

# 4,307 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**600-668 WHEELING ROAD, WHEELING, IL 60090**



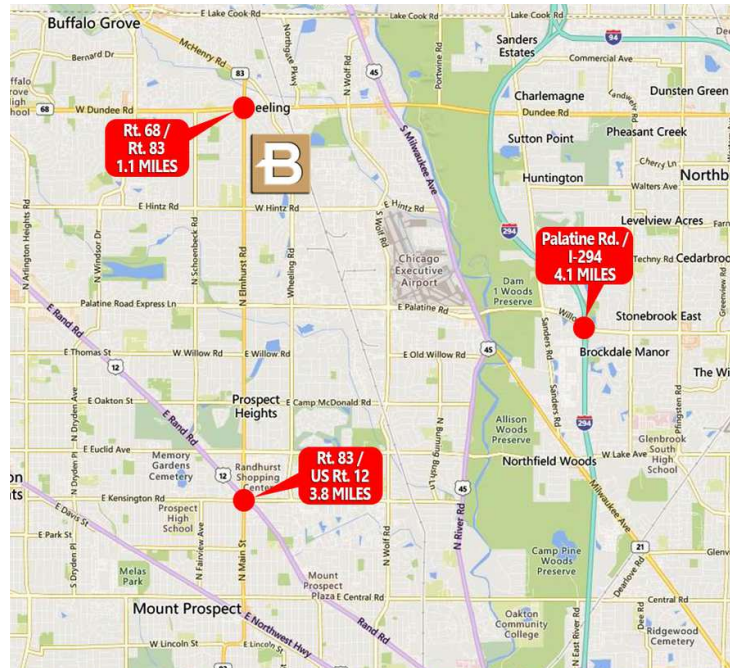
### LOCATION DESCRIPTION

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

SPACES	LEASE RATE	SPACE SIZE	AVAILABLE
640	\$6.50 SF/yr	4,307 SF	02/2025

### 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**

847.758.9200 x307

MANTONELLI@BROWNCOMMERCIAL.COM

**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

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

# 4,307 SF

## Industrial Property For Lease



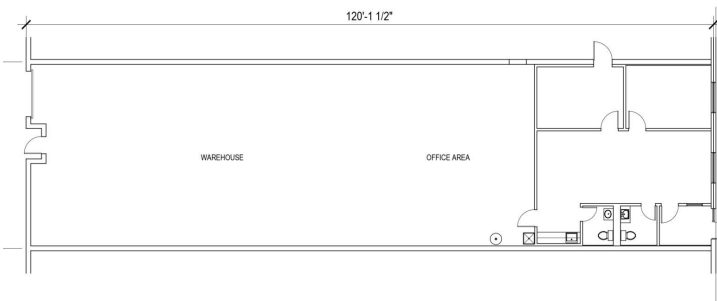
**BROWN**  
COMMERCIAL GROUP, INC.

**640 WHEELING ROAD, WHEELING, IL 60090**



### 640 WHEELING ROAD

- 4,307 SF
- Approximately 950 SF Offices
- 14' Ceiling
- Common Dock Loading
- 1 Roll-Up Door (8' x 10')
- Wet Sprinkler System
- 3 Phase Power
- Taxes: \$4.03/SF
- CAM: \$1.43/SF
- Insurance: \$0.27/SF
- Rental Rate: \$6.50/SF NNN
- Availability - 02/2025



640 WHEELING ROAD  
WHEELING, IL  
UNIT AREA - 4,307 SC  
SCALE: 1/16"=1'-0"

**MIKE ANTONELLI, SIOR**

847.758.9200 x307

MANTONELLI@BROWNCOMMERCIAL.COM

**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

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