

AVAILABLE FOR LEASE

199 SHEPARD AVENUE

WHEELING, IL 60090



BUILDING SPECIFICATIONS:

TOTAL BUILDING SIZE:	102,569 SF
AVAILABLE SPACE:	20,000 SF
OFFICE:	To Suit
ZONING:	I-3
CLEAR HEIGHT:	19'
LOADING:	3 exterior docks
CONSTRUCTION:	Masonry
SPRINKLER:	Wet
POWER:	800 amps / 210 volts; 3-phase
PARKING:	To Suit
TRAILER PARKING:	Up to 50 spaces available separately
HVAC:	Gas forced air
FLOOR DRAINS:	Throughout
OCCUPANCY:	Immediate
2018 RE TAXES:	\$20,825 (\$1.41 PSF)
LEASE RATE:	Subject to Offer



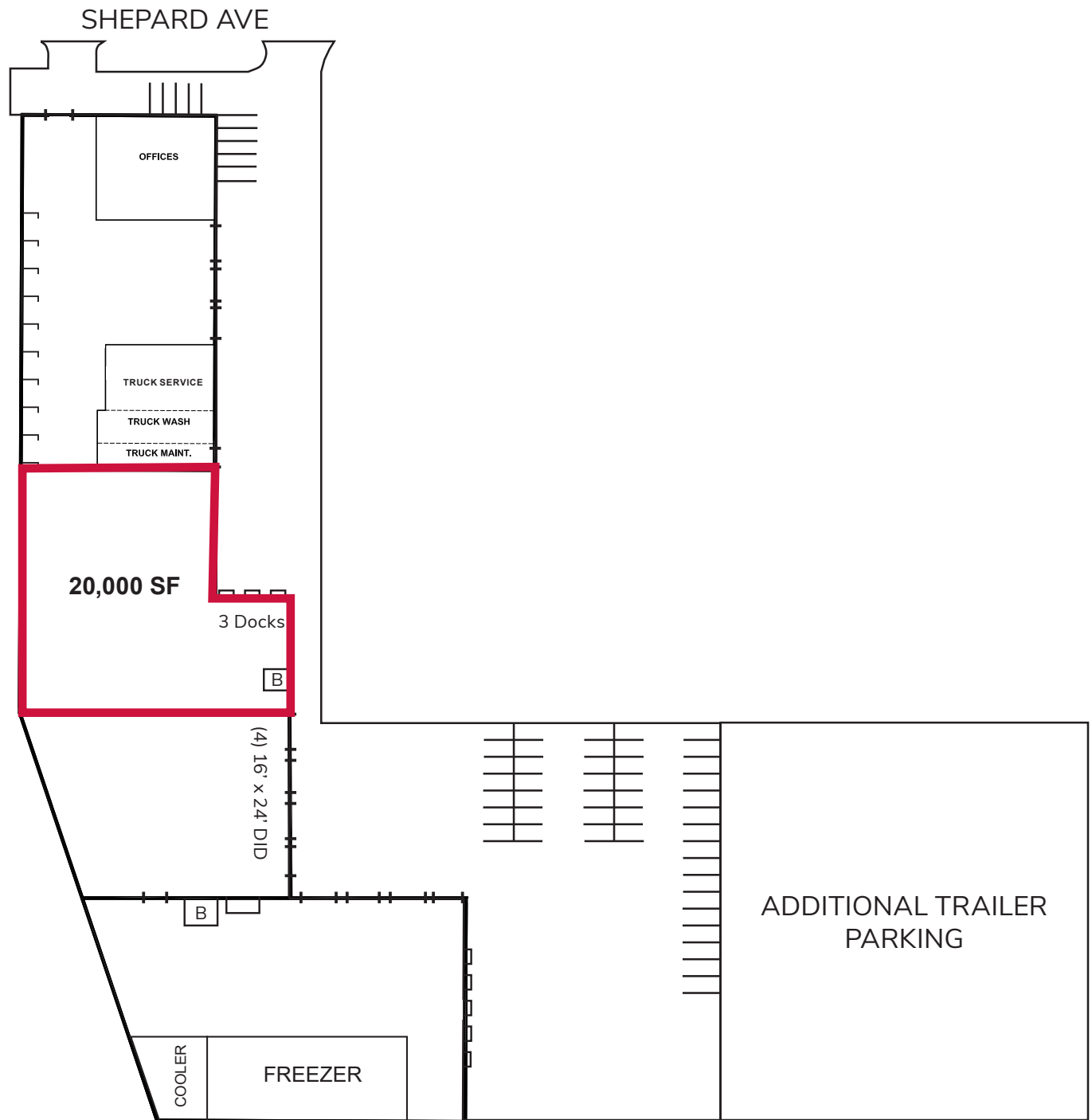
Thomas M. Boyle, SIOR
Principal
tomboyle@lee-associates.com
D 773.355.5079

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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