \$9.50 % Leased: 92.0%</p>



26		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: 2017 Tax @ \$1.13/sf	Space Avail: 15,000 SF Max Contig: 15,000 SF Smallest Space: 15,000 SF Rent/SF/Yr: \$6.00 % Leased: 43.2%
27		970 Seton Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1980 Building Size: 30,000 SF Land Area: 2 AC Stories: 1 Expenses: 2011 Tax @ \$1.92/sf	Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: \$9.50 % Leased: 85.0%
28		170 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1990 Building Size: 22,115 SF Land Area: 1.04 AC Stories: 1 Expenses: 2017 Tax @ \$2.10/sf	Space Avail: 22,115 SF Max Contig: 22,115 SF Smallest Space: 22,115 SF Rent/SF/Yr: Withheld % Leased: 100%
29		188-190 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1980 Building Size: 24,400 SF Land Area: 1.72 AC Stories: 1 Expenses: 2017 Tax @ \$3.15/sf	Space Avail: 6,100 SF Max Contig: 6,100 SF Smallest Space: 6,100 SF Rent/SF/Yr: \$8.75 % Leased: 75.0%
30		199 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1950 Building Size: 102,569 SF Land Area: 6.02 AC Stories: 1 Expenses: 2017 Tax @ \$3.54/sf	Space Avail: 64,969 SF Max Contig: 64,969 SF Smallest Space: 29,440 SF Rent/SF/Yr: \$7.00 % Leased: 36.7%
31		147-185 Wheeling Rd Wheeling, IL 60090 Cook County N/E/C North Cook Ind Submarket	Building Type: Class B Manufacturing Status: Built 1980 Building Size: 35,973 SF Land Area: 2.83 AC Stories: 1 Expenses: 2017 Tax @ \$0.14/sf; 2005 Combined Est Tax/Ops @ \$0.22/sf	Space Avail: 8,400 SF Max Contig: 3,200 SF Smallest Space: 1,560 SF Rent/SF/Yr: \$8.00-\$15.38 % Leased: 94.9%



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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: **134,289 SF**Land Area: **7.09 AC**Stories: **1**Expenses: **2017 Tax @ \$1.79/sf, 2011 Est Tax @ \$1.61/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf**Space Avail: **25,976 SF**Max Contig: **7,952 SF**Smallest Space: **3,312 SF**Rent/SF/Yr: **\$9.50**% Leased: **94.0%**

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 Manufacturing**Status: **Under Construction, delivers Jan 2020**Building Size: **162,746 SF**Land Area: **9.15 AC**Stories: **1**Expenses: **2017 Tax @ \$0.01/sf**Space Avail: **162,746 SF**Max Contig: **162,746 SF**Smallest Space: **40,000 SF**Rent/SF/Yr: **Withheld**% Leased: **0%**

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 SubmarketBuilding Type: **Class B Flex**Status: **Built 1970, Renov 1983**Building Size: **34,190 SF**Land Area: **3 AC**Stories: **1**Expenses: **2017 Tax @ \$3.90/sf, 2012 Est Tax @ \$3.07/sf; 2012 Ops @ \$0.50/sf**Space Avail: **3,341 SF**Max Contig: **3,341 SF**Smallest Space: **3,341 SF**Rent/SF/Yr: **Withheld**% Leased: **90.2%**

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**% Leased: **81.4%**

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Only properties with valid lat/lon display on map

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>	8,500 SF Not For Sale	-/mg 2	160,000 SF 2.99 AC	16'0"-20'0" 1	1 ext -	- Wet
<p>Expenses: 2017 Tax @ \$1.19/sf Parking: 50 Surface Spaces are available; Ratio of 0.31/1,000 SF Utilities: -</p>		<p>Power: 400a Rail Line: None</p>		<p>Landlord Rep: CTK Chicago Partners / Daniel Tobin (847) 699-2162 Leasing Company: Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 -- 8,500 SF (3,000-8,500 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	3,000-8,500	8,500	\$9.95/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>250 Alice St Wheeling, IL 60090</p>	23,072 SF For Sale at \$1,200,000 (\$52.01/SF) - Active	Withheld 1	23,072 SF 1.21 AC	13'0"-15'0" 3	1 ext 1 ext	None Wet
<p>Expenses: 2018 Tax @ \$1.83/sf Parking: 36 Surface Spaces are available; Ratio of 1.95/1,000 SF Utilities: Heating - Gas</p>		<p>Power: 4000-5200a/440v Rail Line: None</p>		<p>Landlord Rep: PW Commercial Real Estate / S.Denise S. Chaimovitz (773) 714-2138 -- 23,072 SF (23,072 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	PW Commercial Real Estate	23,072 N	23,072	Withheld	30 Days	Negotiable	-	-



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Building Notes

Located on the north side of Alice St. roughly two blocks east of Wheeling Rd., in Wheeling, Il.

- Free-standing manufacturing / warehouse building
- Heavy power (bus ducts throughout)
- Located off Hintz and Wheeling Road
- 14,000 SF of warehouse is 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
475 Allendale Dr Wheeling, IL 60090	80,473 SF Not For Sale	\$5.65/nnn 1	80,473 SF 5 AC	18'0" 2	4 int -	4/5-15 tons Yes
<div data-bbox="119 540 431 743" data-label="Image"> </div> <p>Expenses: 2013 Tax @ \$0.76/sf Parking: 80 Surface Spaces are available; Ratio of 0.99/1,000 SF Utilities: -</p> <p>Power: 1600a/480v 3p Rail Line: None</p> <p>Landlord Rep: Avalon Realty Associates, L.L.C. / J.Carlo J. Santucci (847) 506-1000 X5132 / Joseph Santucci (847) 506-1000 -- 80,473 SF (80,473 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Avalon Realty Associates, L.L.C.	80,473 N	80,473	\$5.65/nnn	30 Days	Negotiable	4	2

Building Notes

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



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

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 @ \$2.18/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

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
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450 Chaddick Dr
Wheeling, IL 60090

25,937 SF / 3,800 ofc
For Sale at \$1,452,000
(\$55.98/SF) - Active

\$9.00/n
1

25,937 SF
1.73 AC

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

1 ext
1 ext

-
Wet



Expenses: **2018 Tax @ \$1.68/sf**
 Parking: **55 Surface Spaces are available; Ratio of 2.12/1,000 SF**
 Utilities: **Lighting - Fluorescent, Sewer - City, Water - City**


Power: **1200-2400a/480v 3p/4w**
 Rail Line: **None**

Landlord Rep: **KW Commercial / Keller Williams Chicago-O'Hare / Brian Ripp (773) 392-3413 / Patrice Marks (847) 409-7983 -- 25,937 SF /3,800 ofc (5,667-25,937 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	KW Commercial / Keller Williams Chicago-O'Hare	5,667-25,937/3,800 ofc	25,937	\$9.00/n	Vacant	5 yrs	1	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
900 S Chaddick Dr V-S Industries Wheeling, IL 60090 	75,902 SF / 5,500 ofc For Sale - Active	\$3.95/n 1	75,902 SF 5.48 AC	22'0" 5	2 int None	4/1-10 tons Yes
Expenses: 2018 Tax @ \$1.66/sf		Parking: 150 free Surface Spaces are available; Ratio of 2.14/1,000 SF		Power: 4000a/480v		Rail Line: None
Utilities: -		Landlord Rep: CBRE / C.Samuel C. Badger (630) 368-8632 / Whit R. Heitman (630) 368-8631 / Jared Paff (630) 368-8634 / Brad Weiner (630) 368-8633 -- 75,902 SF /5,500 ofc (75,902 SF)				

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
440 Denniston Ct Wheeling, IL 60090 	87,000 SF / 8,000 ofc Not For Sale	Withheld 1	87,000 SF 2.25 AC	- 4	6 ext -	None -
Expenses: 2017 Tax @ \$0.75/sf		Parking: 50 free Surface Spaces are available; Ratio of 0.57/1,000 SF		Power: -		Rail Line: None
Utilities: -		Landlord Rep: <i>Company information unavailable at this time</i>				
Sublet Contact: Cushman & Wakefield / Eric Fischer (847) 720-1369 Jason M. West (847) 518-3210 Doug Pilcher (847) 518-3285 -- 87,000 SF /8,000 ofc (43,500-87,000 SF)						

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



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

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

\$4.95-\$5.50/n
1

25,570 SF
1.40 AC

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

2 int
None

None
Yes



Expenses: **2017 Tax @ \$2.35/sf, 2016 Est Tax @ \$2.55/sf; 2012 Est Ops @ \$1.35/sf** Power: **400a/480v**
 Parking: **30 Surface Spaces are available; Ratio of 1.90/1,000 SF** Rail Line: **None**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

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

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

Building Notes

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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466-488 Diens Dr
Northgate Industrial Park
Wheeling, IL 60090

17,976 SF / 3,750 ofc
Not For Sale

\$7.95/mg
1

56,750 SF
3.63 AC

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

2 int/6 ext
2int/4 ext

None
Yes



Expenses: **2017 Tax @ \$2.40/sf, 2011 Est Tax @ \$2.54/sf** Power: **200-600a/110-480v 3p**
 Parking: **Free Covered Spaces; 122 free Surface Spaces are available; Ratio of 0.47/1,000 SF** Rail Line: **None**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Landlord Rep: Wagener Equities Commercial RE Services, Inc. / Jeff Gilbert (847) 816-2623 / Daniel R. Wagener (847) 816-2621 -- 17,976 SF /3,750 ofc (7,735-10,241 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	466	Industrial/Direct	Wagener Equities Commercial RE Services, Inc.	7,735/1,600 ofc N	7,735	\$7.95/mg	Vacant	Negotiable	1	1
P 1st	486	Industrial/Direct	Wagener Equities Commercial RE Services, Inc.	10,241/2,150 ofc N	10,241	\$7.95/mg	Vacant	Negotiable	1	1

Building Notes

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
2074-2078 S Foster Ave 2074-2078 Foster Ave Wheeling, IL 60090	3,045 SF Not For Sale	\$8.95/mg 1	7,999 SF 1 AC	12'0" 2 - 10'0"w x 10'0"h -	None	- Yes
		Expenses: - Parking: 10 free Surface Spaces are available; Ratio of 1.25/1,000 SF Utilities: Gas, Heating, Lighting, Sewer, Water		Power: 600-800a Rail Line: None		
Landlord Rep: Brown Commercial Group / Trinity Scurto (847) 758-9200 X304 / Pat Crowley (847) 758-9200 -- 3,045 SF (3,045 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	2074	Industrial/Direct	Brown Commercial Group	3,045 N	3,045	\$8.95/mg	Vacant	Negotiable	-	1

Building Notes

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

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

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



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

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

Withheld
1

82,000 SF
3.98 AC

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

None
Wet



Expenses: **2017 Tax @ \$3.03/sf, 2018 Est Tax @ \$2.82/sf; 2007 Ops @ \$3.72/sf, 2012 Est Ops @ \$2.40/sf**
Parking: **143 free Surface Spaces are available; Ratio of 1.75/1,000 SF**
Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

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

Rail Line: **None**

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

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

Building Notes

Located minutes from the full four way interchange of Willow Rd and I-294
Move-in ready condition. Institutionally owned & managed. New ownership.
3 Mile to I-294/Willow Road Interchange. Excellent proximity to Chicago Executive Airport.



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



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 Nick Walby (847) 310-4208 -- 10,588 SF (2,620-2,656 SF)**

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

Building Notes

Minutes from Tollway and Route 53

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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45-49 W Hintz Rd
Wheeling, IL 60090

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

Withheld/n
1

309,749 SF
14.24 AC

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

25 ext
25 ext

None
Yes



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



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

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

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




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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	45	Industrial/Sublet	Cushman & Wakefield	251,684/8,000 ofc N	251,684	\$4.10/n	Vacant	Negotiable	21	-
Building Notes										
Hospital Laundry Services, represented by Paine/Wetzel ONCOR International, purchased the building. Colliers Bennett & Kahnweiler represented the seller, Prime Group Realty Trust.										
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		200 Larkin Dr Wheeling Center for Ind Wheeling, IL 60090	1,665 SF Not For Sale	-/mg 1	24,000 SF 1.37 AC	16'0" 3 - 10'0"w x 14'0"h	1 ext None	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	Office/Direct	Lee & Associates	1,665 N	1,665	\$10.50/mg	Vacant	1-5 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		230-240 Larkin Dr Wheeling, IL 60090	8,400 SF / 1,300 ofc For Sale at \$823,200 (\$49.00/SF) - Under Contract	\$12.00/mg 1	16,800 SF 0.89 AC	16'0" 2	None -	3/2-5 tons Wet		
			Expenses: 2017 Tax @ \$2.43/sf Parking: 15 free Surface Spaces are available; Ratio of 1.74/1,000 SF Utilities: -			Power: 600a/240v Rail Line: None				
		Landlord Rep: Chicago Commercial, Inc. / Cesar Alvarez (773) 524-2600 -- 8,400 SF /1,300 ofc (8,400 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins



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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	Chicago Commercial, Inc.	8,400/1,300 ofc N	8,400	\$12.00/mg	60 Days	Negotiable	-	1	
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler				
		1100-1140 Larkin Dr Larkin Tech Center Wheeling, IL 60090	6,790 SF / 1,358 ofc Not For Sale	Withheld/mg 1	41,000 SF 2.32 AC	14'0" 6 - 10'0"w x 9'0"h	2 int Yes	None Wet			
		<p>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</p> <p>Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3043 -- 6,790 SF /1,358 ofc (6,790 SF)</p>		<p>Power: 200a/280v Rail Line: None</p>							
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
P 1st	1120B	Industrial/Direct	Lee & Associates	6,790/1,358 ofc N	6,790	\$8.95/mg	30 Days	Negotiable	2	1	
Building Notes											
<p>* Common loading docks and private drive-in doors (12' X 14)</p> <p>* Located within the Wheeling Center for Industry</p>											



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

58,533 SF / 6,600 ofc
For Sale at \$2,300,000
(\$39.29/SF) - Active

\$7.50
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: **25 free Surface Spaces are available; Ratio of 0.43/1,000 SF** Rail Line: **None**
 Utilities: **Heating - Gas, Sewer - City, Water - City**

Landlord Rep: Cresa / Edward Lowenbaum (312) 953-4274 / Liz Spence (312) 376-4133 -- 49,734 SF /6,600 ofc (11,107-21,447 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cresa	21,447/3,000 ofc N	21,447	Withheld	Vacant	3-5 yrs	-	-
P 1st	2339 Peterson	Industrial/Direct	Cresa	17,180/1,800 ofc N	17,180	Withheld	Vacant	3-5 yrs	-	-
P 1st	91	Industrial/Direct	Cresa	11,107/1,800 ofc N	11,107	\$7.50/mg	04/2020	3-5 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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92-154 Messner Dr
Wheeling, IL 60090

5,250 SF / 600 ofc
Not For Sale

\$8.50/fs
1

62,227 SF
4 AC

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

2 int/4 ext
None

None
Wet



Expenses: **2017 Tax @ \$0.44/sf, 2003 Est Tax @ \$2.65/sf** Power: **200-400a/208-240v 3p**
 Parking: **123 Surface Spaces are available; Ratio of 1.98/1,000 SF** Rail Line: **None**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Landlord Rep: GC Realty & Development LLC / Brad Bullington (630) 674-6989 / Ian Pattison (630) 587-7400 -- 5,250 SF /600 ofc (5,250 SF)


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	92	Industrial/Direct	GC Realty & Development LLC	5,250/600 ofc N	5,250	\$8.50/fs	03/2020	3-5 yrs	1	1



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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
 <p>180-230 Messner Dr Wheeling Center Wheeling, IL 60090</p>	21,353 SF / 2,085 ofc Not For Sale	Withheld 1	95,664 SF 2.30 AC	20'0" 2	8 int 8int	None Wet
<p>Expenses: 2017 Tax @ \$3.44/sf, 2013 Est Tax @ \$2.80/sf; 1996 Ops @ \$2.03/sf Power: 400-1400a/240-480v</p> <p>Parking: 135 Surface Spaces are available; Ratio of 1.41/1,000 SF Rail Line: Yes</p> <p>Utilities: Heating - Gas</p> <p>Landlord Rep: Colliers International / David Bercu (847) 698-8207 / Brendan Green (847) 698-8227 -- 21,353 SF /2,085 ofc (21,353 SF)</p>						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	190	Industrial/Direct	Colliers International	21,353/2,085 ofc N	21,353	No	Withheld	Vacant	Negotiable	-	-

Building Notes

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




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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		
		282-298 Messner Dr Wheeling Ctr for Ind Wheeling Ctr for Ind Wheeling, IL 60090 	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		
		482 N Milwaukee Ave Wheeling, IL 60090 	2,000 SF Not For Sale	-/mg 1	35,340 SF 1.68 AC	10'0"-16'0" 1 - 8'0"w x 10'0"h	3 ext 3 ext	None Wet		
		Expenses: 2010 Tax @ \$2.11/sf Parking: 36 free Surface Spaces are available; Ratio of 1.02/1,000 SF Utilities: Gas - Natural, Heating				Power: - Rail Line: -				
		Landlord Rep: RD Strategic / Rick Delisle (847) 812-8180 Leasing Company: Pierce Building Group / Blake Pierce (847) 508-3297 -- 2,000 SF (260-2,000 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Pierce Building Group RD Strategic	260-2,000	2,000	\$13.20/mg	Vacant	Negotiable	-	-



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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>516 N Milwaukee Ave Wheeling, IL 60090</p> <p>Expenses: 2013 Tax @ \$9.37/sf Parking: Ratio of 0.00/1,000 SF Utilities: -</p> <p>Landlord Rep: Core Realty / art khechyan (224) 226-7570 -- 3,812 SF (3,812 SF)</p>	3,812 SF Not For Sale	\$3.53/nnn 1	3,812 SF 1 AC	- -	None -	None -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Flex/Direct	Core Realty	3,812 N	3,812	\$3.53/nnn	Vacant	Negotiable	-	-

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

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

Building Notes

* Building can also be used for warehouse or distribution



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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660-720 Northgate Pky
Wheeling, IL 60090

63,257 SF
Not For Sale

\$5.95/n
1

181,049 SF
13.95 AC

32'0"
-

14 ext
-

-
ESFR



Expenses: **2014 Tax @ \$1.04/sf**
 Parking: **42 Surface Spaces are available; Ratio of 0.23/1,000 SF**
 Utilities: -

Power: -
 Rail Line: -

Landlord Rep: Cushman & Wakefield / Eric Fischer (847) 720-1369 / Brett Kroner (847) 720-1367 / Keith Puritz (847) 720-1366 / Steve Stone (847) 720-1364 -- 63,257 SF (40,000-63,257 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/New	Cushman & Wakefield	40,000-63,257	63,257	\$5.95/n	Vacant	Negotiable	-	-

Building Notes

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

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

2,542 SF / 970 ofc
Not For Sale

\$9.50/mg
1

31,815 SF
2.07 AC

14'0"
12 - 10'0"w x
12'0"h

2 ext
2 ext

None
Yes



Expenses: **2017 Tax @ \$0.28/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 2.34/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Power: **200a 3p**
 Rail Line: **None**

Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 2,542 SF /970 ofc (2,542 SF)


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



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Building Notes

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

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



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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		
		970 Seton Ct Wheeling, IL 60090	4,500 SF / 1,500 ofc Not For Sale	\$9.50/mg 1	30,000 SF 2 AC	14'0"-16'0" 1	1 ext 1 ext	None -		
		Expenses: 2011 Tax @ \$1.92/sf		Power: 200a		Rail Line: None				
		Parking: -		Utilities: Gas		Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 4,500 SF /1,500 ofc (4,500 SF)				
		Utilities: Gas								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	970	Industrial/Direct	Regional Realty Company, Inc.	4,500/1,500 ofc N	4,500	\$9.50/mg	Vacant	Negotiable	1	1
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		170 Shepard Ave Wheeling, IL 60090	22,115 SF For Sale at \$850,000 (\$38.44/SF) - Active	Withheld/fs 1	22,115 SF 1.04 AC	14'0"-16'0" 6	None -	None -		
		Expenses: 2017 Tax @ \$2.10/sf		Power: 200a		Rail Line: None				
		Parking: 26 free Surface Spaces are available; Ratio of		Utilities: -		Landlord Rep: Cushman & Wakefield / Steve Stone (847) 720-1364 / Eric Fischer (847) 720-1369 / Brett Kroner (847) 720-1367 / Keith Puritz (847) 720-1366 / Marc Samuels (847) 720-1368 -- 22,115 SF (22,115 SF)				
		Utilities: -								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Cushman & Wakefield	22,115 N	22,115	Withheld	30 Days	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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199 Shepard Ave
Wheeling, IL 60090

64,969 SF
Not For Sale

\$7.00/mg
1

102,569 SF
6.02 AC

22'0"
12

4 ext
Yes

None
Wet



Expenses: 2017 Tax @ \$3.54/sf
Parking: 67 free Surface Spaces are available; Ratio of
0.65/1,000 SF
Utilities: -

Power: -
Rail Line: None

Landlord Rep: Lee & Associates / Tom Boyle (773) 355-5079 / Thomas Condon (773) 355-3049 / Benjamin Cohen (773) 355-3038 -- 64,969 SF (29,440-35,529 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Lee & Associates	29,440 N	64,969	\$7.00/mg	Vacant	Negotiable	-	-
P 1st		Industrial/Direct	Lee & Associates	35,529 N	64,969	\$7.00/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
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147-185 Wheeling Rd
Wheeling, IL 60090

8,400 SF / 250 ofc
Not For Sale

\$8.00-\$15.38/+util
1

35,973 SF
2.83 AC

14'0"-18'0"
16 - 12'0"w x
12'0"h

None
-

None
Wet



Expenses: 2017 Tax @ \$0.14/sf; 2005 Combined Est Tax/Ops @
\$0.22/sf
Parking: 150 free Surface Spaces are available; Ratio of
4.17/1,000 SF
Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City

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

Landlord Rep: MY International, Inc. / Sunny Yen (847) 999-8155 / Alice Linch (847) 999-8155 -- 5,020 SF /250 ofc (1,820-3,200 SF)

Leasing Company: Mike Cleach / Mike Cleach (847) 541-6331 -- 1,560 SF /250 ofc (1,560 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Mike Cleach	1,560/250 ofc N	1,560	No	\$15.38/+util	30 Days	Negotiable	-	-
P 1st		Industrial/Direct	MY International, Inc.	3,200 N	3,200	No	\$8.00/nnn	30 Days	1-10 yrs	-	-
P 1st	151	Office/Direct	MY International, Inc.	1,820 N	1,820	No	\$8.00/nnn	Vacant	Negotiable	-	-



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Building Notes

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

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
600-668 Wheeling Rd Wheeling Plaza Wheeling, IL 60090	25,976 SF / 2,820 ofc Not For Sale	\$9.50/mg 1	134,289 SF 7.09 AC	16'0" -	8 ext Yes	- Wet
<p>Expenses: 2017 Tax @ \$1.79/sf, 2011 Est Tax @ \$1.61/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf Power: -</p> <p>Parking: 100 Surface Spaces are available; Ratio of 3.00/1,000 SF Rail Line: None</p> <p>Utilities: Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: Lee & Associates / Rick Anesi (773) 355-3043 / Ryan Kehoe (773) 355-3034 -- 25,976 SF /2,820 ofc (3,312-7,952 SF)</p>						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	616	Industrial/Direct	Lee & Associates	4,700/1,410 ofc N	4,700	\$9.50/mg	Vacant	2-5 yrs	-	-
P 1st	636	Industrial/Direct	Lee & Associates	3,312/1,410 ofc N	3,312	\$9.50/mg	Vacant	2-5 yrs	-	-
P 1st	618	Industrial/Direct	Lee & Associates	4,140 N	4,140	\$9.50/mg	30 Days	Negotiable	-	-
P 1st	662	Industrial/Direct	Lee & Associates	5,872 N	5,872	\$9.50/mg	30 Days	Negotiable	-	-
P 1st	656	Industrial/Direct	Lee & Associates	7,952 N	7,952	\$9.50/mg	30 Days	Negotiable	-	-

Building Notes

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



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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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1125 Wheeling Rd
Wheeling, IL 60090

13,250 SF
Not For Sale

\$7.95/mg
1

13,250 SF
0.98 AC

16'0"
1 - 13'0"w x 14'0"h None

1 ext
None
None
Yes



Expenses: 2017 Tax @ \$3.35/sf
Parking: 30 Surface Spaces are available; Ratio of 2.26/1,000 SF
Utilities: Heating - Gas, Sewer - City, Water - City

Power: 1200a
Rail Line: None

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

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

Building Notes

*Ample parking

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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928-960 S Wolf Rd
Wheeling, IL 60090

162,746 SF
Not For Sale

Withheld
1

162,746 SF
9.15 AC

32'0"
Yes
Yes
-

-
ESFR



Expenses: 2017 Tax @ \$0.01/sf
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	02/2020	Negotiable	29	2



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1480 S Wolf Rd
Wheeling, IL 60090

52,950 SF
For Sale - Active

Withheld
1

52,950 SF
4.38 AC

18'0"
1

2 int
2int

-
Wet



Expenses: **2017 Tax @ \$4.41/sf, 2002 Est Tax @ \$2.91/sf**
 Parking: **77 free Surface Spaces are available; Ratio of 1.45/1,000 SF**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Power: **800a/480v**
 Rail Line: **None**

Landlord Rep: JLL / Michael Connor (773) 458-1376 -- 52,950 SF (52,950 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	JLL	52,950 N	52,950	Withheld	30 Days	Negotiable	2	-

Building Notes

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

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



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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1666-1684 S Wolf Rd
Palwaukee Commerce Cntr
Wheeling, IL 60090

3,341 SF / 800 ofc
Not For Sale

Withheld/mg
1

34,190 SF
3 AC

14'0"
-

10 ext
Yes

-
Wet



Expenses: **2017 Tax @ \$3.90/sf, 2012 Est Tax @ \$3.07/sf; 2012 Ops @ \$0.50/sf**
 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: Entre Commercial Realty LLC / T.Dan T. Jones (847) 310-4299 / Mark Hackendahl (847) 310-4209 -- 3,341 SF /800 ofc (3,341 SF)

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

Building Notes

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



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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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/fs
1

29,100 SF
2.08 AC

14'0"
8 - 8'0"w x 10'0"h

8 ext
None

None
Yes



Expenses: **2017 Tax @ \$4.09/sf**
Parking: **71 free Surface Spaces are available; Ratio of 2.44/1,000 SF**
Utilities: **Heating - Gas**

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

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

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