## FOR SALE 44.158 SE

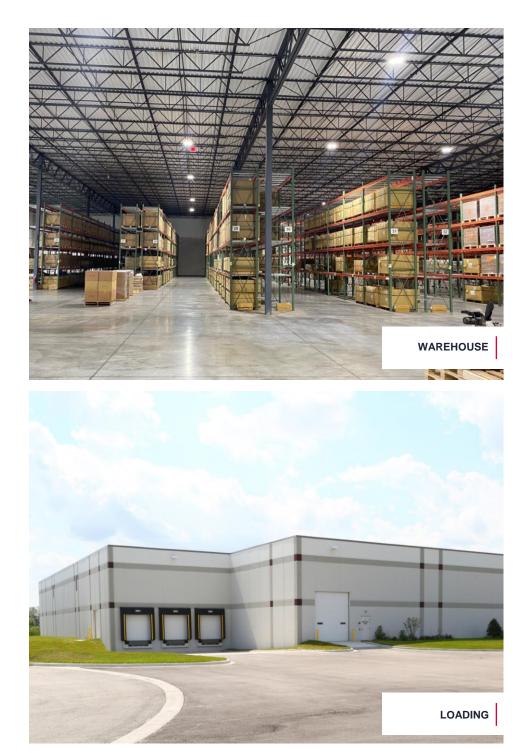


### 1050 WESEMANN DRIVE WEST DUNDEE, ILLINOIS

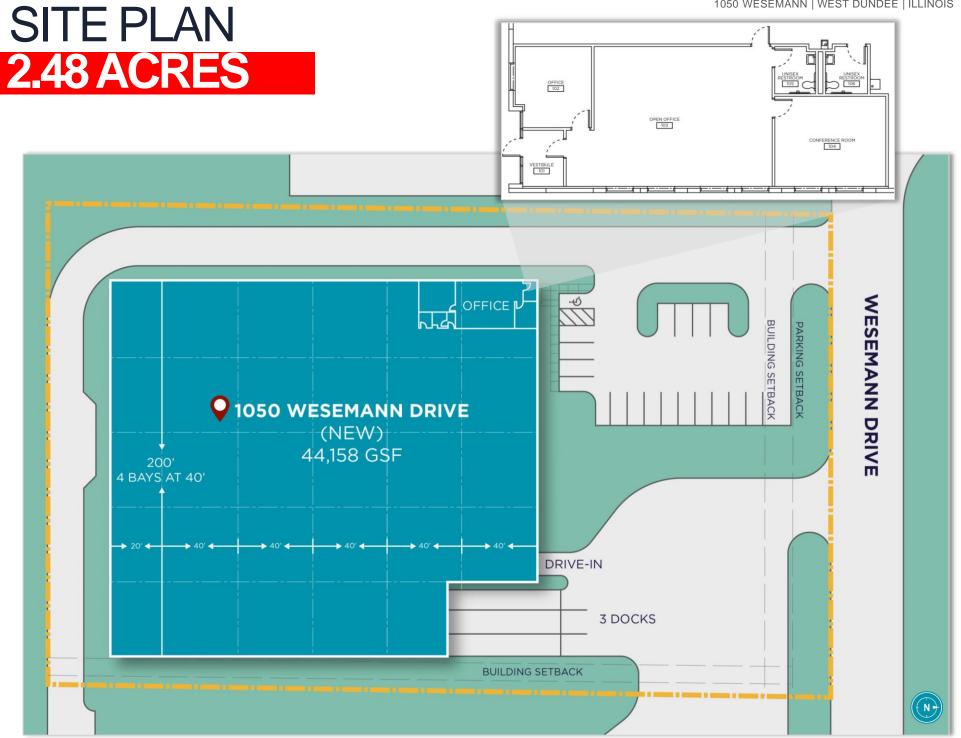
## PROPERTY HIGHLIGHTS

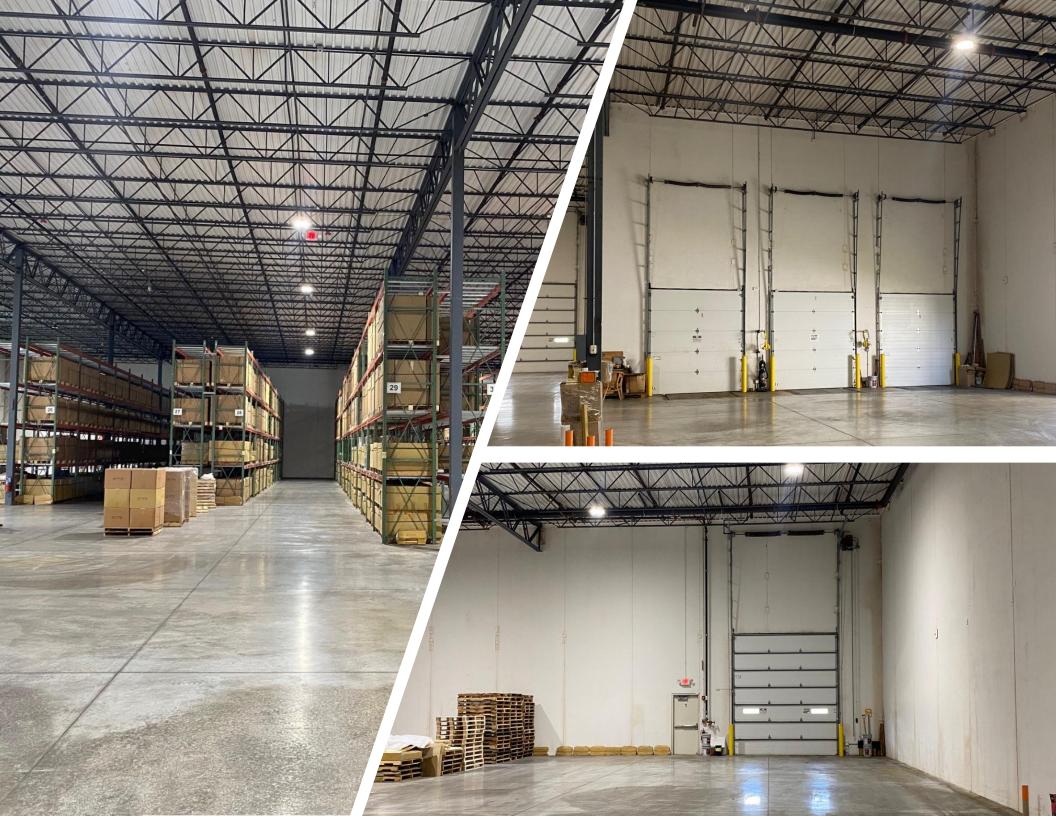
1050 Wesemann is a modern, free-standing facility suitable for manufacturing or warehouse use. Situated in a new, high-image business park, it is located 2.2 miles from the four-way interchange at I-90 and Randall Rd.

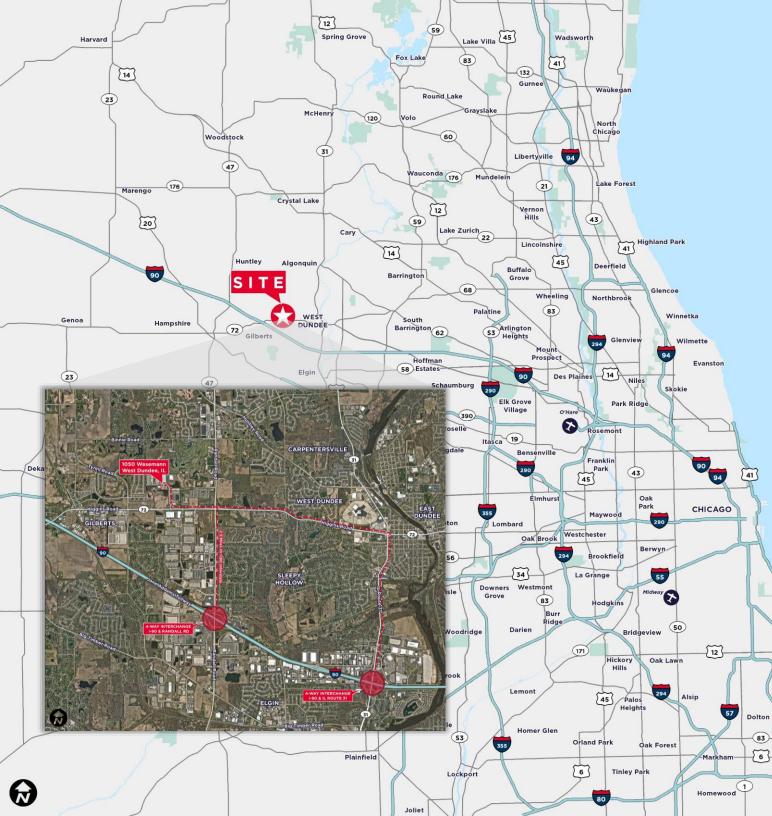
Building Size:	44,158 SF
Year Built:	2015
Office Area:	1,550 SF
Site Area:	2.48 Acres +/-
Clear Height:	24'
Loading:	3 Exterior Docks 1 Drive-in-Doors
Parking:	20 cars
Zoning:	I-1 – Generalized Industrial District
Power:	800 Amps   480 Volts
Sprinkler:	ESFR
Taxes:	\$125,447.96 (\$2.84 p.s.f.)



1050 WESEMANN | WEST DUNDEE | ILLINOIS









2.5 MILES TO I-90 INTERSTATE

26 MILES TO O'HARE AIRPORT

41 MILES TO CHICAGO CBD

90

94

Calumet

Lansing

# CONTACT INFORMATION

### **AL CARUANA**

**Executive Managing Director** 

Al.Caruana@Cushwake.com 847 720 1326

### **MICHAEL LABEK**

Senior Associate Michael.Labek@Cushwake.com

312 470 2309

### **JEFF MATELLA**

Director

Jeff.Matella@Cushwake.com 847 720 1349



©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.