

318 N. Milwaukee Avenue, Wheeling IL

Available: 5,412 SF



PRICE REDUCTION!

FOR LEASE

BUILDING SIZE: 5,412 SF

LOT SIZE: 0.48 Acres

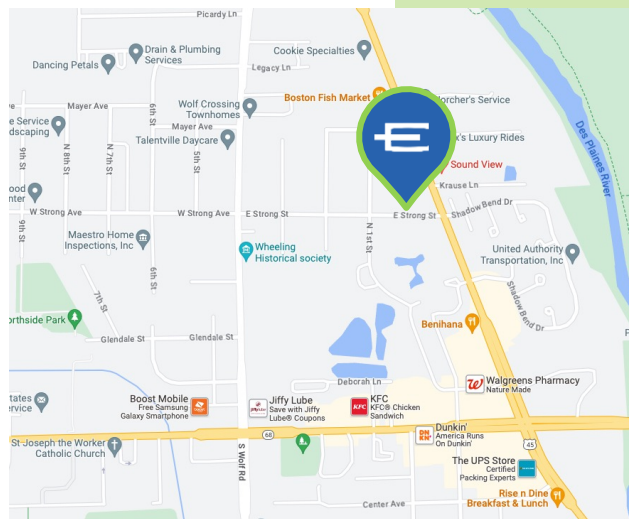
ZONING: B3 General Commercial & Office

RE TAXES 2024: Approx. \$36,640 (was \$45,725 not including vacancy reduction)

PIN: 03 02 404 030 0000

LEASE RATE: \$15.25 PSF NNN

- 3,000 SF Showroom & Office
- 2,400 SF Warehouse with 22'0" ceiling height
- Excellent visibility and location suitable for multiple uses
- Within approved cannabis dispensary boundary for Wheeling (requires special use permit)
- Adjacent to Starbucks with 28,500 vehicles per day
- Fenced in outside storage yard



SCAN FOR LISTING



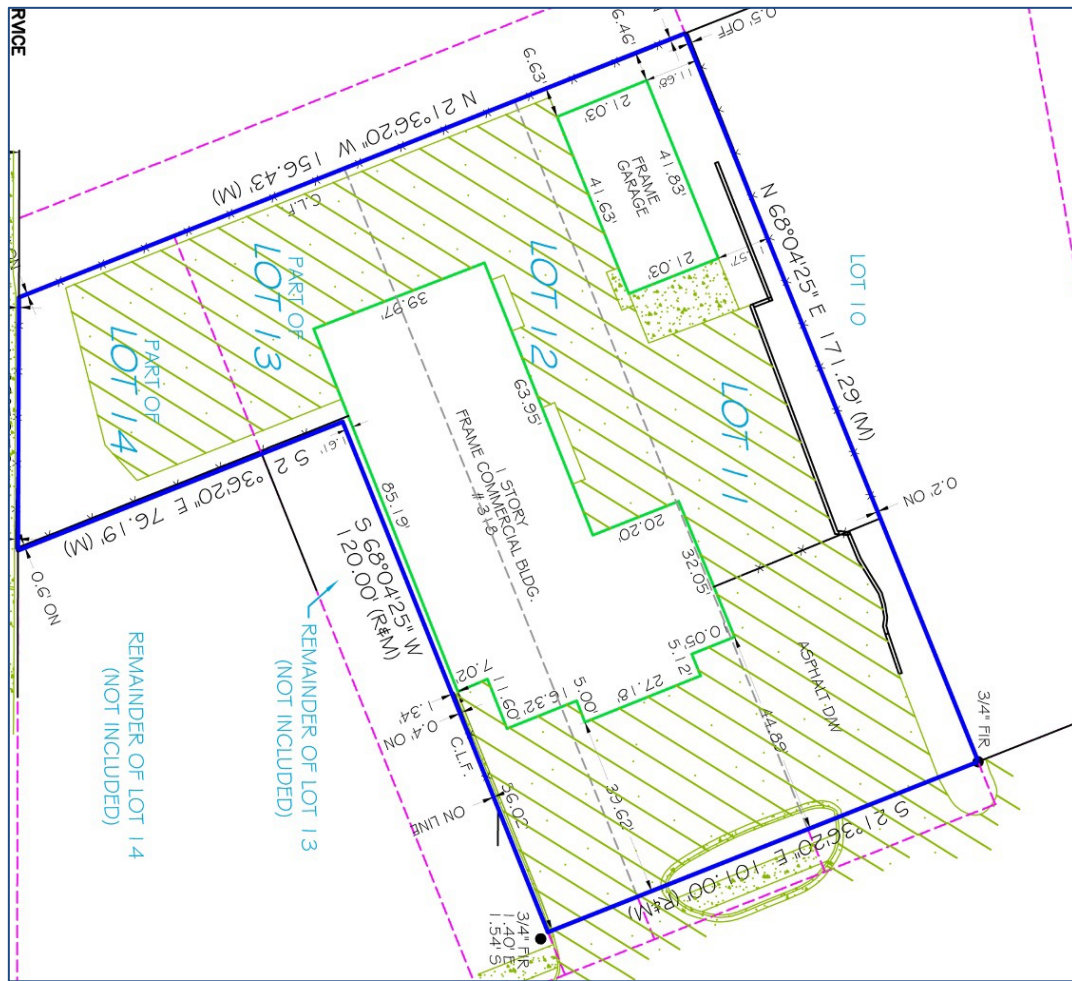
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

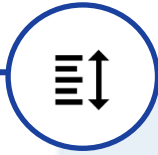
SITE PLAN



Facility Highlights



**EXCELLENT
VISIBILITY**



**APPROVED
CANNABIS
DISPENSARY
BOUNDARY**



28,500 VPD



**FENCED IN
OUTSIDE
STORAGE**



**SHOWROOM
AND OFFICE**

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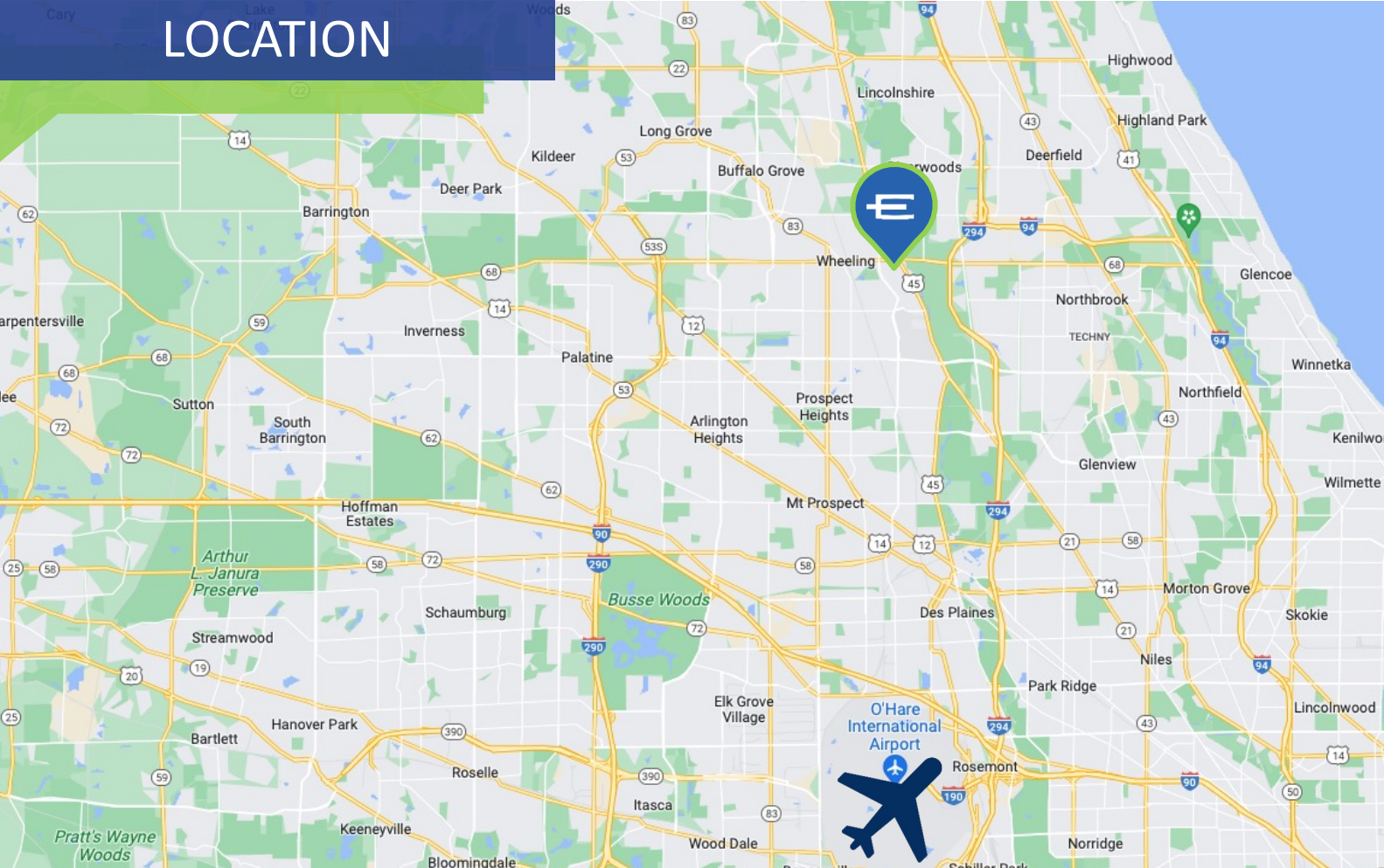
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PHOTOS



LOCATION



318 N. Milwaukee Avenue, Wheeling IL

Amenities

Childcare, Hotels, Recreation, Restaurants, Retail



36 Miles from DuPage Airport



**14 Miles from
O'Hare Intl
Airport**



**41 Miles from
Midway Intl
Airport**