



For Sale

AVAILABLE:
96,959 SF (Divisible)

1033 S. Noel Ave.
Wheeling, IL

BUILDING SIZE:	96,959 SF (DIVISIBLE)
LAND AREA:	5.12 ACRES
OFFICE:	6,500 SF (MAIN OFFICE) & 3,424 SF (2-STORY ADDITIONAL OFFICE)
CONSTRUCTION:	MASONRY
PARKING:	45 CAR AND 30 TRAILER
YEAR BUILT:	1962 & 1969
CEILING HEIGHT:	14'
POWER:	6400 AMP, 240V
LOADING:	5 TRUCK DOCKS (2 INTERIOR, 3 EXTERIOR) & 1 DID (9X9)
HEATING:	GAS FORCED AIR
ZONING:	I-2
PIN:	03-14-103-017-0000 03-14-103-018-0000
REAL ESTATE TAXES:	\$305,741 (PAID 2024)
SALE PRICE:	\$5,325,000

- ✓ **Single or Multi-Tenant Building**
- ✓ **Outside Parking**
- ✓ **Heavy Power**

Presented By:

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Executive Summary

Entre Commercial Realty and Premier Commercial Realty are pleased to jointly offer this industrial building for sale in Wheeling, Illinois.

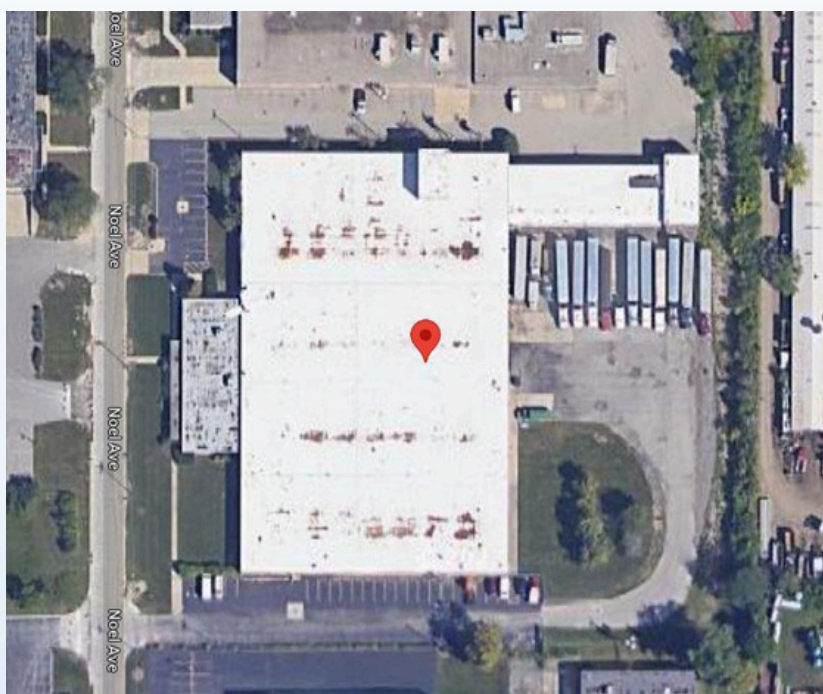
The masonry building built in 1962 and 1969 totals 96,959 square feet (SF) of mostly warehouse type industrial space with the front office portion along Noel Avenue totaling 6,500 SF and the Northeast 2-story office portion adding 3,424 of additional office space. The roof and parking lot have been replaced within the last 2 years and the building is in good condition.

The building is zoned I-2 and has heavy power, 14' ceilings, 5 truck docks, 1 drive-in door, floor drains, and can accommodate outside parking on the 5.12 acre lot.

The warehouse portions of the building are broken up into 6 distinct sections that are internally connected by roll-up doors. Ideal for large single user or multi-tenant users.

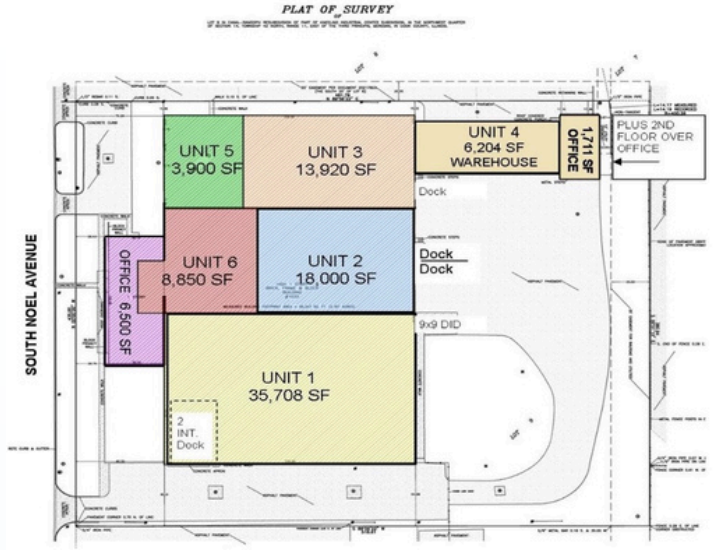
The building is currently occupied by Precision Paper Tube Company, which would stay on as a tenant and lease back about 1/2 of the building, or vacate entirely, depending on which option is better for the buyer.

A new buyer could potentially take advantage of the 6B program to help alleviate the real estate tax burden.



Site Plan

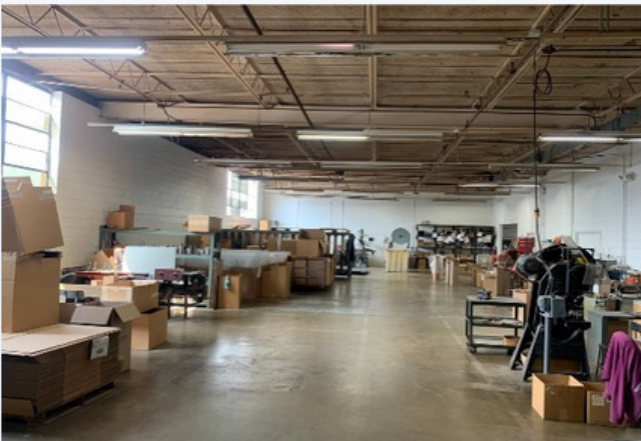
UNIT 1:	35,708 SF WAREHOUSE
UNIT 2:	18,000 SF WAREHOUSE
UNIT 3:	13,920 SF WAREHOUSE WITH 6,500 SF FRONT OFFICE
UNIT 4:	6,204 SF WAREHOUSE WITH 1,711 SF OFFICE & 2ND FLOOR OFFICE
UNIT 5:	3,900 SF WAREHOUSE
UNIT 6:	8,850 SF WAREHOUSE



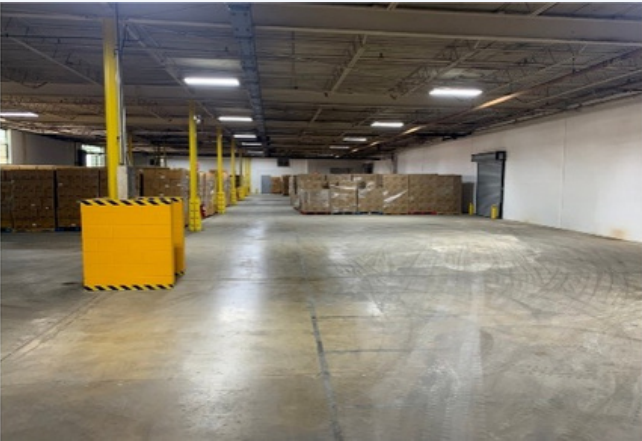
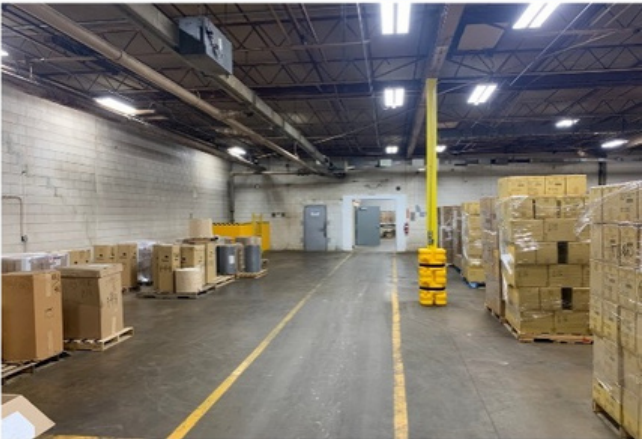
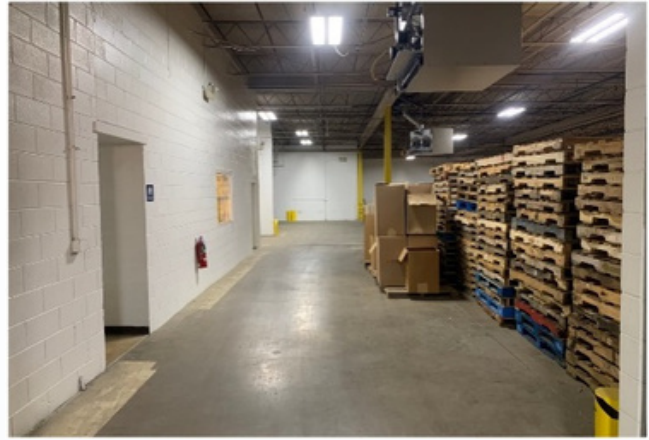
Property Photos

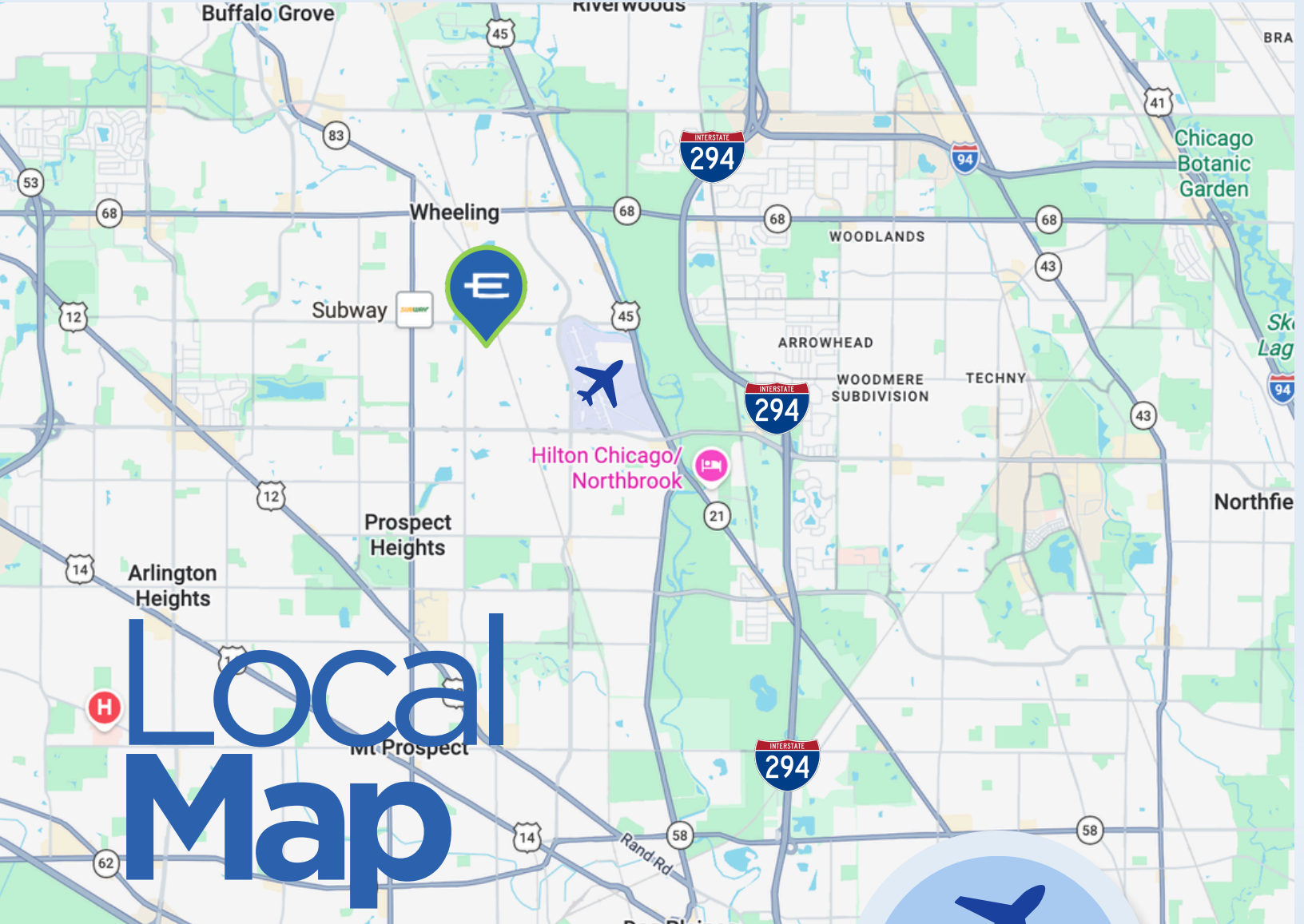


Property Photos



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1033 S. Noel Avenue
Wheeling, IL



Minutes from I-294 Expressway



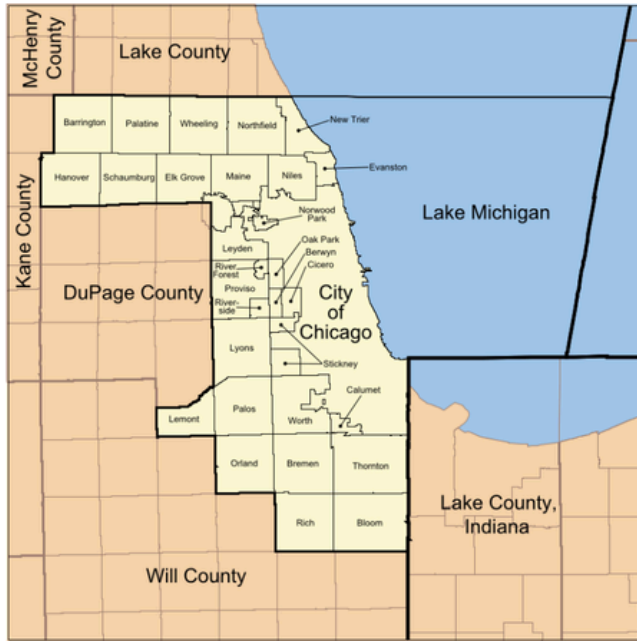
Near Chicago Executive Airport



Near Major Roads and Highways



Location



Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively
Presented By:**

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