



53,957 SF AVAILABLE FOR SALE OR LEASE

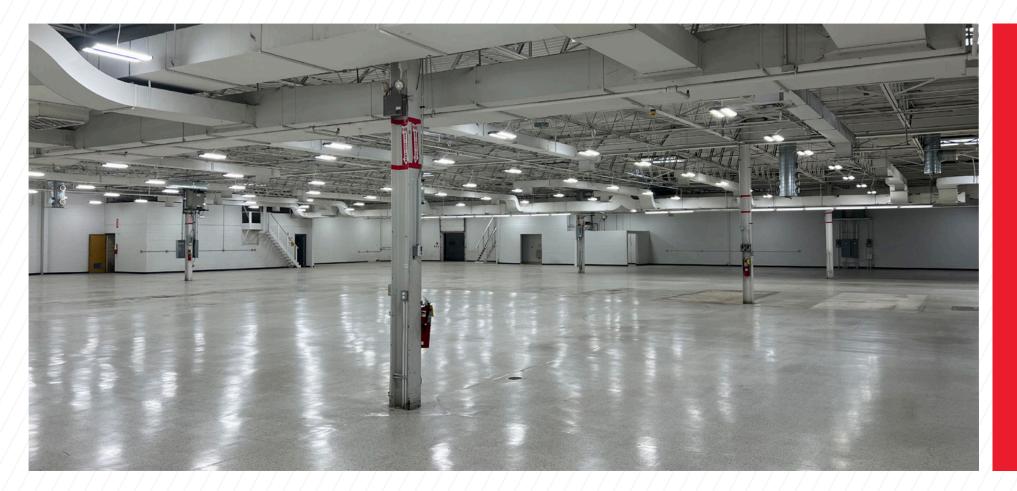
1475 SOUTH WHEELING RD

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

REC ROOM 38'-0 X 27'-7 CONF. 22'-5 X 31' CONFERENCE 28'-5 X 13'-8 14

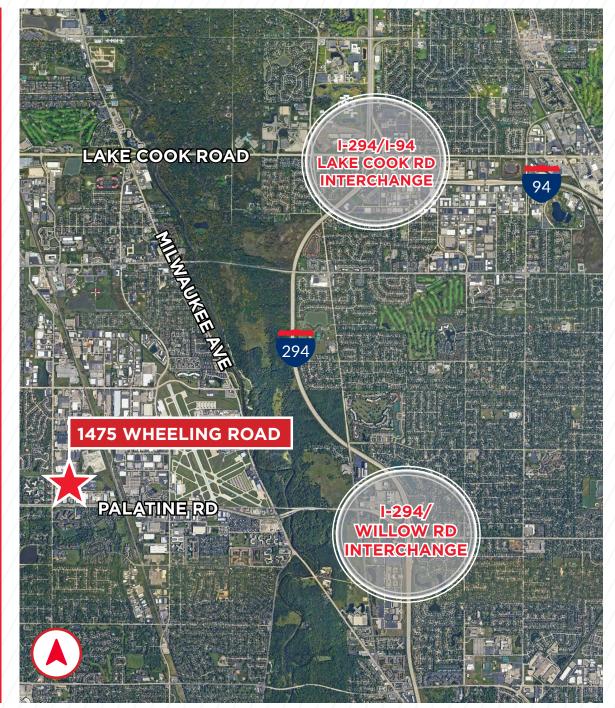
BUILDING IMAGES







SITE PLAN





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