

FOR SALE

44,158 SF



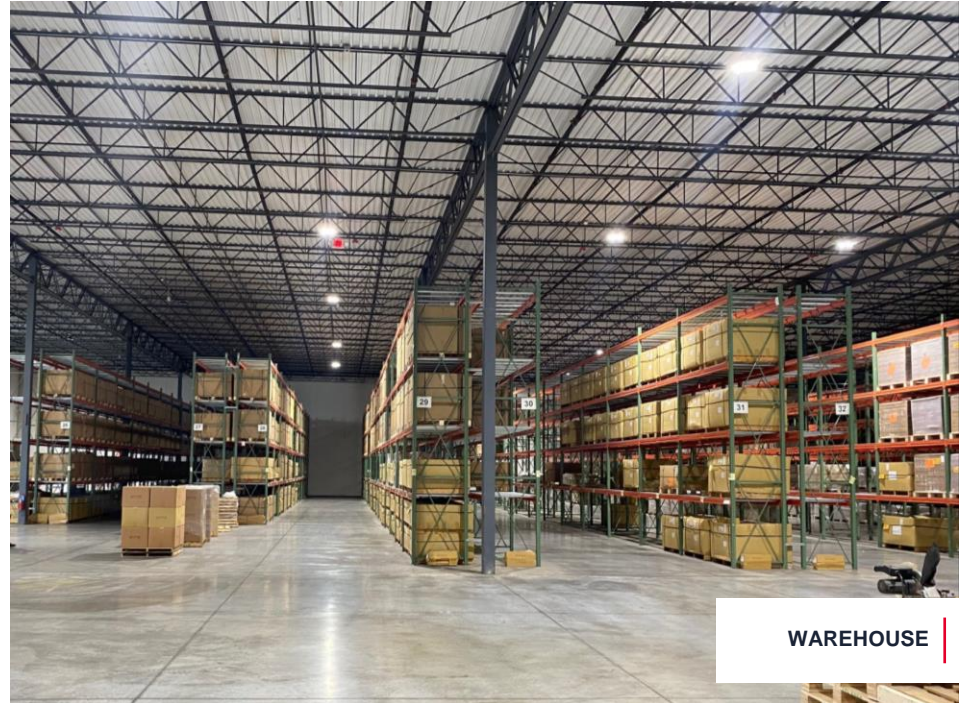
1050 WESEMANN DRIVE

WEST DUNDEE, ILLINOIS

PROPERTY HIGHLIGHTS

1050 Wesemann is a modern, free-standing facility suitable for manufacturing or warehouse use. Situated in a new, high-image business park, it is located 2.2 miles from the four-way interchange at I-90 and Randall Rd.

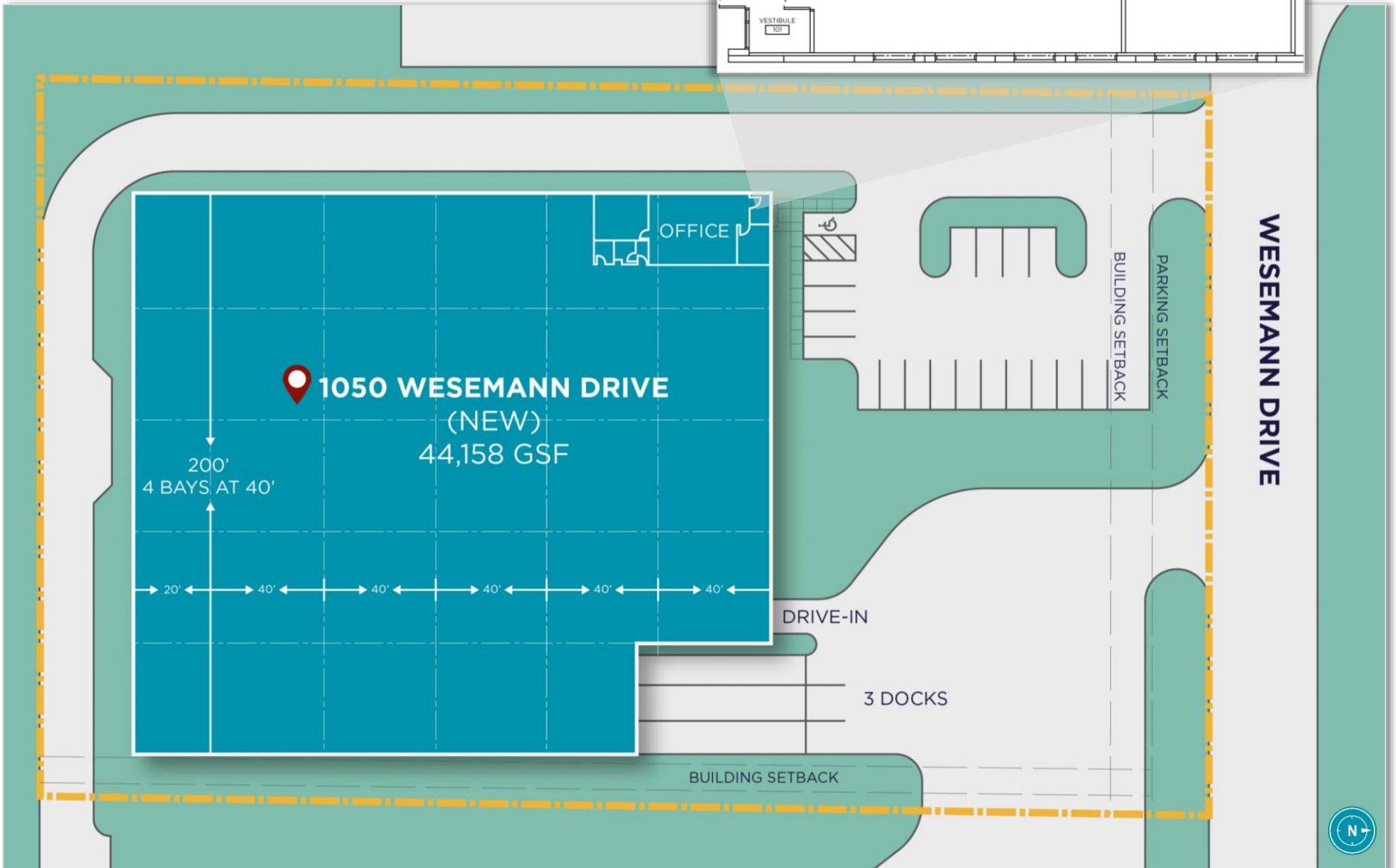
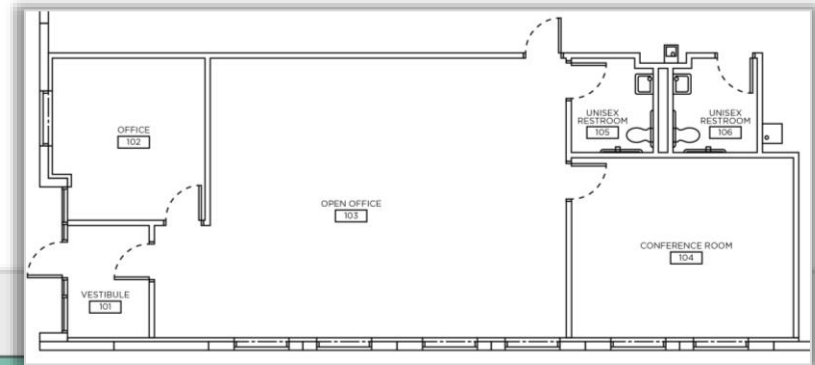
Building Size:	44,158 SF
Year Built:	2015
Office Area:	1,550 SF
Site Area:	2.48 Acres +/-
Clear Height:	24'
Loading:	3 Exterior Docks 1 Drive-in-Doors
Parking:	20 cars
Zoning:	I-1 – Generalized Industrial District
Power:	800 Amps 480 Volts
Sprinkler:	ESFR
Taxes:	\$125,447.96 (\$2.84 p.s.f.)



SITE PLAN

2.48 ACRES

1050 WESEMANN | WEST DUNDEE | ILLINOIS



**1050 WESEMANN DRIVE
(NEW)
44,158 GSF**

200'
4 BAYS AT 40'

20' 40' 40' 40' 40' 40'

OFFICE

DRIVE-IN

3 DOCKS

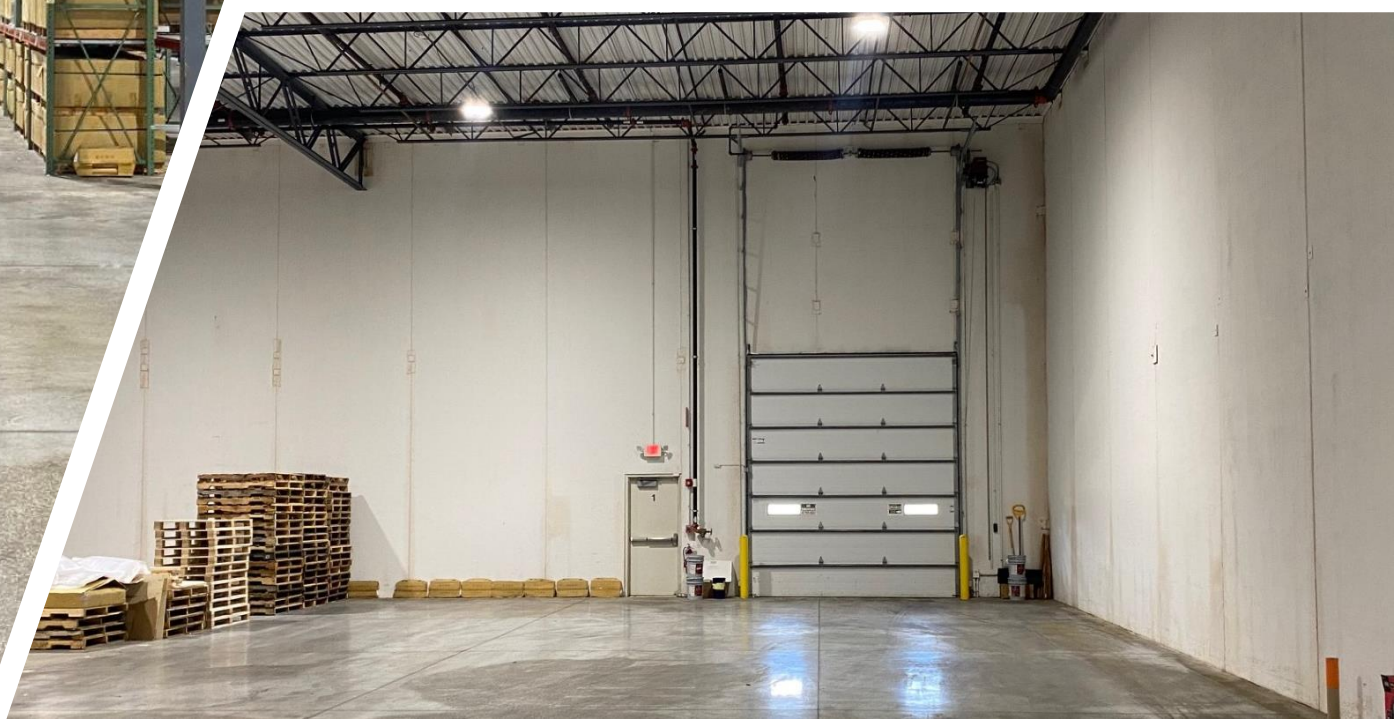
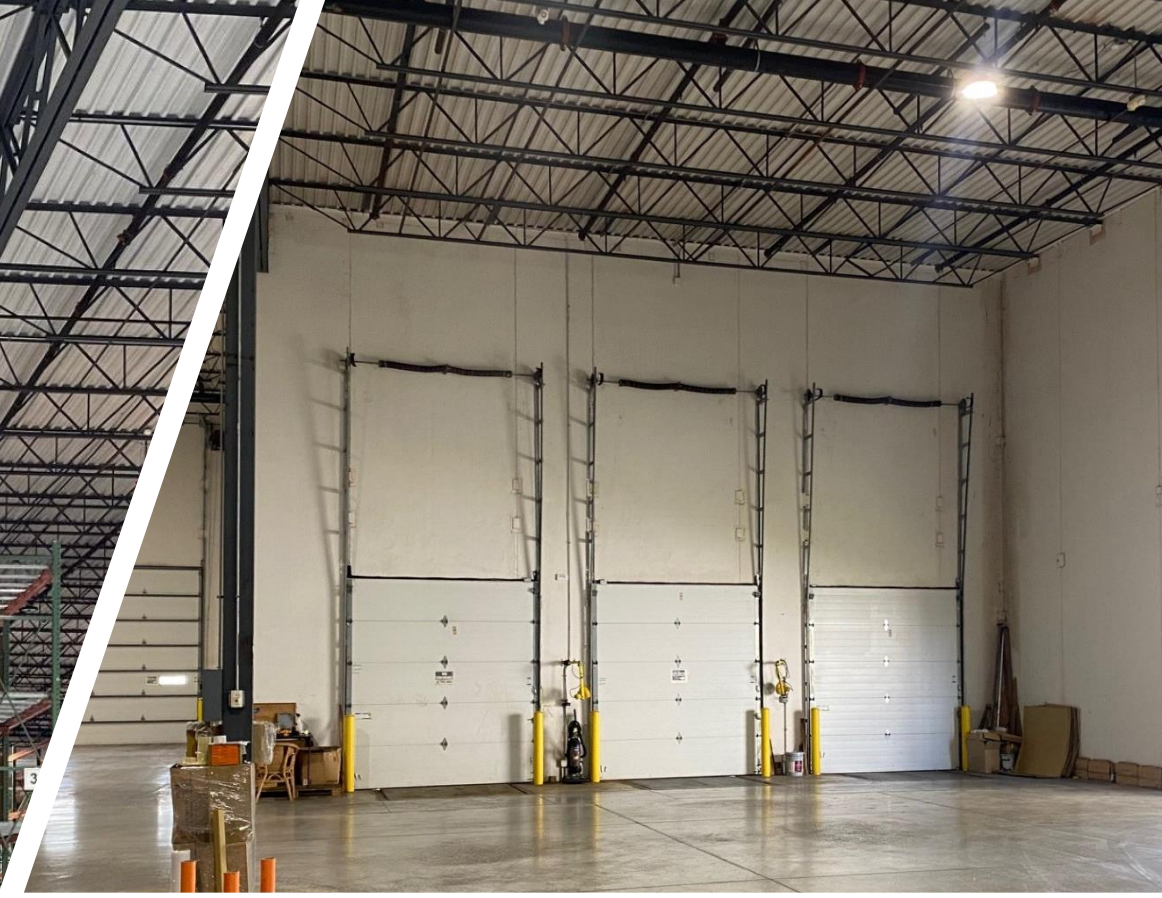
BUILDING SETBACK

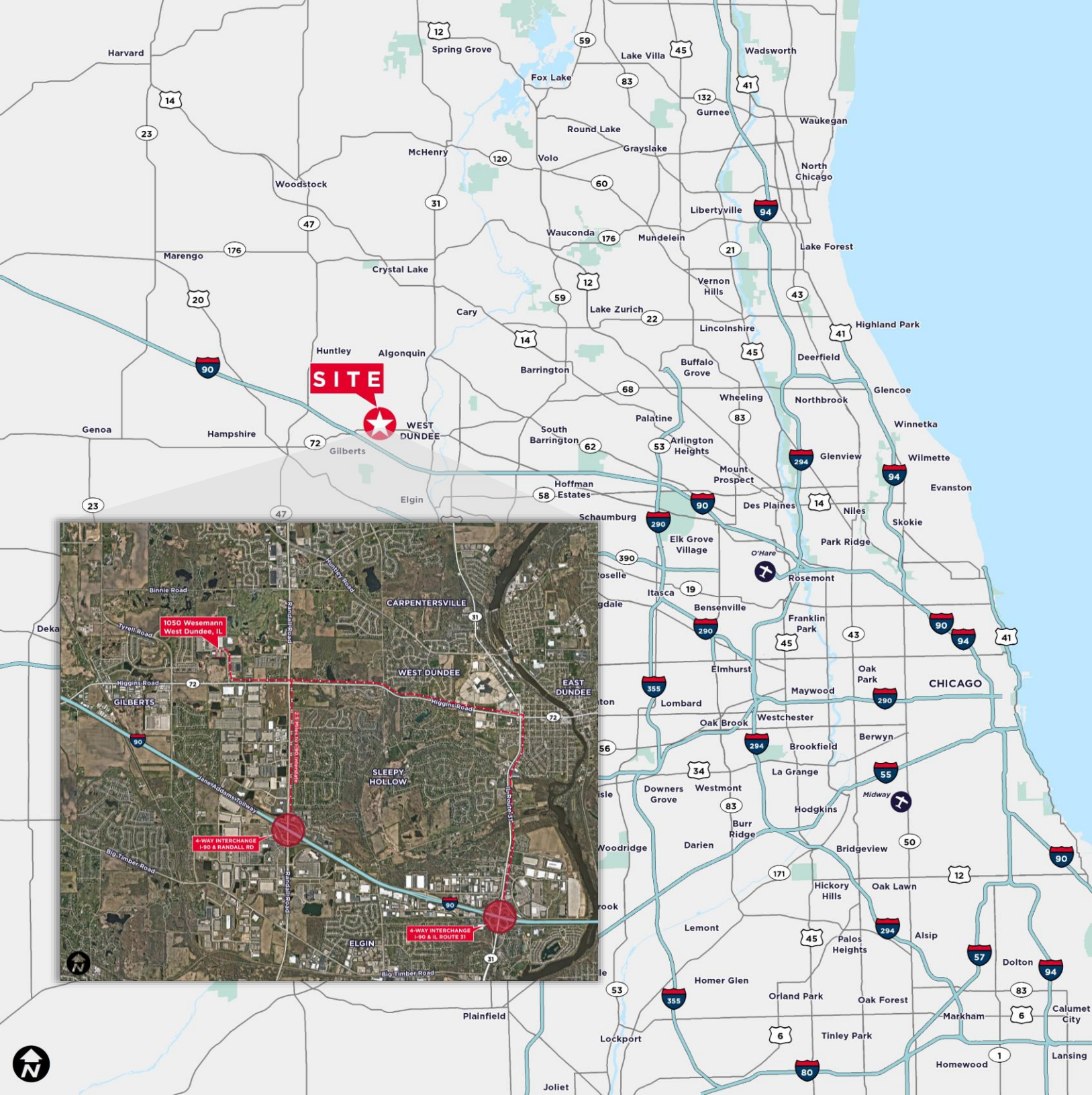
BUILDING SETBACK

PARKING SETBACK

WESEMANN DRIVE







2.5 MILES
TO I-90 INTERSTATE

26 MILES
TO O'HARE AIRPORT

41 MILES
TO CHICAGO CBD

CONTACT INFORMATION

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