



**BROWN**  
COMMERCIAL GROUP, INC.

# 2,275 - 5,872 SF Industrial Property For Lease

600-668 WHEELING ROAD, WHEELING, IL 60090



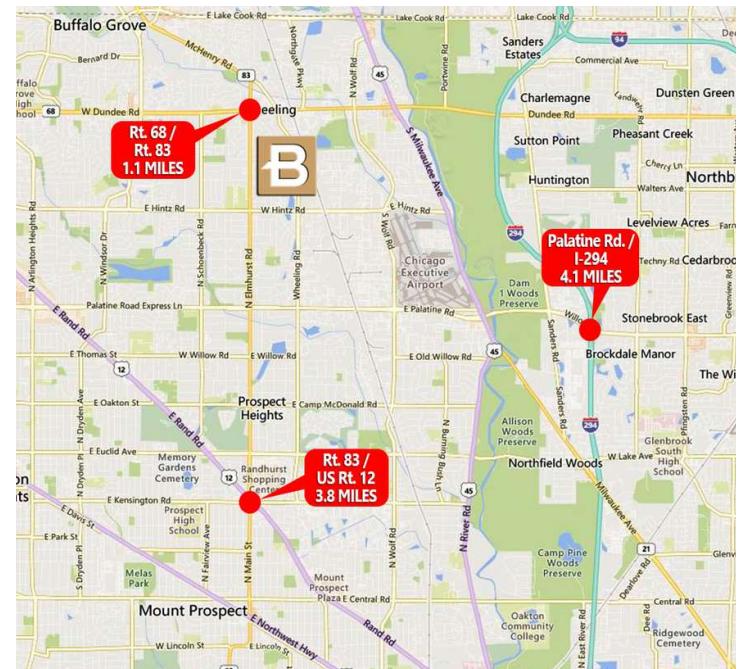
## LOCATION DESCRIPTION

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

SPACES	LEASE RATE	SPACE SIZE	AVAILABLE
622	\$6.50 SF/yr	2,275 SF	30 Days
648	\$6.50 SF/yr	5,606 SF	Immediate
662	\$6.50 SF/yr	5,872 SF	Immediate

## 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**

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

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No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.

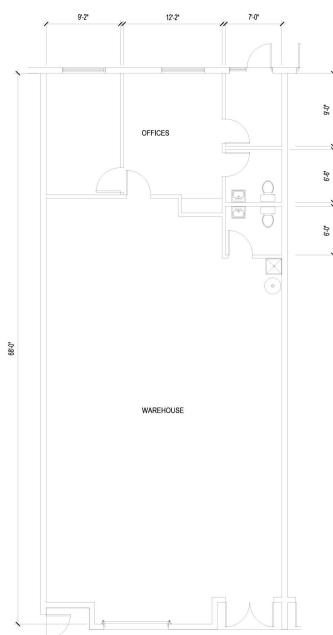


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# 2,275 - 5,872 SF

## Industrial Property For Lease

622 WHEELING ROAD, WHEELING, IL 60090



### 622 WHEELING ROAD

- 2,275 SF
- Approximately 480 SF Offices
- 14' Ceiling
- Common Dock Loading
- 1 Interior Roll-up Door
- Wet Sprinkler System
- 3 Phase Power
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF NNN
- Availability - 30 Days

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## Industrial Property For Lease



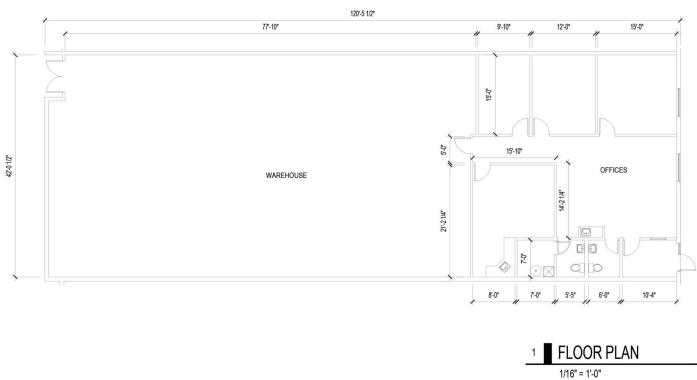
# BROWN COMMERCIAL GROUP, INC.

**648 WHEELING ROAD, WHEELING, IL 60090**



## 648 WHEELING ROAD

- 5,606 SF
  - Approximately 1,500 SF Offices
  - 14' Ceiling
  - Common Dock Loading
  - Double Man Doors Access
  - Wet Sprinkler System
  - 3 Phase Power
  - Taxes: \$4.71/SF
  - CAM: \$1.42/SF
  - Insurance: \$0.32/SF
  - Rental Rate: \$6.50/SF NNN
  - Availability - Immediate



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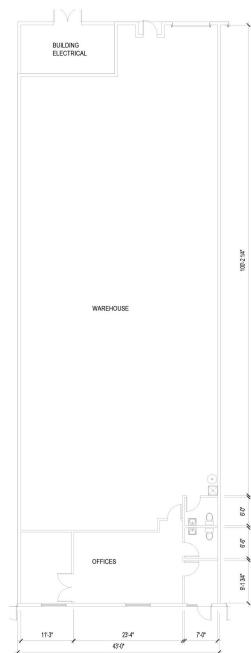


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## Industrial Property For Lease

662 WHEELING ROAD, WHEELING, IL 60090



### 662 WHEELING ROAD

- 5,872 SF
- Approximately 721 SF Offices
- 14' Ceiling
- Common Dock Loading
- 1 Interior Roll-Up Door
- Wet Sprinkler System
- Power: 400 Amp, 3 Phase
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF NNN
- Availability - Immediate

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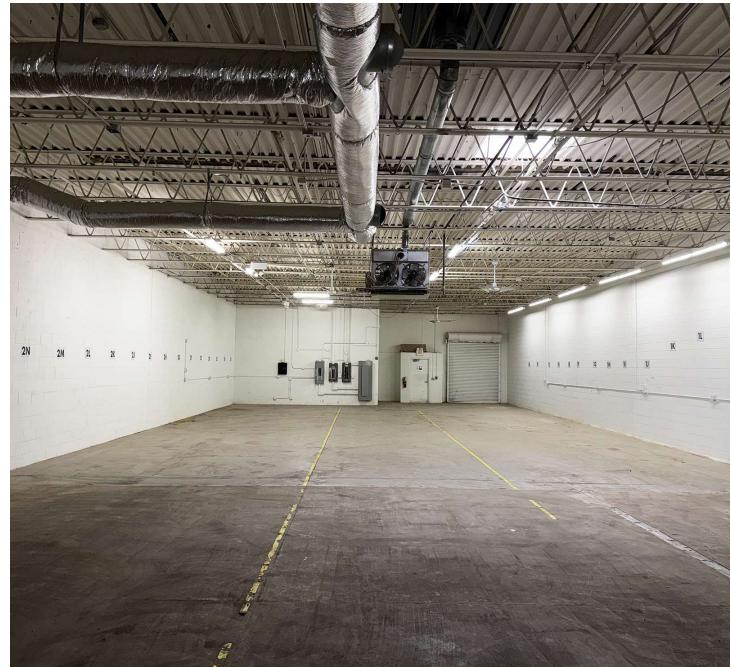


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