



Strategically Located Industrial Facility

Property Details

Site size	15.2 acres
Building sf	218,676 (expandable)
Office sf	16,056
Clear height	24'
Loading	16 interior docks; 16 DID
Car parking	129 (expandable)
Trailer parking	37 (expandable)
Power	1,600a; 277/480v; 3-p; 4-wire
Sprinklers	ESFR
Rail potential (CN)	3 spots
Lease rate	Subject to offer
Asking price	\$17,400,000



0.5 miles to Chicago
Executive Airport - PWK



Proximity to I-294
and Palatine Road



Ideal for warehouse and
distribution users



Access to sizable and
skilled labor force

**Get more
information**

Chris Lydon, SIOR
Principal
+1 847 232 8610

Mike Fonda, SIOR
Principal
+1 847 849 1910

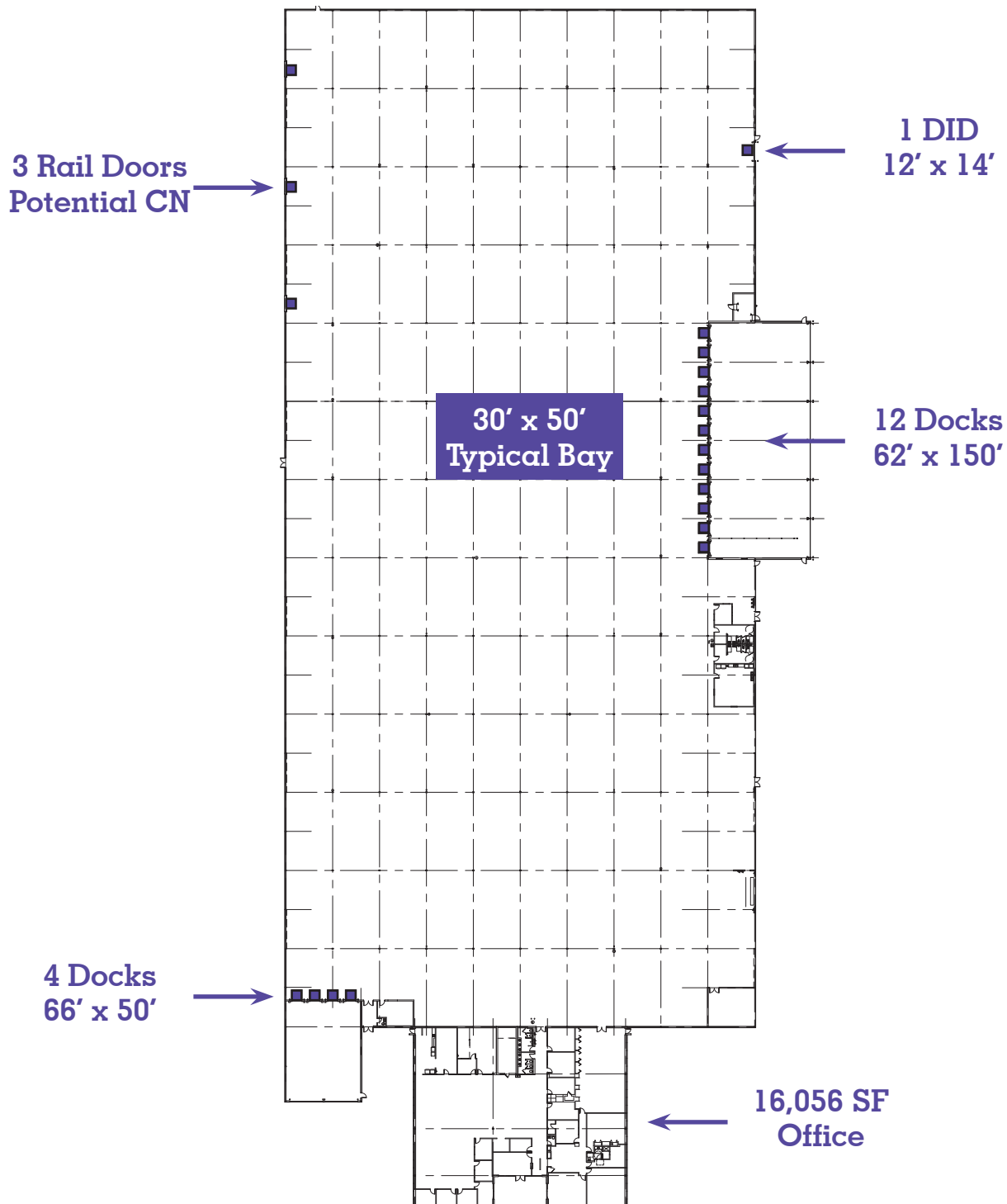
Chris Tecu
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Building Layout

218,676 SF

Warehouse/Distribution Center
1500 S Wolf Road
Wheeling, IL 60090



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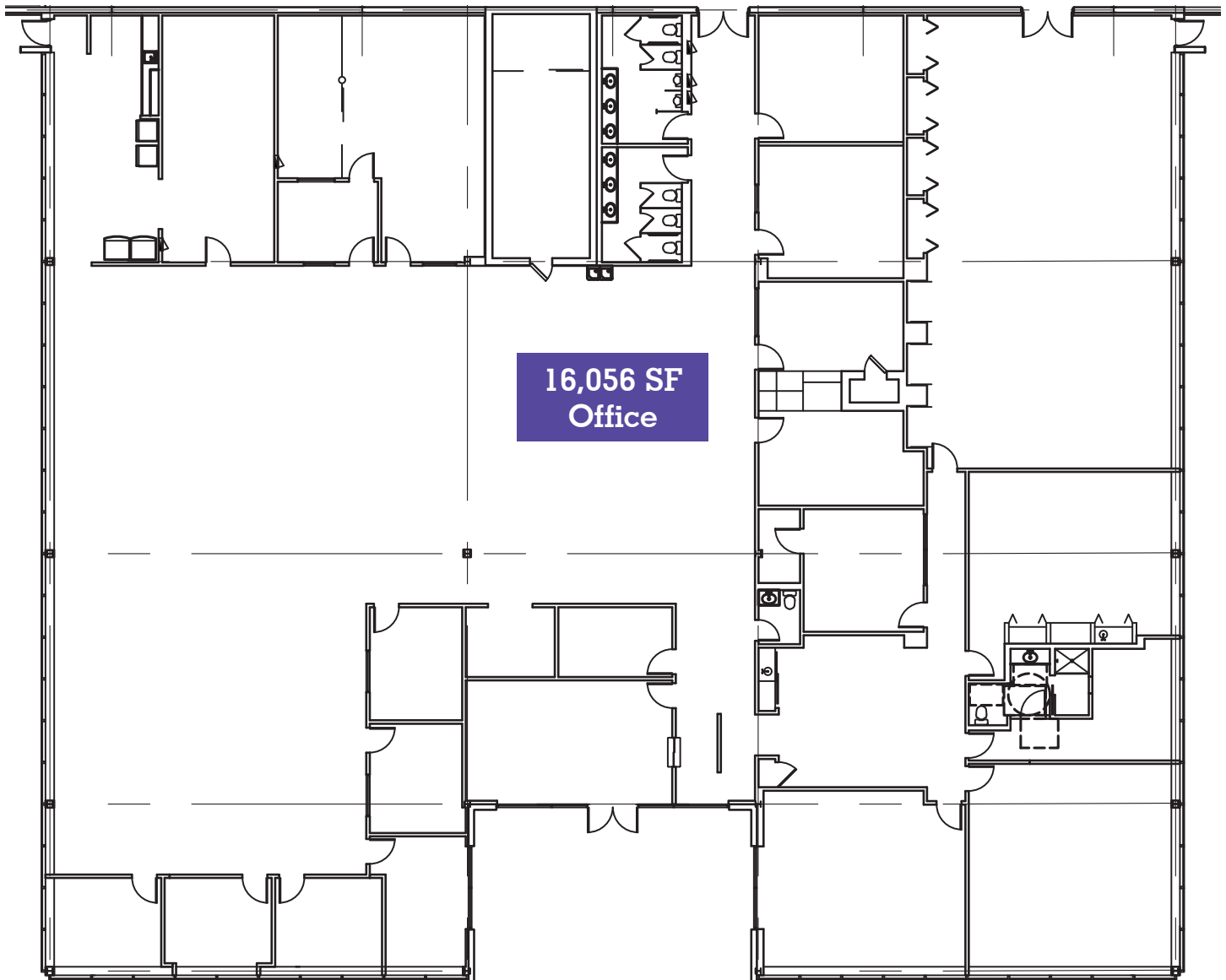
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Office Layout

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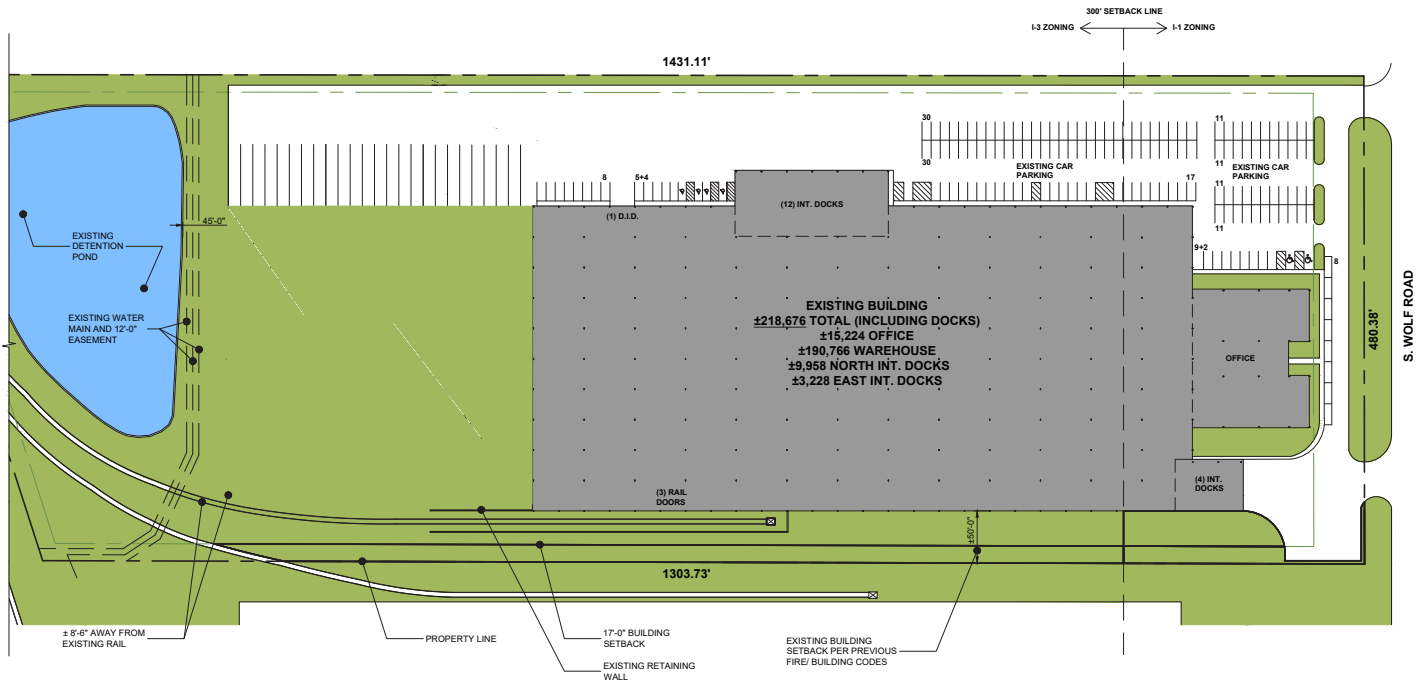
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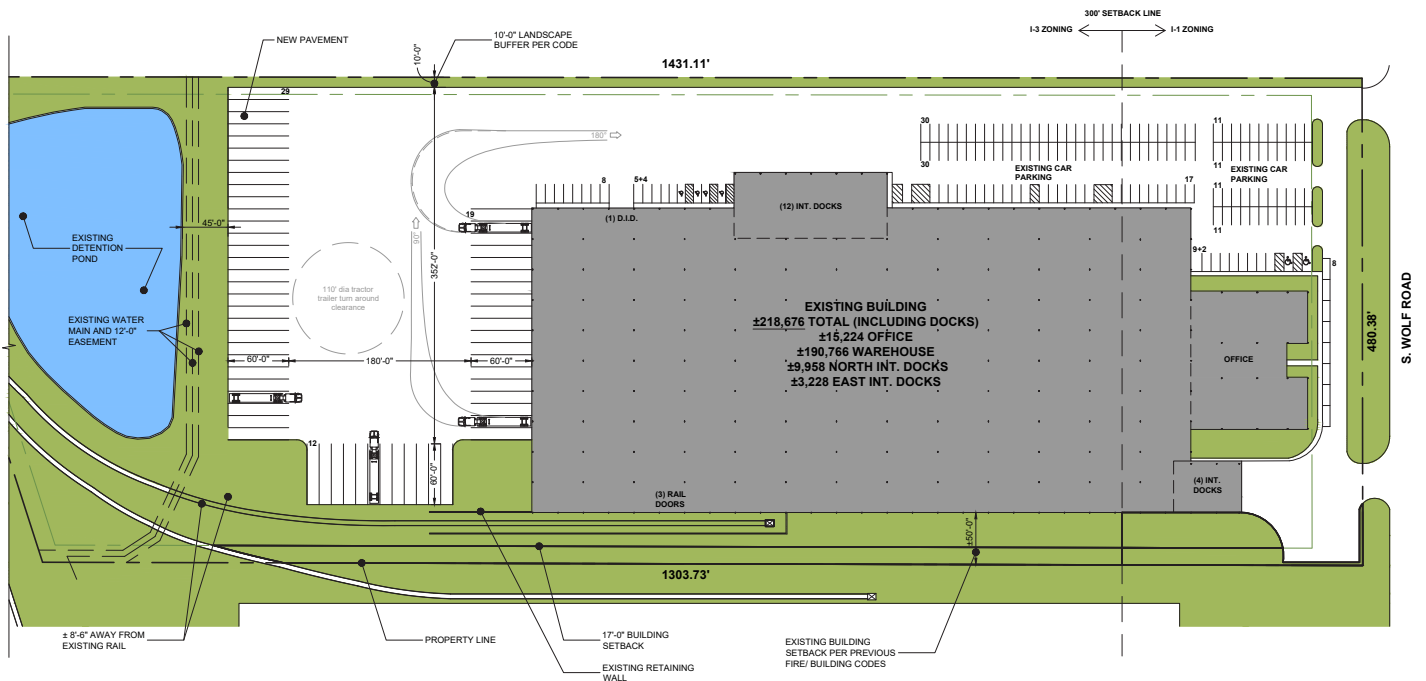
Warehouse/Distribution Center For Lease or Sale

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Site Plan



Potential Parking Expansion Plan



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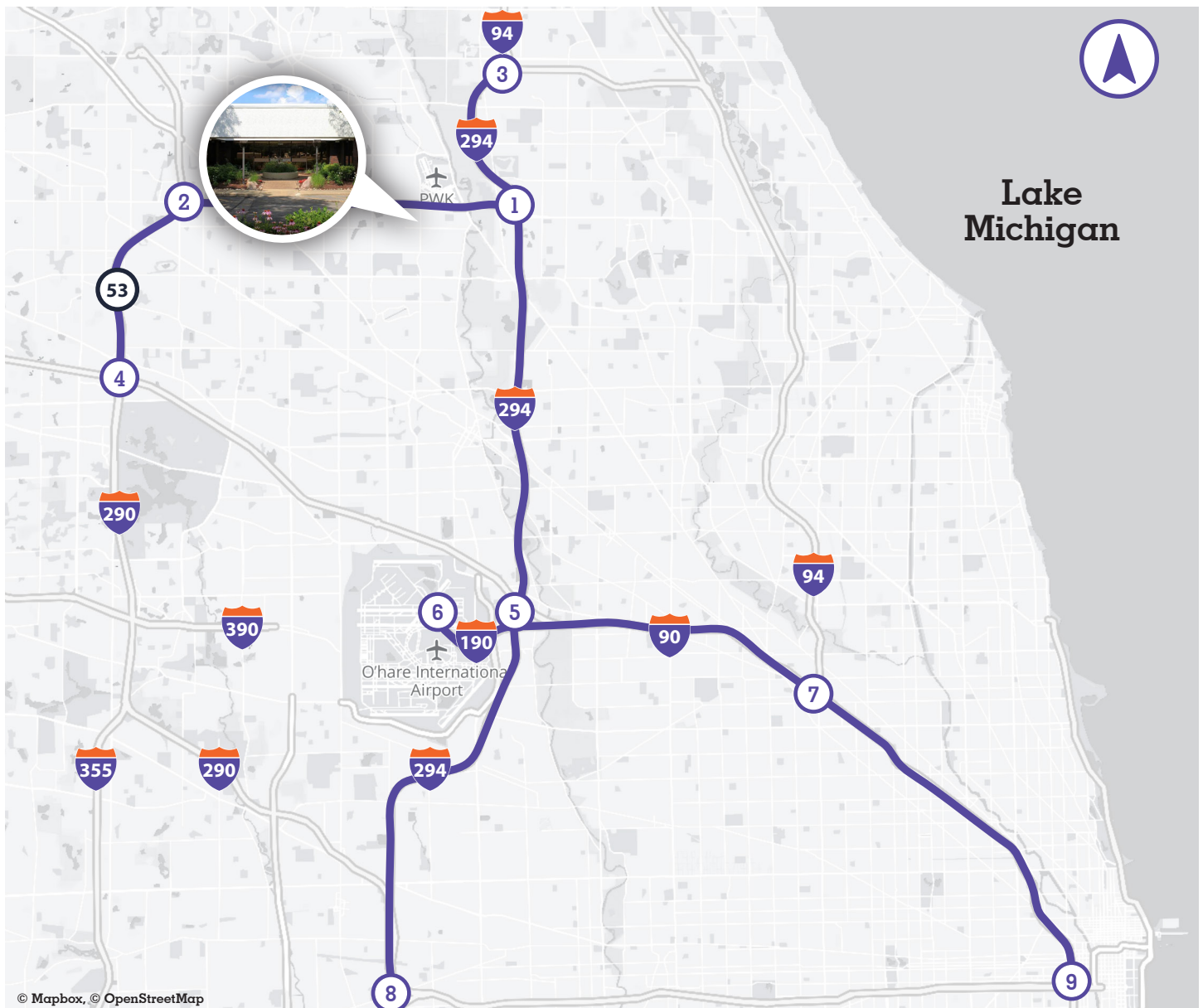
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Drive Time Map



- | | | |
|-----------------------------|------------------------------------|----------------------------------|
| ① 2.4 miles to I-294 | ④ 9.6 miles to I-90 | ⑦ 17.7 miles to I-90 / I-94 |
| ② 5.1 miles to IL-53 | ⑤ 10.6 miles to I-294 I-190 / I-90 | ⑧ 20.1 miles to I-88 |
| ③ 6.2 miles to I-94 / I-294 | ⑥ 12.8 miles to O'Hare | ⑨ 25.7 miles to Downtown Chicago |

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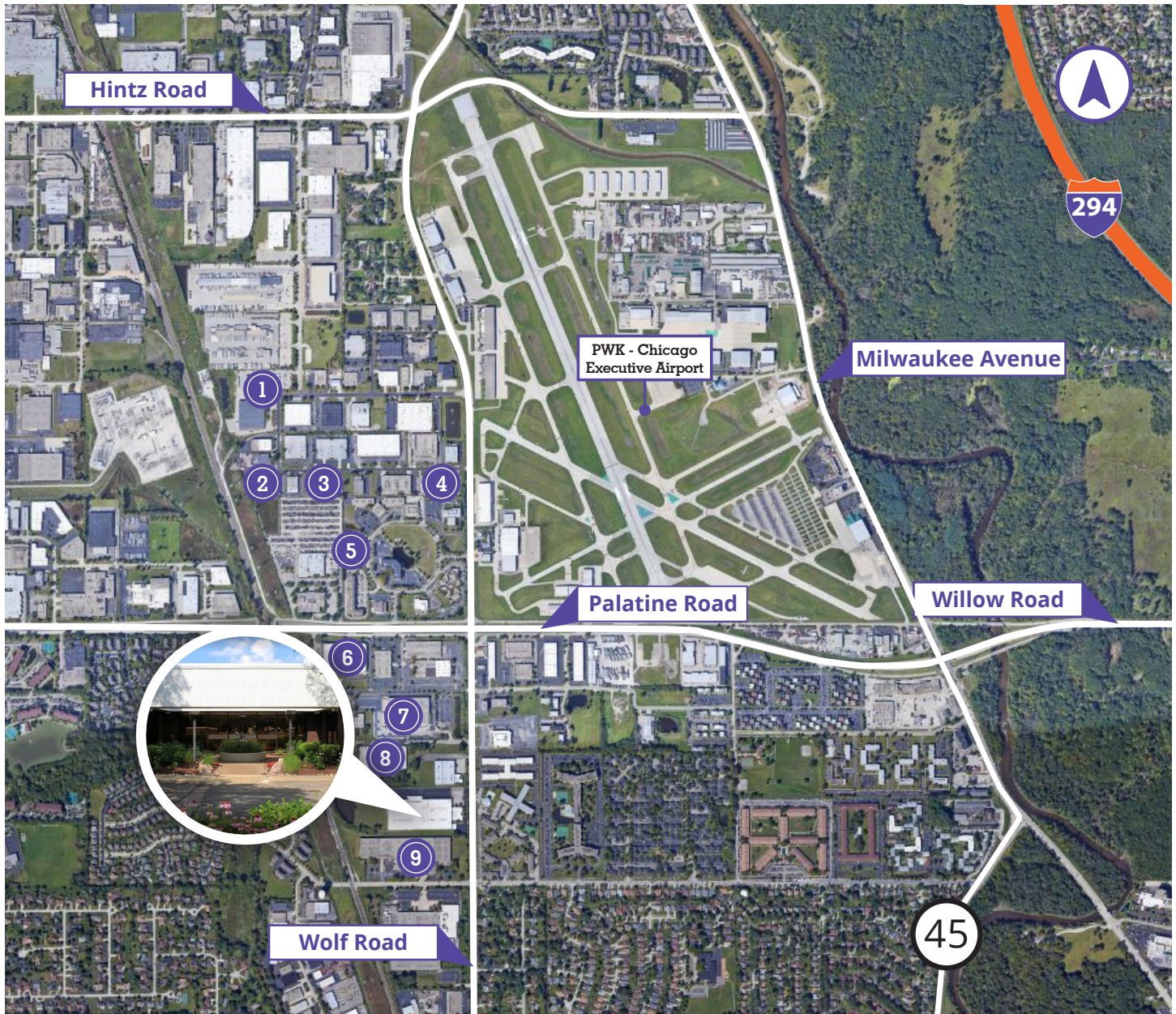
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Corporate Neighbors



- | | | |
|------------------------|--------------------------------------|----------------------|
| ① FedEx Home Delivery | ④ DUNCAN Flooring Specialist | ⑦ FedEx Ground |
| ② Ashland Millwork | ⑤ Hawk Research Laboratories | ⑧ DESTACO |
| ③ ABC Supply Co., Inc. | ⑥ Midland Paper Packaging & Supplies | ⑨ Crescent Cardboard |

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