

Available

21,353 SF

Colliers



190 Messner Drive  
Wheeling, IL

### About This Property

- Available Size: 21,353 SF
- Total Building Size: 95,528 SF
- Existing Office: 2,028 SF
- Ceiling Height: 20' clear
- Loading: 2 interior docks
- Power: Varies per unit
- Car Parking: 1.7 per 1,000/SF
- Column Spacing: 32'8" x 44'
- Lighting: LED lights with motion sensors
- Year Built: 1977
- Well maintained building with heavy power
- Close proximity to I-294 and Willow Road
- White walled warehouse and roof deck
- Quality construction and management by Northern Builders, Inc.
- Taxes: \$3.77/SF (2023 payable 2024)
- CAM: \$0.70/SF (estimated)
- Lease Rate: Subject to Offer

### Contact us:

#### David Bercu, SIOR

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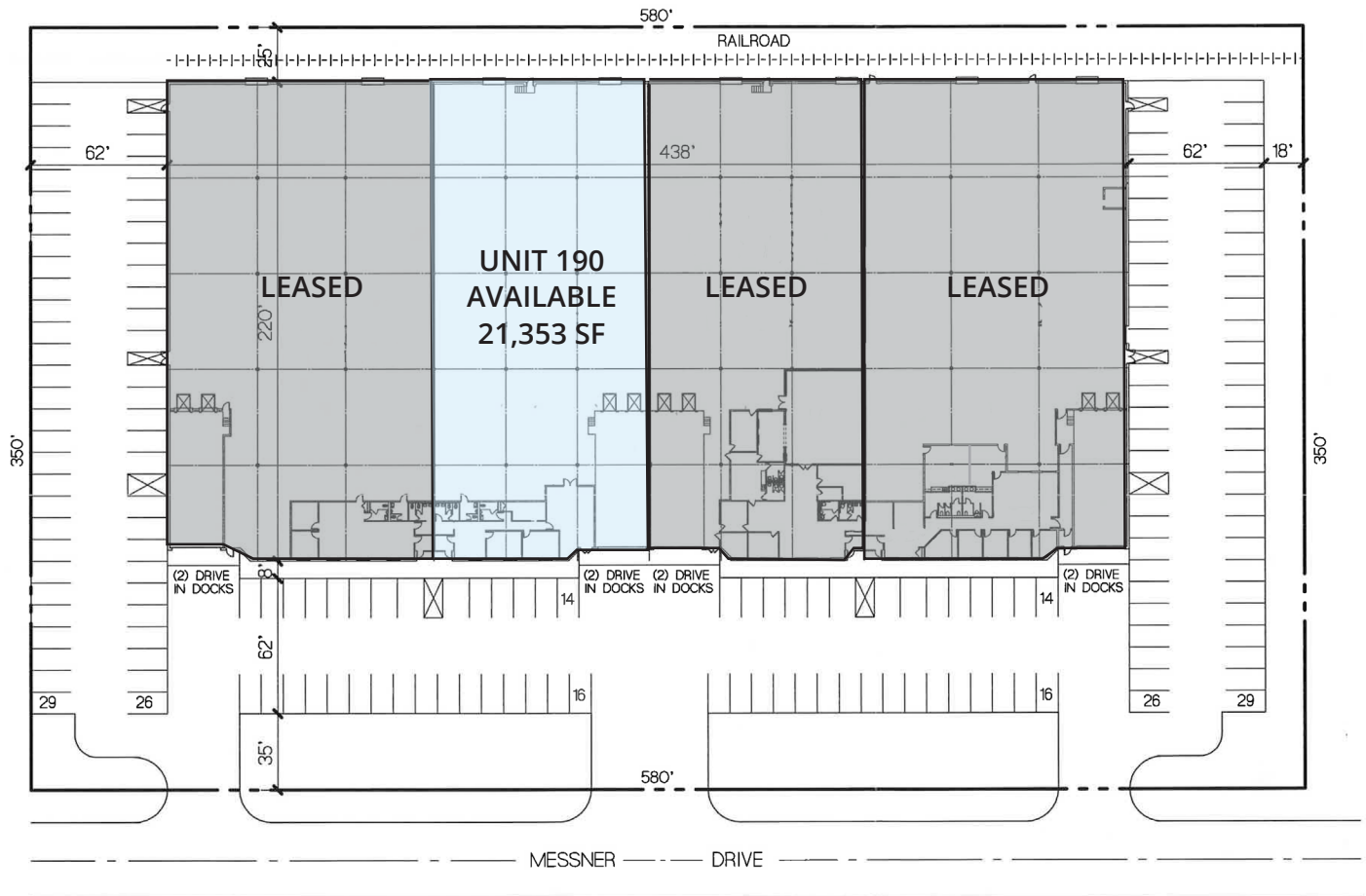
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***northern***  
Northern Builders, Inc.

# Site Plan



## Unit 190

- 21,353 SF Total
- 2,028 SF office
- 19,325 SF warehouse
- 400 amps @ 120/208 volts
- 2 interior docks

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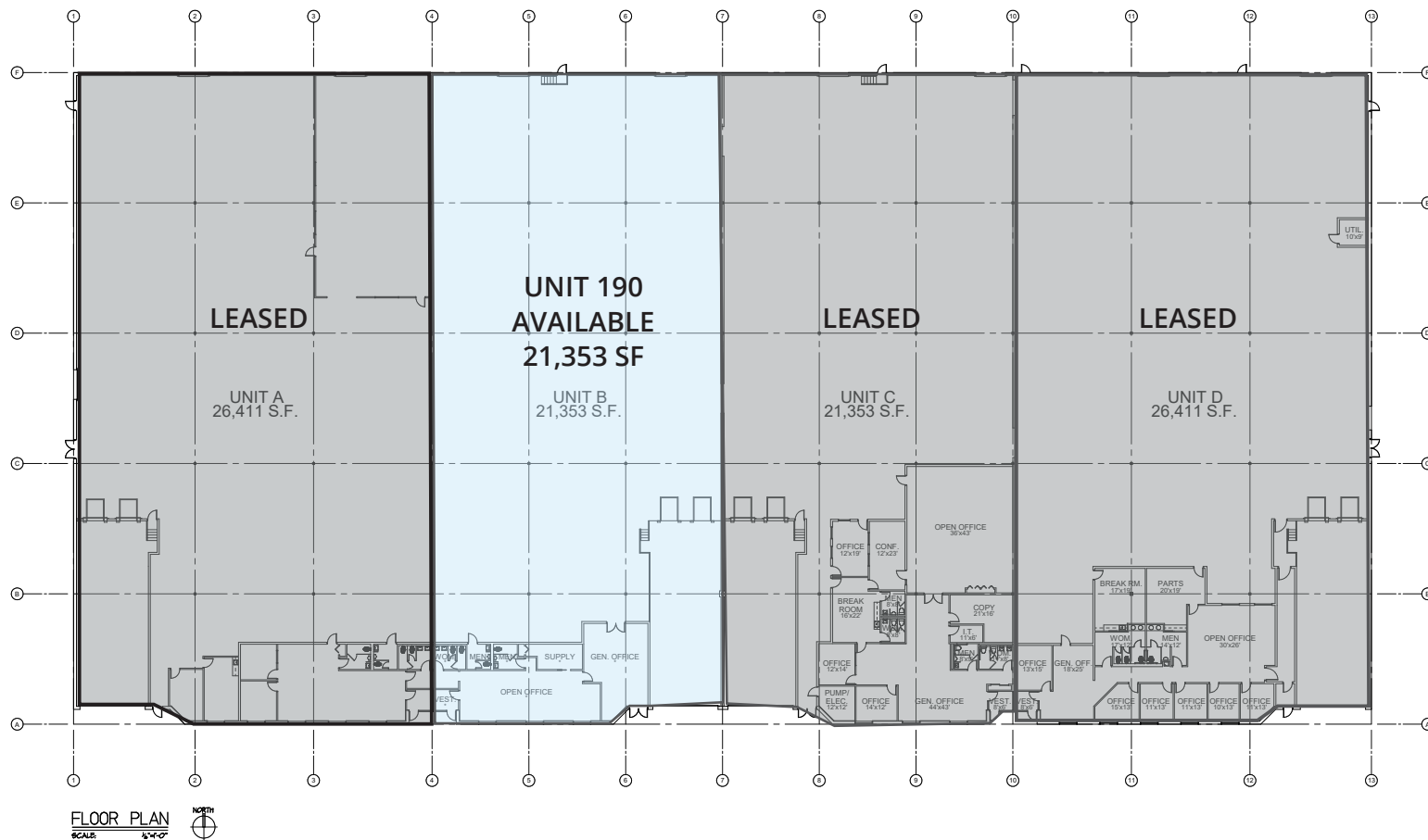
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# Floor Plan



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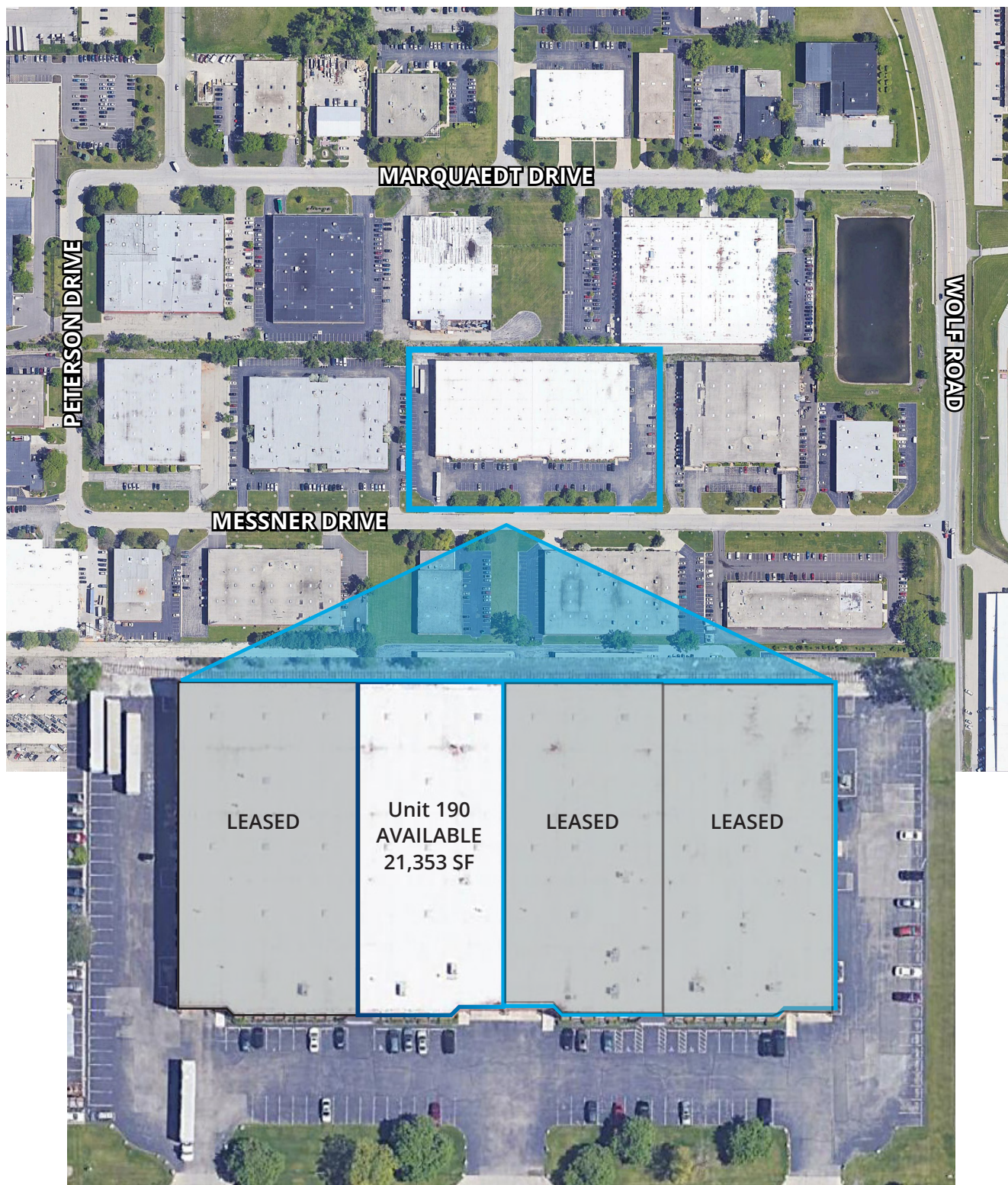
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# Aerial



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