

OFFERING MEMORANDUM

# 1151 ROHLWING RD ROLLING MEADOWS, IL

±23,400 SF COMMISSARY/WAREHOUSE  
FACILITY

RICK DALY  
PRESIDENT  
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(630) 993-3859

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# IMPORTANT DISCLOSURES

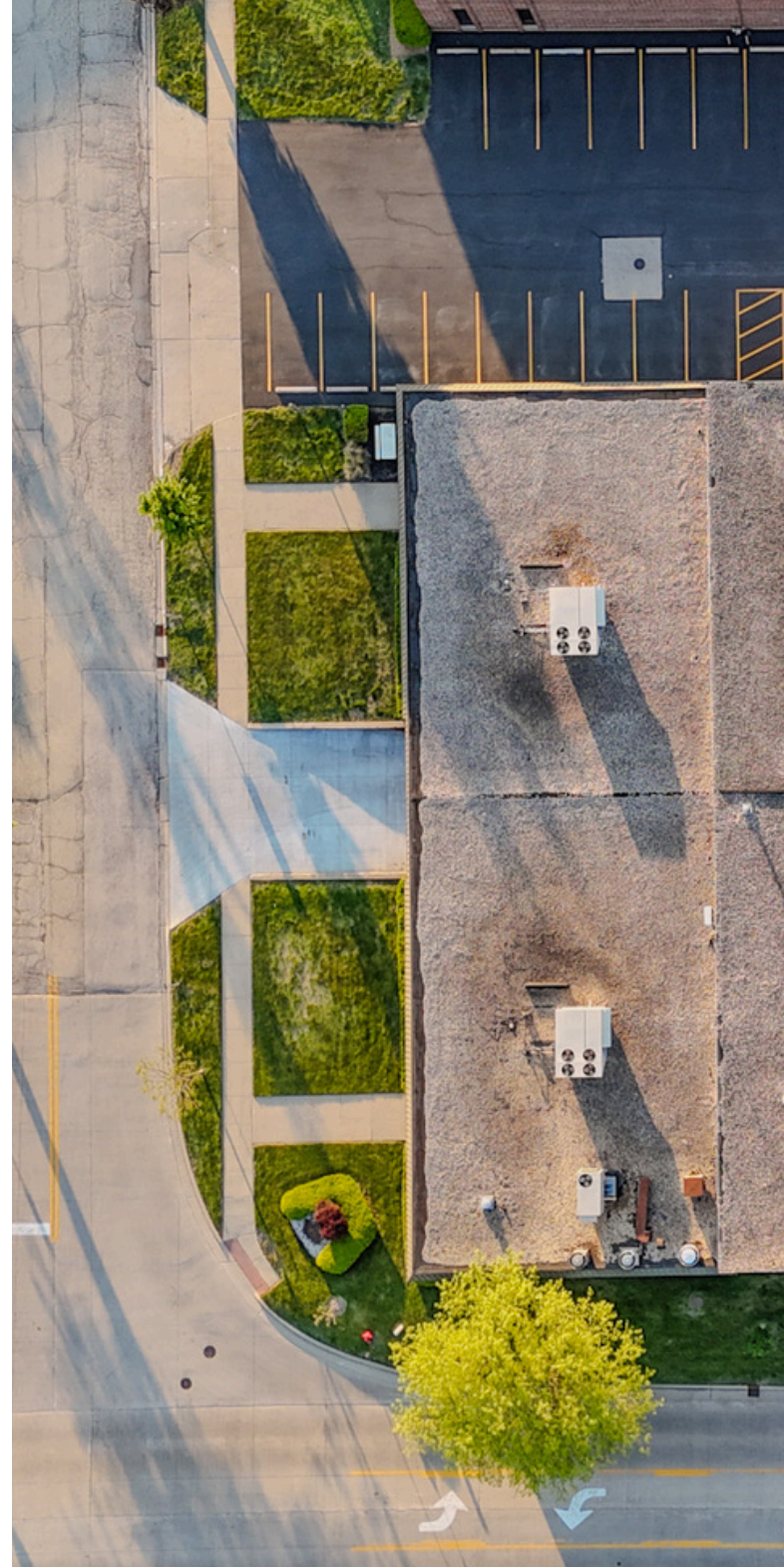
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by DarwinPW Realty in compliance with all applicable fair housing and equal opportunity laws.

By accepting this Memorandum, you agree to the above terms and conditions.





# 1151 ROHLWING RD ROLLING MEADOWS, IL

BUILDING SIZE

±23,400 SF

LOT SIZE

±1.19 Acres

CLEAR HEIGHT

16' 10"

LOADING

2 Exterior Docks  
7 Drive in Doors

POWER

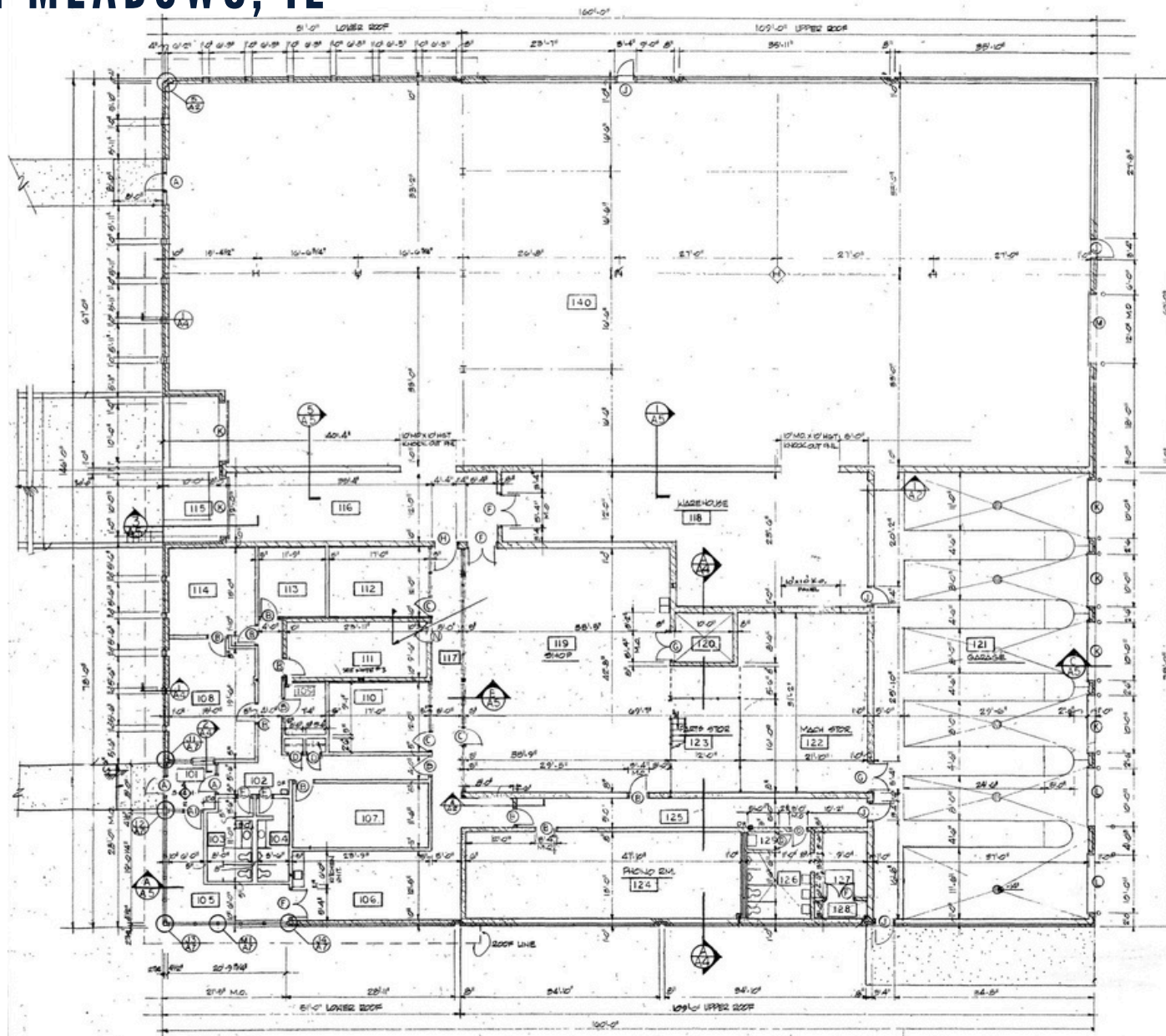
1000amps @ 240V

## HIGHLIGHTS

- Full Commissary Space with Commercial Kitchen
- Cooler in place
- Interior van docks
- Billboard lease through 2028 paying \$48,400 annually provides additional income stream

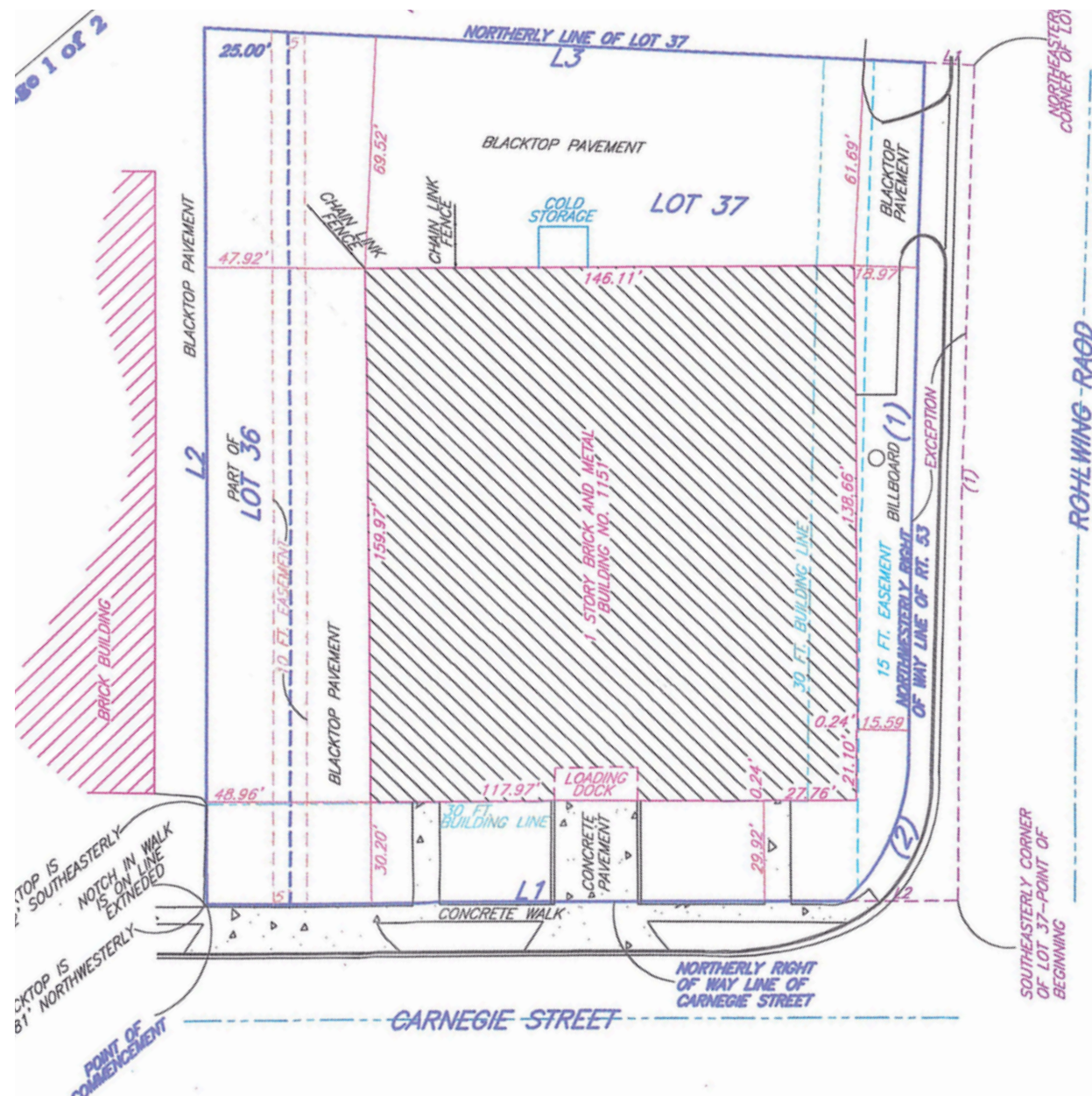


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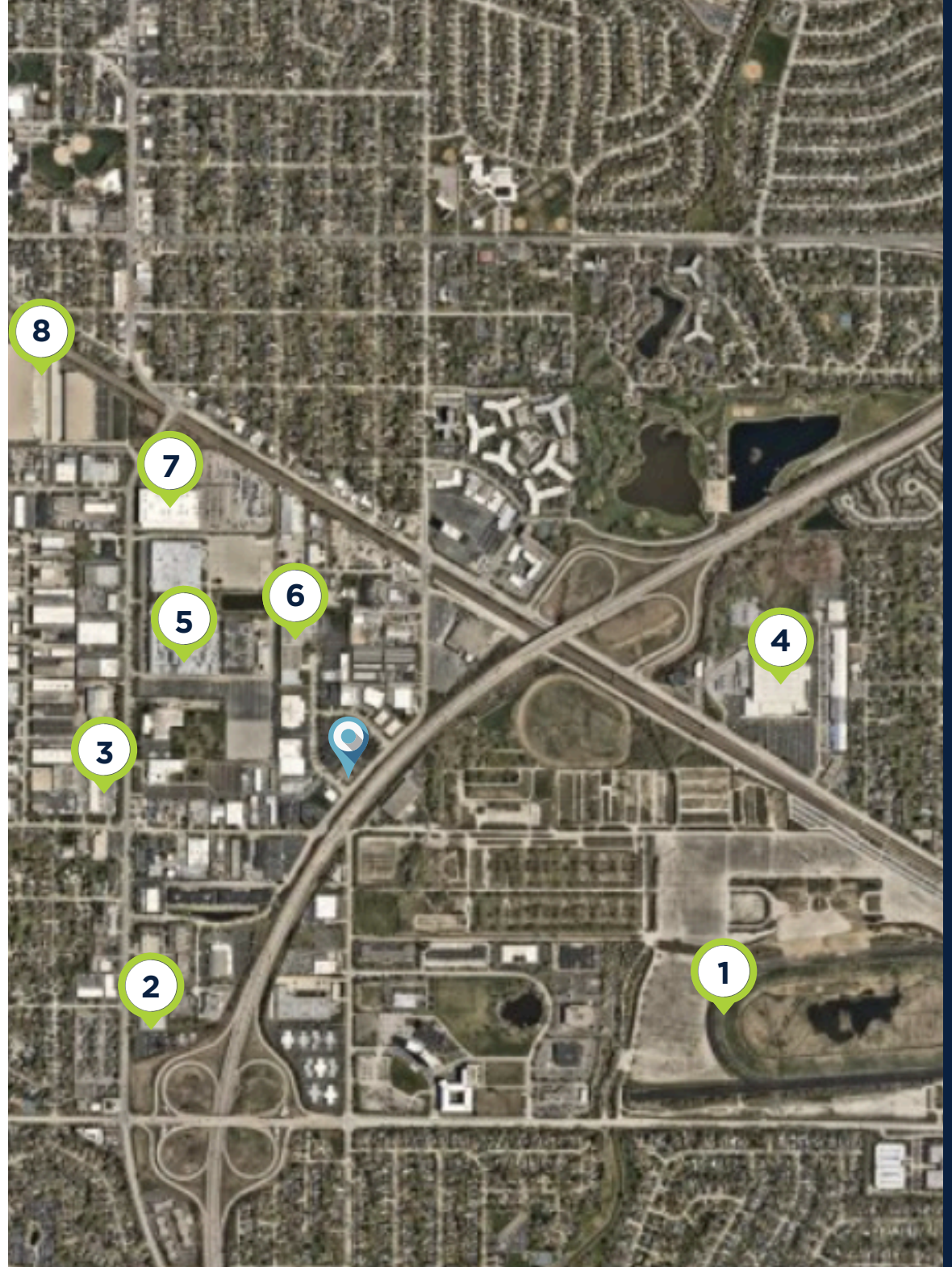
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# CORPORATE NEIGHBORS

- 1 Proposed Chicago Bears Stadium
- 2 Methode Electronics
- 3 TForce Freight
- 4 United States Postal Service
- 5 Northrop Grumman
- 6 Hyper Microsystems
- 7 Amazon Delivery Station
- 8 S&C Electric







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