



Wheeling Distribution Center is a 64,156 SF industrial warehouse located 3.3 miles from the 4-way interchange at I-294 in Wheeling, Illinois.



## DISTRIBUTION CENTER **WHEELING**

**64,156 SF Available For Lease**  
301 Holbrook Dr. | Wheeling, IL 60090



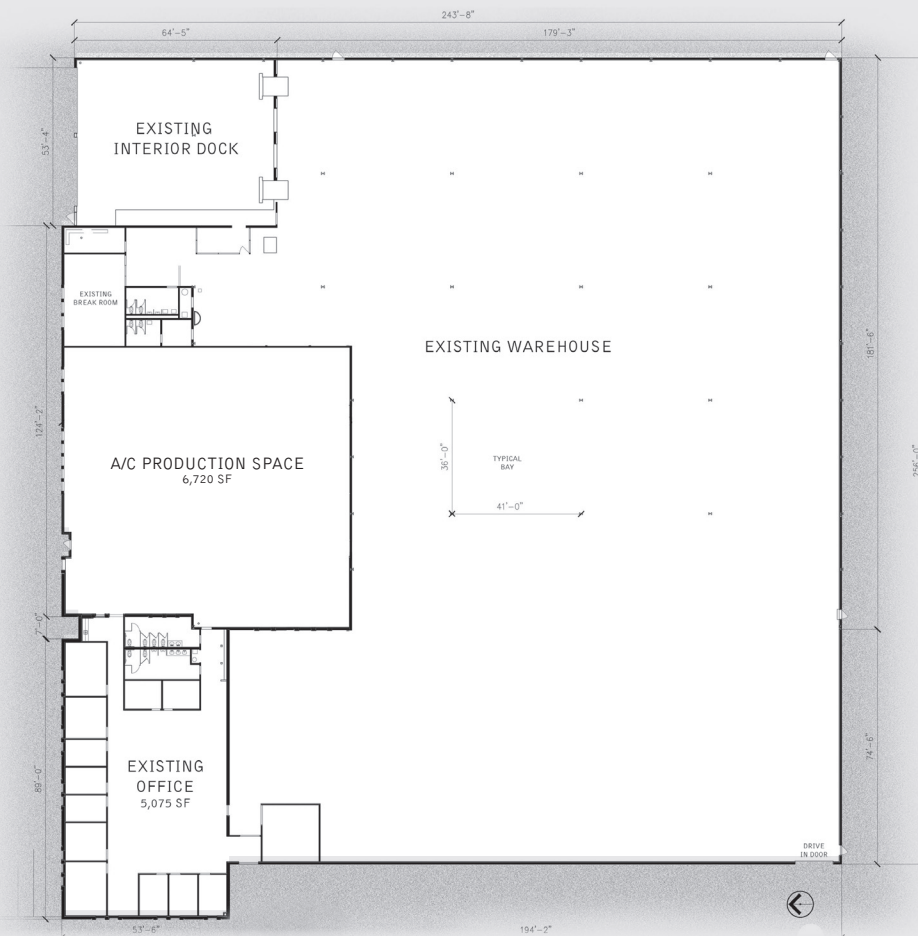
# ABOUT

Wheeling Distribution Center delivers a unique combination of logistical advantages including quick I-294 and IL-53 access, as well as a high dock ratio.

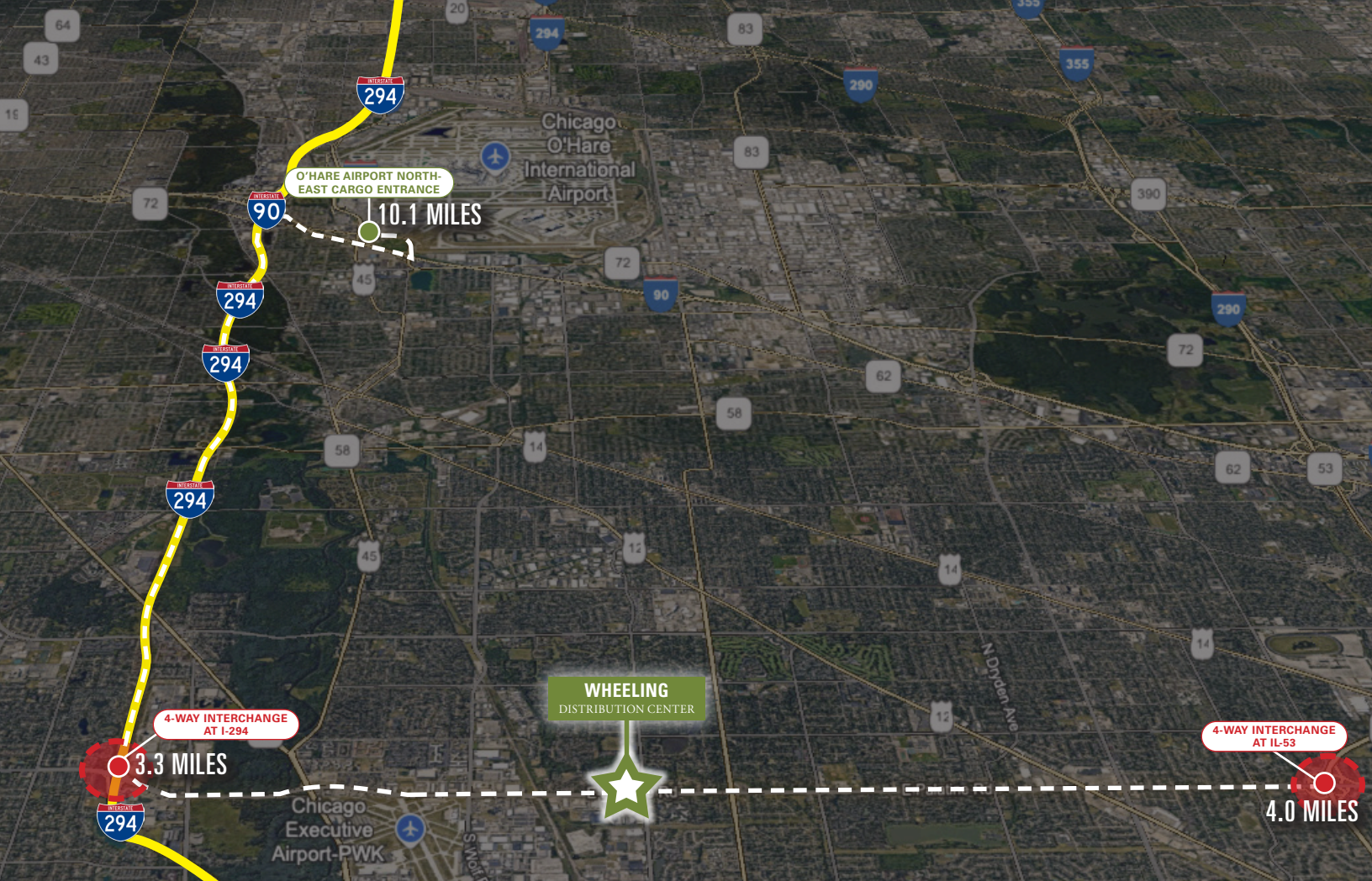
- **Available Space:** 64,156 SF
- **Office Size:** 5,075 SF
- **Building Dimensions:** 248' x 256'
- **Column Spacing:** 41' x 36'
- **Dock Doors:** 4 Interior Docks
- **Drive-in Doors:** 1 (14'h x 12'w)
- **Car Parking:** 91 Spots
- **Ceiling Height:** 22'
- **Lighting:** LED
- **Year Built:** 1982
- **Power:** 400 Amps @ 480/277v 3-Phase
- **Lease Price:** Subject to Term, Credit and TI
- **Real Estate Taxes:** \$5.33
- **Insurance:** \$0.27
- **Common Area Management:** \$0.43
- **Building Management:** Included in CAM

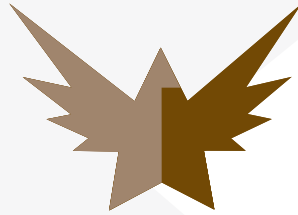


*301 Holbrook Rd.*







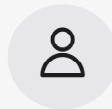


WHERE INSTITUTIONAL CAPABILITY MEETS  
ENTREPRENEURIAL AGILITY

SparrowHawk offers tenants and brokers speed, creativity and flexibility. Both benefit from a hands-on management philosophy rooted in local-market knowledge, transparency, experience and integrity.

Tenants and brokers are assured timely, straightforward answers and SparrowHawk values that enhance the leasing experience for the benefit of tenants and brokers and assures that each reach new heights.

*sparrowhawkre.com*



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