

For Sale or Lease

AVAILABLE:
5,412 SF

**318 N. Milwaukee Ave.
Wheeling, IL**

BUILDING SIZE: **5,412 SF**

LOT: **0.48 ACRES**

SHOWROOM/OFFICE: **3,000 SF**

WAREHOUSE: **2,400 SF
22' CEILING**

ZONING: **B3 GENERAL
COMMERCIAL & OFFICE**

RE TAXES 2024: **APPROX. \$36,640 (WAS
\$45,725 NOT INCLUDING
VACANCY REDUCTION)**

PIN: **03 02 404 030 0000**

LEASE RATE: **\$15.25 PSF NNN**

SALE PRICE: **\$1,100,000**

Great for kitchen, bath flooring showroom/warehouse, lighting plumbing, and home improvement, commercial furniture, HVAC, electrical and plumbing supply, medical equipment sales and service, service business and more.

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.



Presented By:

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 [entreccommercial.com](https://www.entreccommercial.com)

**Subject to Special Use Approval

Site Plan

18064569
BOUNDARY SURVEY
COOK COUNTY

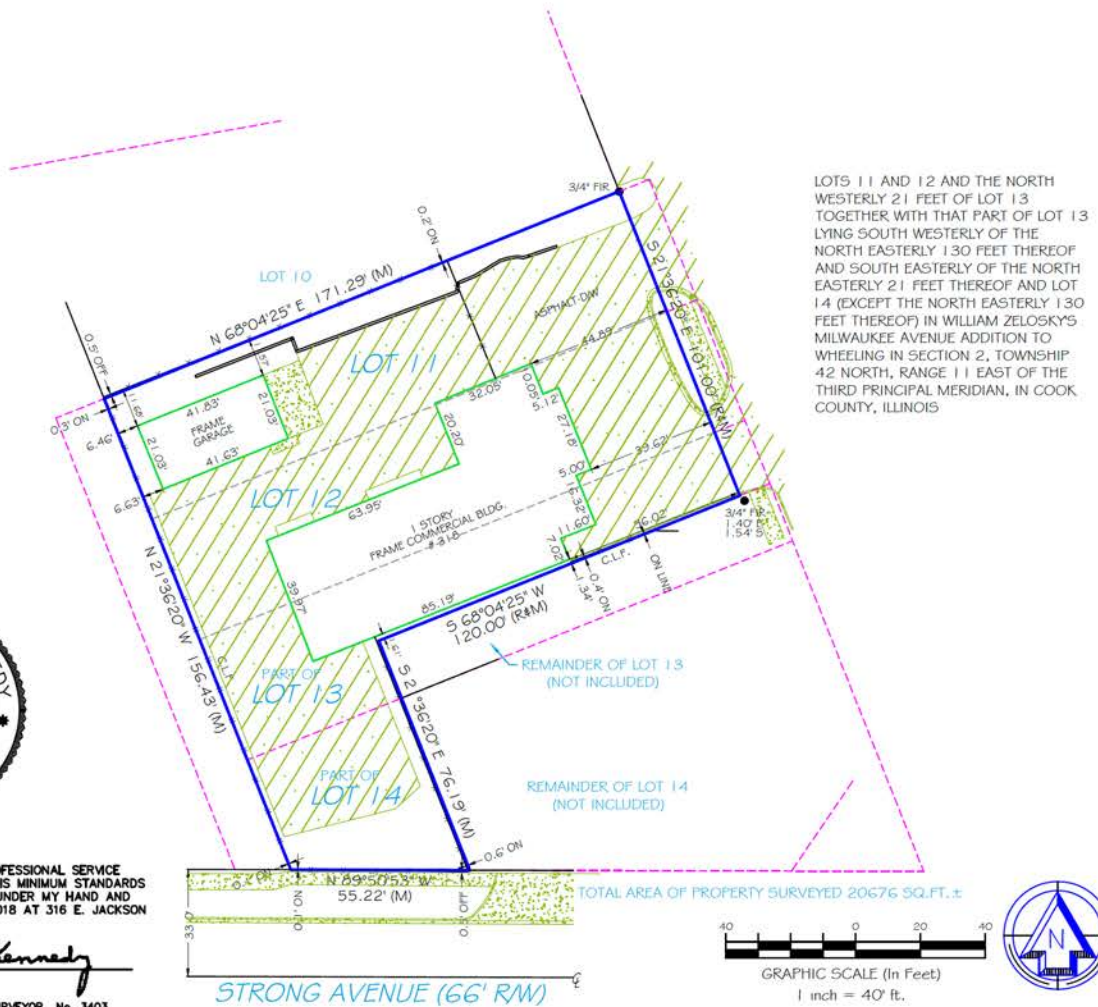


STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF AUGUST, 2018 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

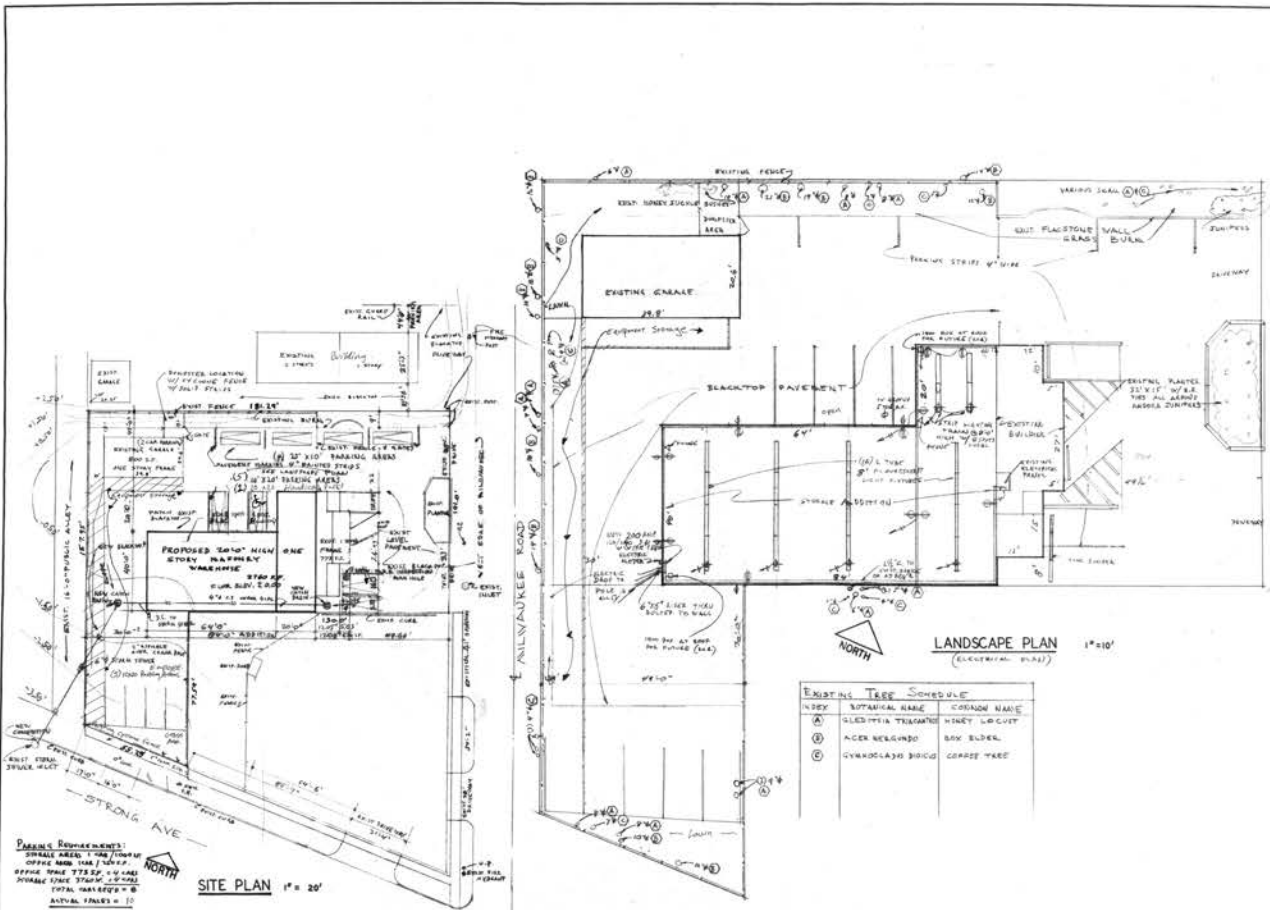
Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



Site Plan

318

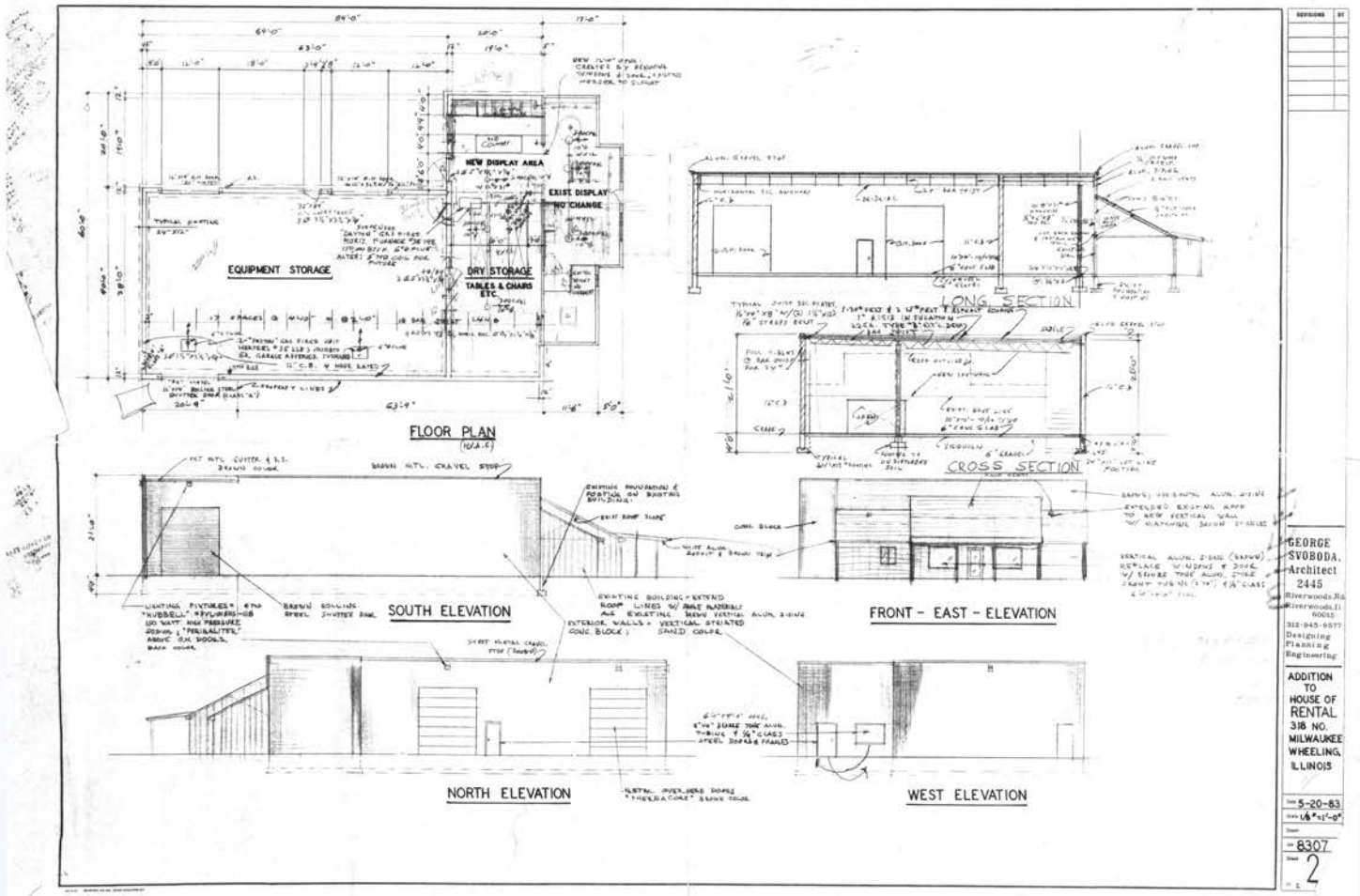


GEORGE SVOBODA, Architect
2445 Riverwood Rd.
Riverwood, Ill.
310-840-8075
Designing Planning Engineering

ADDITION TO HOUSE OF RENTAL
318 NO. MILWAUKEE WHEELING ILLINOIS
6-14-83
8307
1

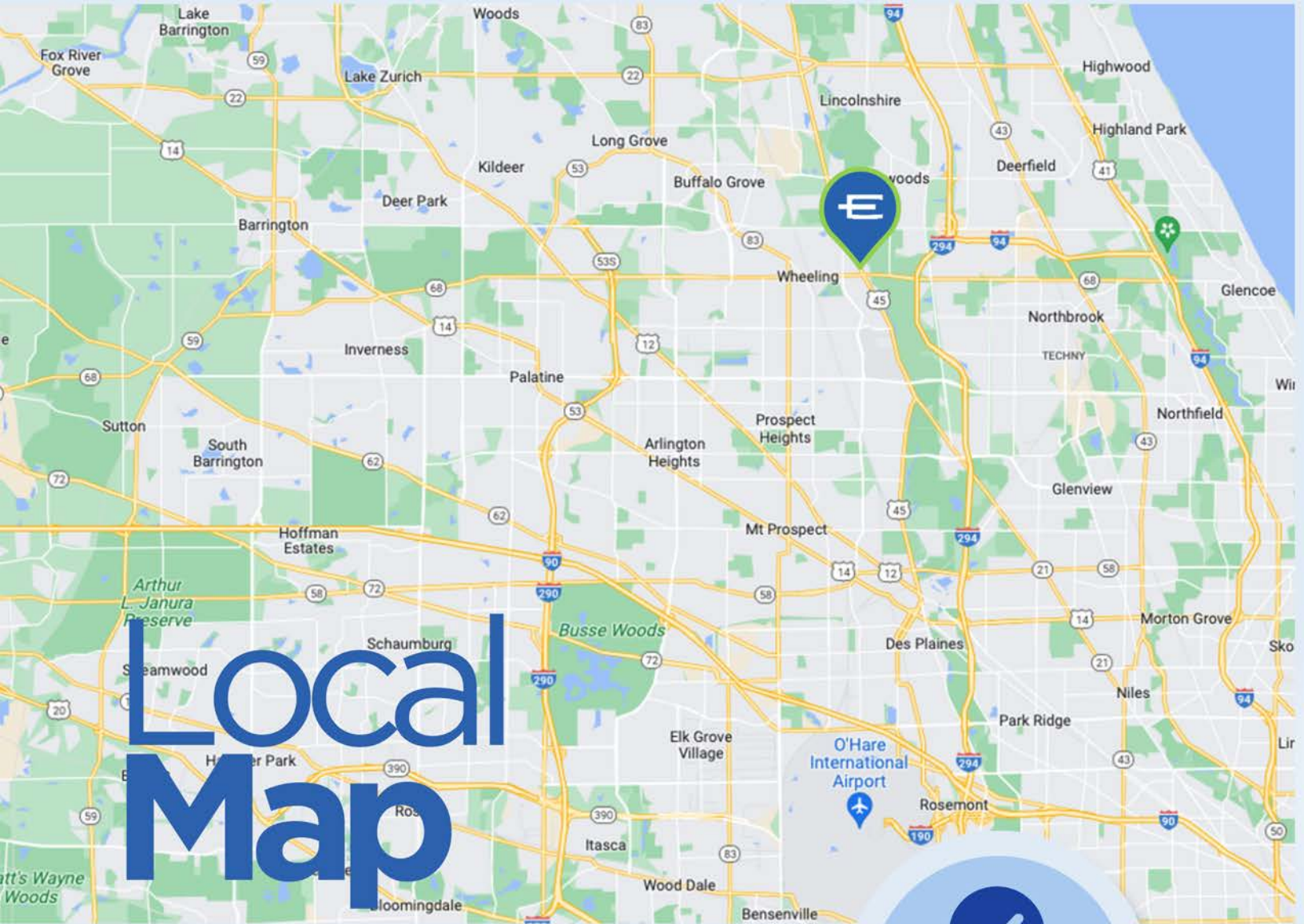


Floor Plan



Property Photos





Local Map

318 N. Milwaukee Ave.
Wheeling, IL



**Excellent
Visibility &
Location**



**Fenced-In
Outside
Storage
Yard**



**28,500
VPD**



Location



Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively
Presented By:**

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Commercial Realty LLC
RETAIL

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