



53,957 SF AVAILABLE  
FOR SALE OR LEASE

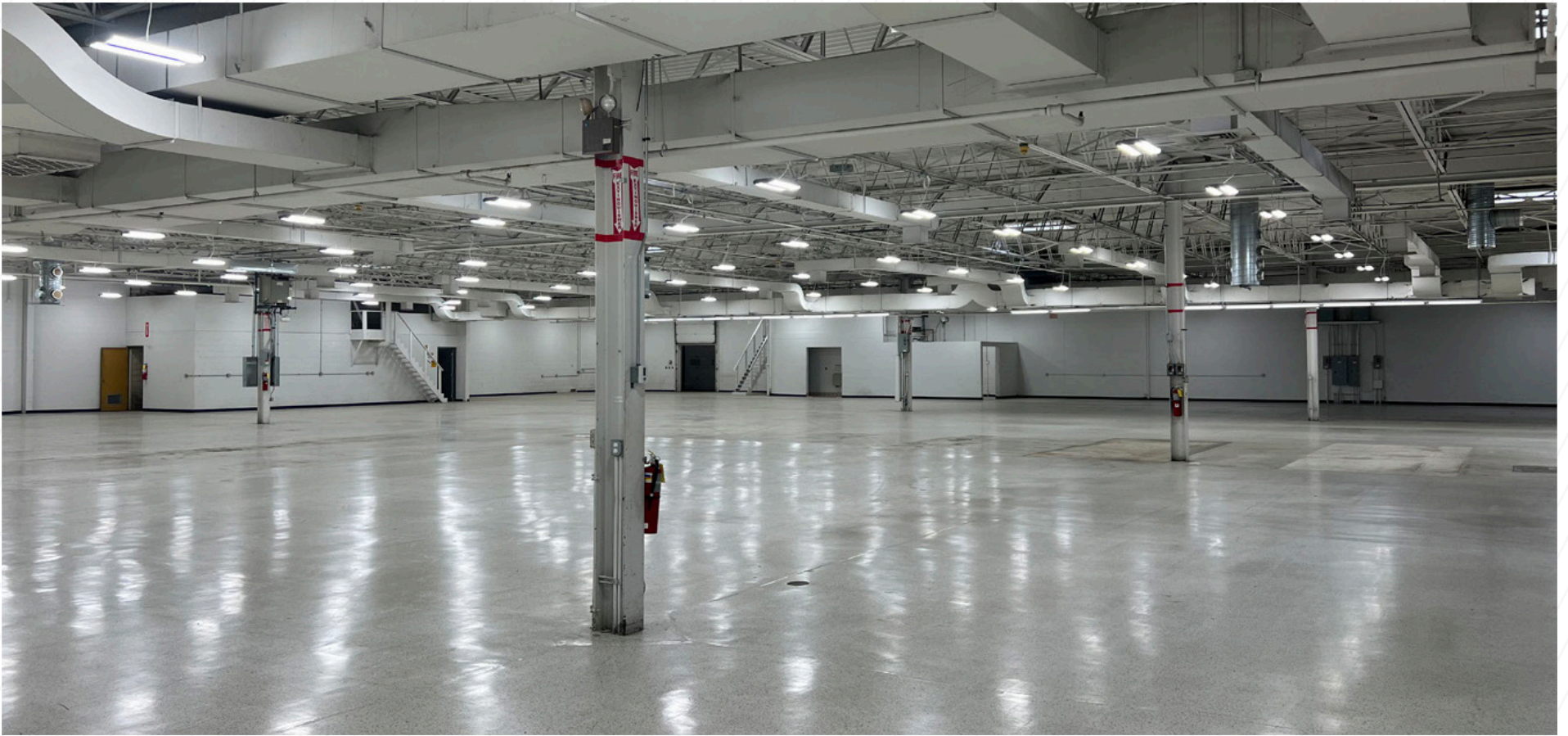
# 1475 SOUTH WHEELING RD

WHEELING, IL

**POTENTIAL FOR  
6B TAX INCENTIVE**

**FULLY AIR CONDITIONED!**

**HEADQUARTER FACILITY WITH  
MANUFACTURING & LAB SPACE**



# 53,957 SF

## FOR SALE OR LEASE

- Asking Lease Rate: STO
- Asking Sale Price: STO
- Possible to Add Drive-in Doors
- New Roof Top Units (RTU's)
- Fully Air Conditioned
- Potential for 6B Tax Incentive

## PROPERTY FEATURES

Space Available: **53,957 SF**

Warehouse/Lab Area: **33,970 SF**

Office Area: **±20,000 SF**

Site Area: **3.69 Acres**

Clear Height: **14' 6" Clear**

Loading: **2 Exterior Docks**

Parking: **134 Spaces**

Year Built: **1977**

Column Spacing: **40' x 50'**

Warehouse Dimensions: **158' x 215'**

Lighting: **LED**

Power (2 Services): **1600A/480V & 800A/480V**



**SITE PLAN**

**BUILDING IMAGES**





## CONTACT

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