

1 Messner Drive Wheeling, IL

Colliers



Features

- Available Size: 25,452 SF
- Total Building Size: 58,174 SF
- Office: 5,579 SF (can be reduced to 2,700 SF)
- Electrical: 600 amps @ 480 volt; 3 phase
- Docks: (2) Interior Depressed Docks
- Drive-in Doors: (1) 10' x 12'
- Ceiling Height: 16' clear
- Column Spacing: 36' 7" x 40'
- Parking: Up to 46 spots
- Zoning: I-3 General Industrial Zoning
- Sprinklered: Yes (Wet System)
- Space is in excellent condition
- Potential outside storage or trailer parking available in I-3 Zoning
- Close proximity to I-294 and Willow Road and Chicago Executive Airport
- Professionaly owned and managed
- Rental Rate: Subject to Offer
- Available Immediately

For Lease
25,452 SF

Contact:

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Jeff Harkensee

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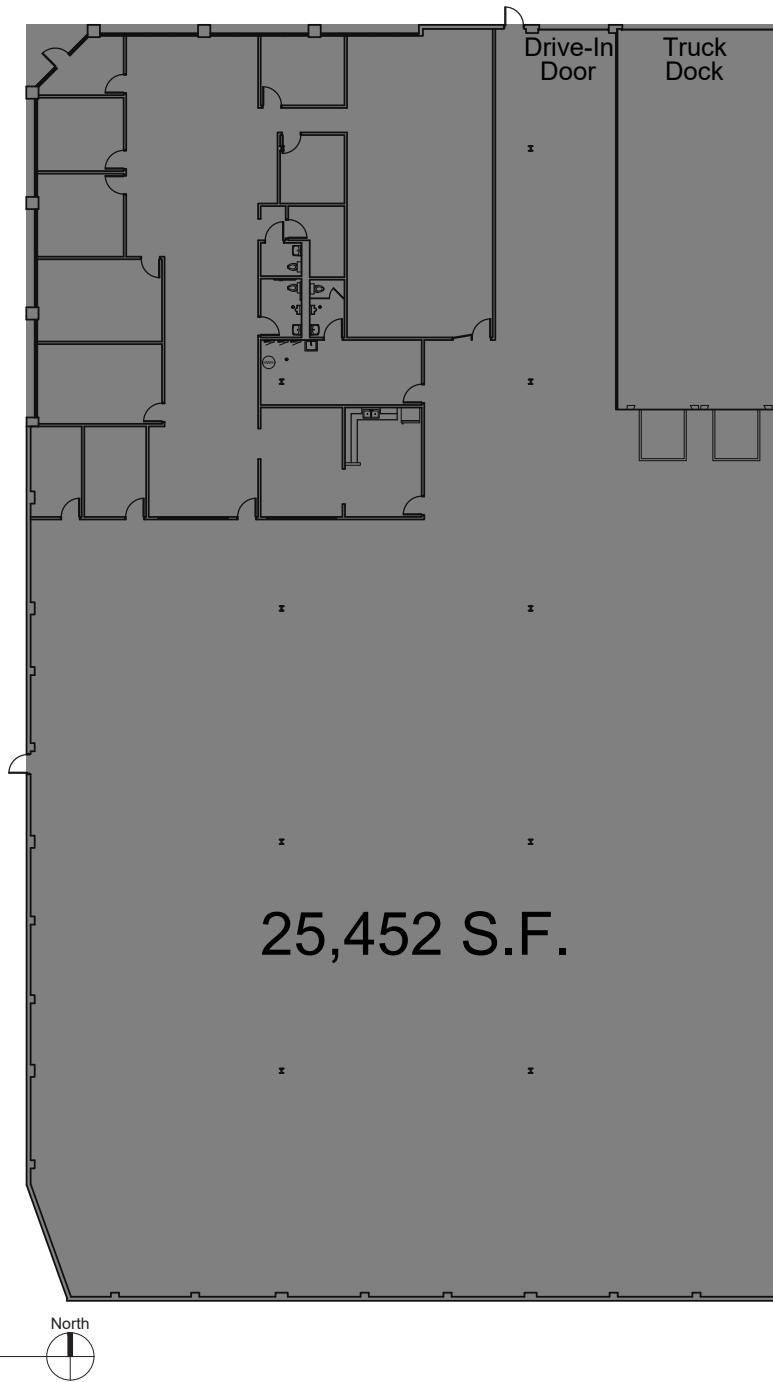
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THE MISSNER GROUP
GENERAL CONTRACTORS REAL ESTATE DEVELOPMENT

Floor Plan



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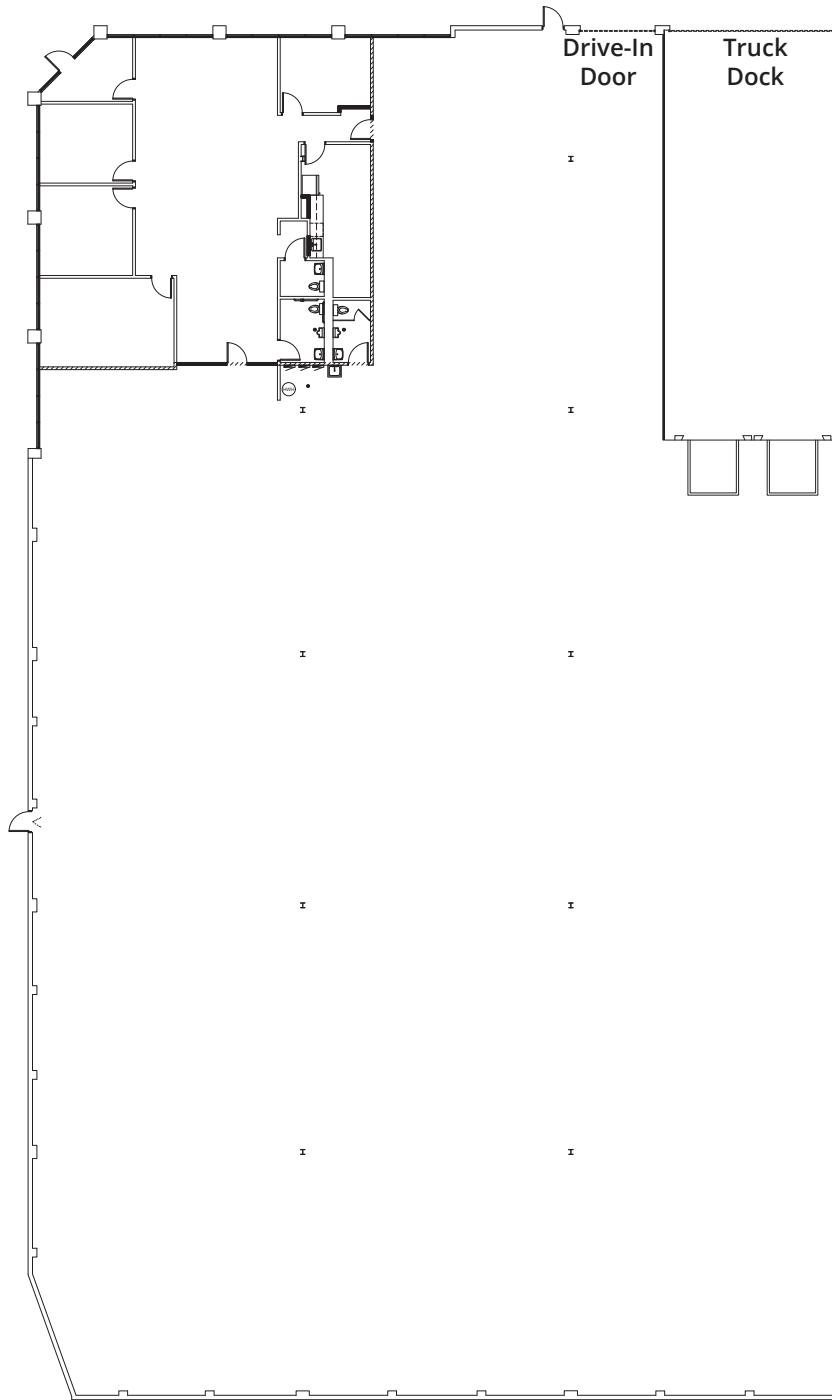
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Floor Plan

Conceptual Floor Plan - 2,700 SF Office



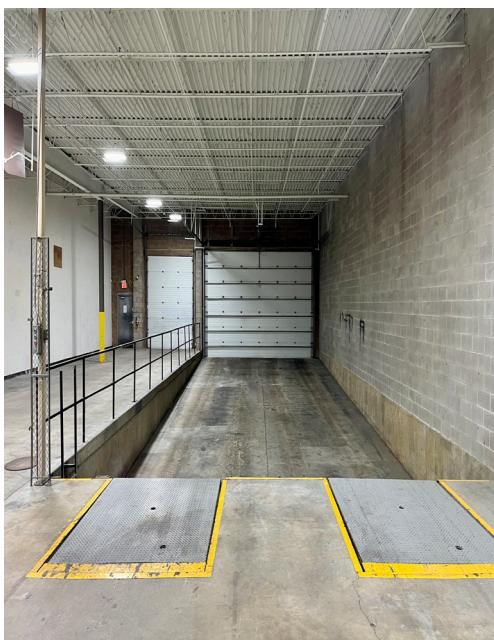
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Interior Photos



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Location



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