

2,275 - 5,606 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

600-668 WHEELING ROAD, WHEELING, IL 60090



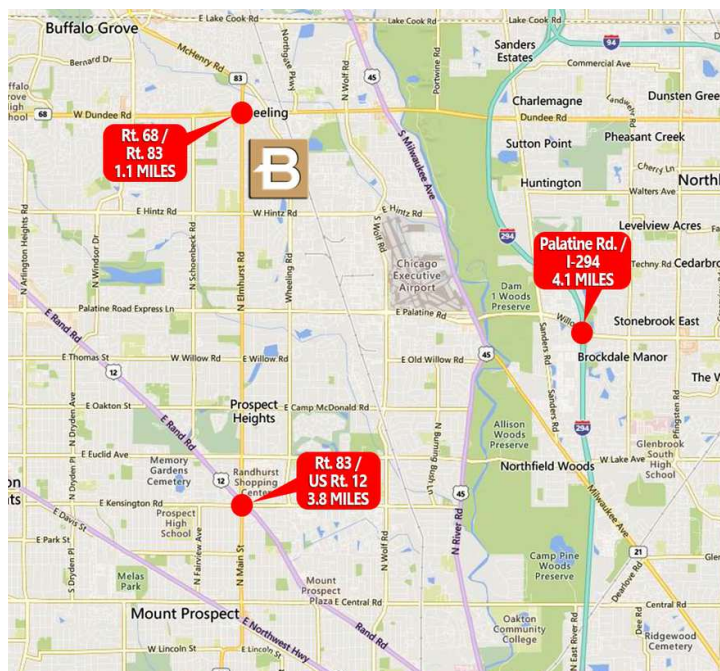
LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby I-294.

SPACES	LEASE RATE	SPACE SIZE	AVAILABLE
622	\$6.50 SF/yr	2,275 SF	Immediate
648	\$6.50 SF/yr	5,606 SF	Immediate
662	\$6.50 SF/yr	5,500 SF	Immediate

PROPERTY OVERVIEW

- Ideal spaces for users needing units with small offices
- 134,800 sf multi-tenant industrial building with units available
- 8 total docks - 6 common
- 6 private drive-in doors
- 3.11 Acre site
- Ample paved common parking



MIKE ANTONELLI, SIOR

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COLLIN TYRRELL

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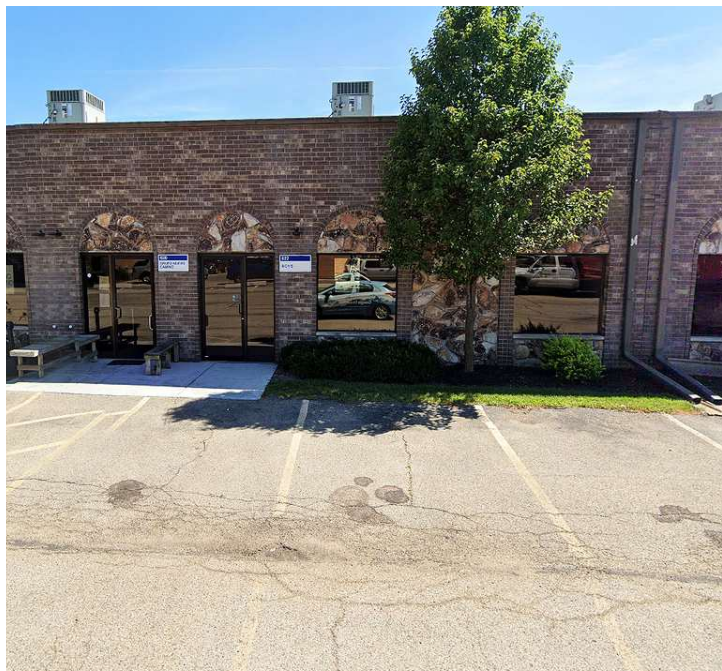
No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

Industrial Property For Lease

622 WHEELING ROAD, WHEELING, IL 60090



BROWN
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622 WHEELING ROAD

- 2,275 SF
- Approximately 480 SF Offices
- 14' Ceiling
- Common Dock Loading
- 1 Interior Roll-up Door
- Wet Sprinkler System
- 3 Phase Power
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF NNN
- Availability - Immediate

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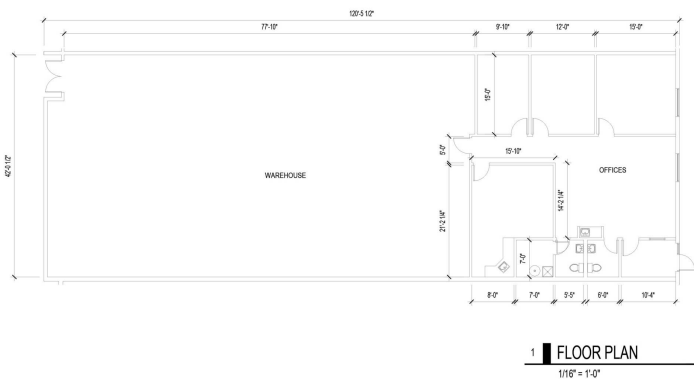
BROWN
COMMERCIAL GROUP, INC.

648 WHEELING ROAD, WHEELING, IL 60090



648 WHEELING ROAD

- 5,606 SF
- Approximately 1,500 SF Offices
- 14' Ceiling
- Common Dock Loading
- Double Man Doors Access
- Wet Sprinkler System
- 3 Phase Power
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF NNN
- Availability - Immediate



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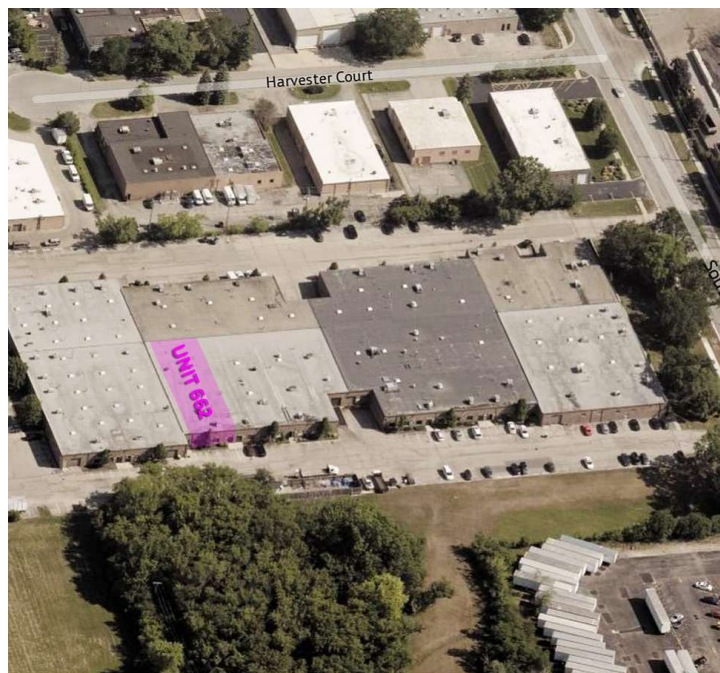
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A photograph of a single-story brick building with a flat roof. The building features several large arched windows and doorways, some of which are filled with stone or have decorative elements. A blue car is parked in the foreground on a cracked asphalt surface. A tree and some shrubs are planted in front of the building. The sky is clear and blue.



- 5,500 SF
- Approximately 721 SF Offices
- 14' Ceiling
- Common Dock Loading
- 1 Interior Roll-Up Door
- Wet Sprinkler System
- Power: 400 Amp, 3 Phase
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF NNN
- Availability - Immediate

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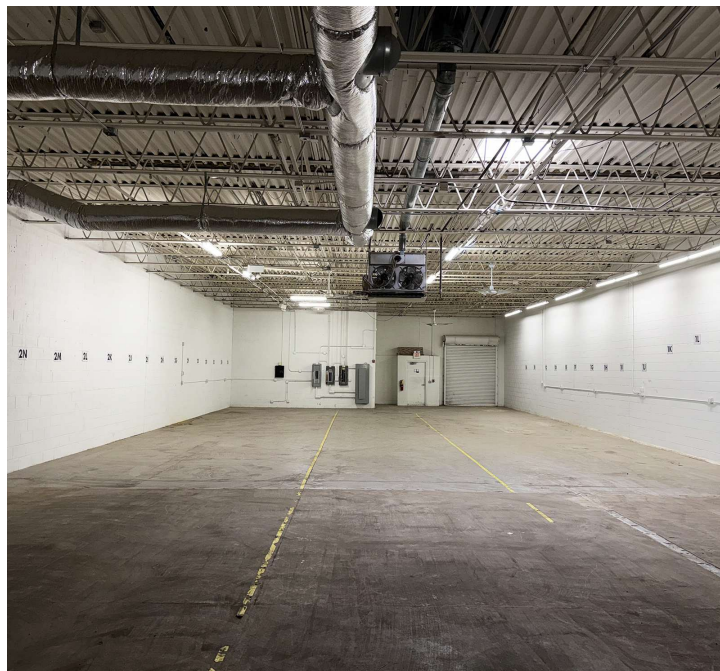
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