

11-41 E Hintz Road, Wheeling, IL

Available: +/-3,944-21,846 SF



Immediate Availability

FOR SUBLEASE: Industrial Facility with High-End Finishes

AVAILABLE: +/- 3,944 – 21,846 SF

- Unit 11: 3,944 SF
- Unit 29: 12,892 SF
- Unit 41: 5,010 SF

OFFICE: Varies

CAR PARKING: Ample

LOADING: 1 Exterior Dock; 2 Drive-In Doors (10'x12')

CLEAR HEIGHT: 18'

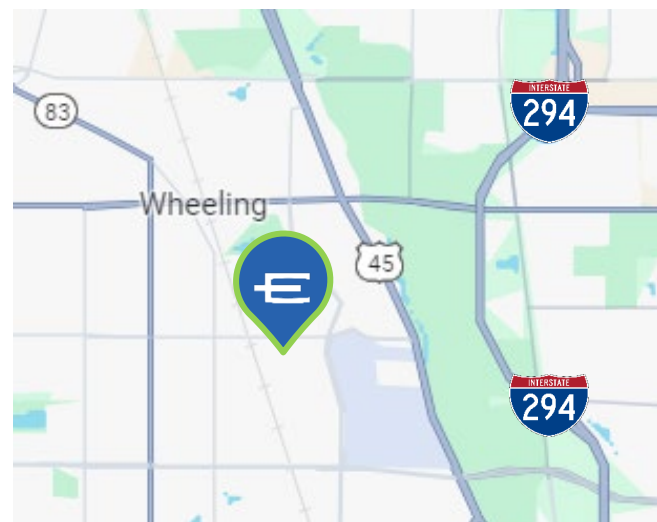
ZONING: I-2 (Limited Industrial)

SPRINKLER: YES

POWER: (5) 200 Amps / 220 Volts

RE TAXES: \$2.55 PSF (Paid in 2023)

LEASE RATE: \$14.00 PSF MG



SCAN FOR LISTING

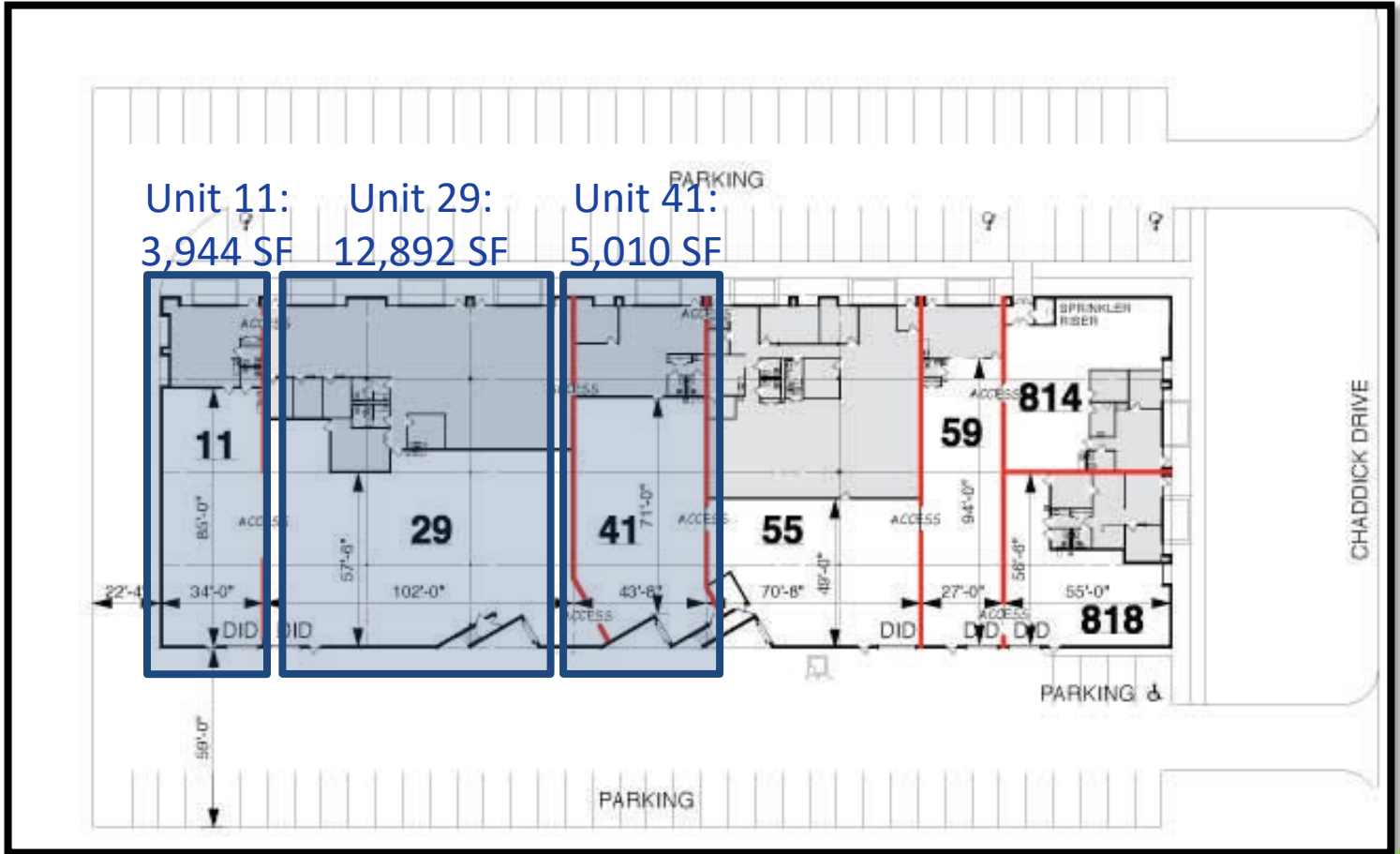


**ENTRE**  
Commercial Realty LLC

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# Building Layout



## Facility Highlights



**WAREHOUSE/DISTRIBUTION/MANUFACTURING/FLEX FACILITY**



**VPD: 17,457**



**NEWLY RENOVATED OFFICES**



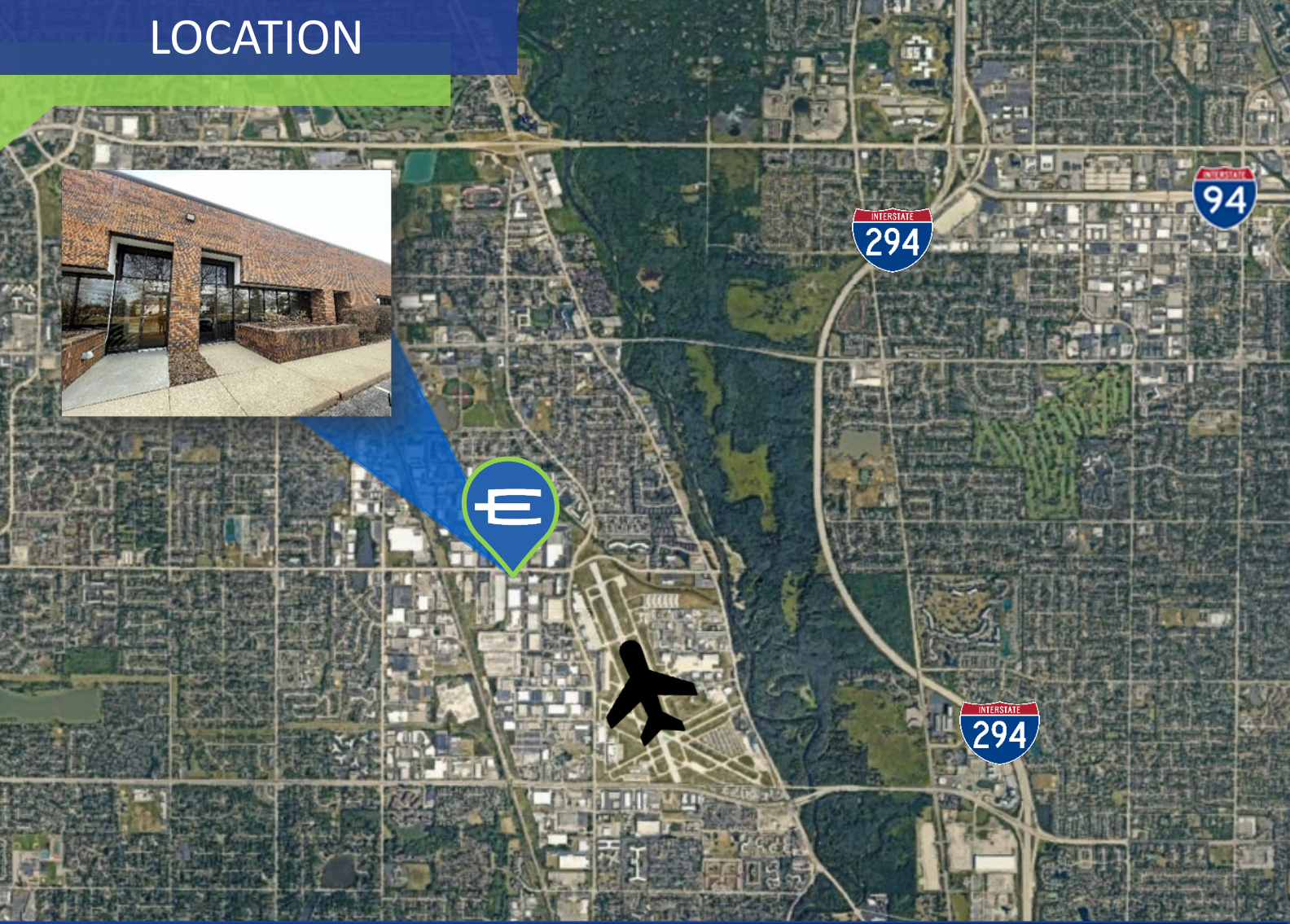
**PRIVATE LOADING DOCK & 2 DRIVE-IN DOORS**

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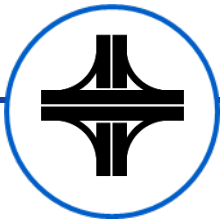
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# LOCATION



SCAN FOR MAP VIEW



**3 MILES TO I-294/  
WILLOW ROAD  
INTERCHANGE**



**LOCATED WITHIN A CORPORATE  
BUSINESS PARK SETTING**



**STRONG LABOR  
POOL**

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