

CHICAGO AREA INDUSTRIAL BUILDING

1033 S. Noel Ave., Wheeling, IL 60090
96,959 SF (Divisible)



SINGLE OR MULTI-TENANT BUILDING • HEAVY POWER • OUTSIDE PARKING

OFFERING MEMORANDUM

ENTRE
Commercial Realty LLC

PREMIER
COMMERCIAL REALTY

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EXECUTIVE SUMMARY

THE OFFERING

**1033 S Noel Ave
Wheeling, IL 60090
96,959 SF SINGLE OR MULTI-TENANT
INDUSTRIAL BUILDING**

Entre Commercial Realty and Premier Commercial Realty are pleased to jointly offer this industrial building for sale in Wheeling, Illinois.

The masonry building built in 1962 and 1969 totals 96,959 square feet(SF) of mostly warehouse type industrial space with the front office portion along Noel Avenue totaling 6,500 SF and the Northeast 2 story office portion adding 3,424 of additional office space. The roof and parking lot have been replaced within the last 2 years and the building is in good condition.

The building is zoned I-2 and has heavy power, 14' ceilings, 5 truck docks, 1 drive in door, floor drains, and can accommodate outside parking on the 5.12 acre lot.

The warehouse portions of the building are broken up into 6 distinct sections that are internally connected by roll-up doors. Ideal for large single user or multi-tenant users. The current divisions are as follows:

- Unit 1 35,708 SF Warehouse
- Unit 2 18,000 SF Warehouse
- Unit 3 13,920 SF Warehouse
- 6,500 SF Front Office (divisible)
- Unit 4 6,204 SF Warehouse w/ 1,711 SF Office and 2nd Floor Office
- Unit 5 3,900 SF Warehouse
- Unit 6 8,850 SF Warehouse

The building is currently occupied by Precision Paper Tube Company, which would stay on as a tenant and lease back about ½ of the building, or vacate entirely, depending on which option is better for the buyer.

A new buyer could potentially take advantage of the 6B program to help alleviate the real estate tax burden.

PROPERTY DESCRIPTION

PROPERTY SPECIFICATIONS – 1033 S Noel Ave. Wheeling, IL 60090

AVAILABLE SIZE: 96,959 SF (Divisible)

LAND AREA: 5.12 acres

OFFICE SIZE: 6,500 SF (main office) 3,424 (2 story additional office)

CONSTRUCTION: Masonry

PARKING: 45 striped spaces for cars plus 30 trailer spots

YEAR BUILT: 1962 and 1969

CEILING HEIGHT: 14'

POWER: 3200 amp with 480V and 240V

LOADING: 5 truck docks (2 interior, 3 exterior) and 1 drive-in-door (9x9)

HEATING: Gas Forced Air

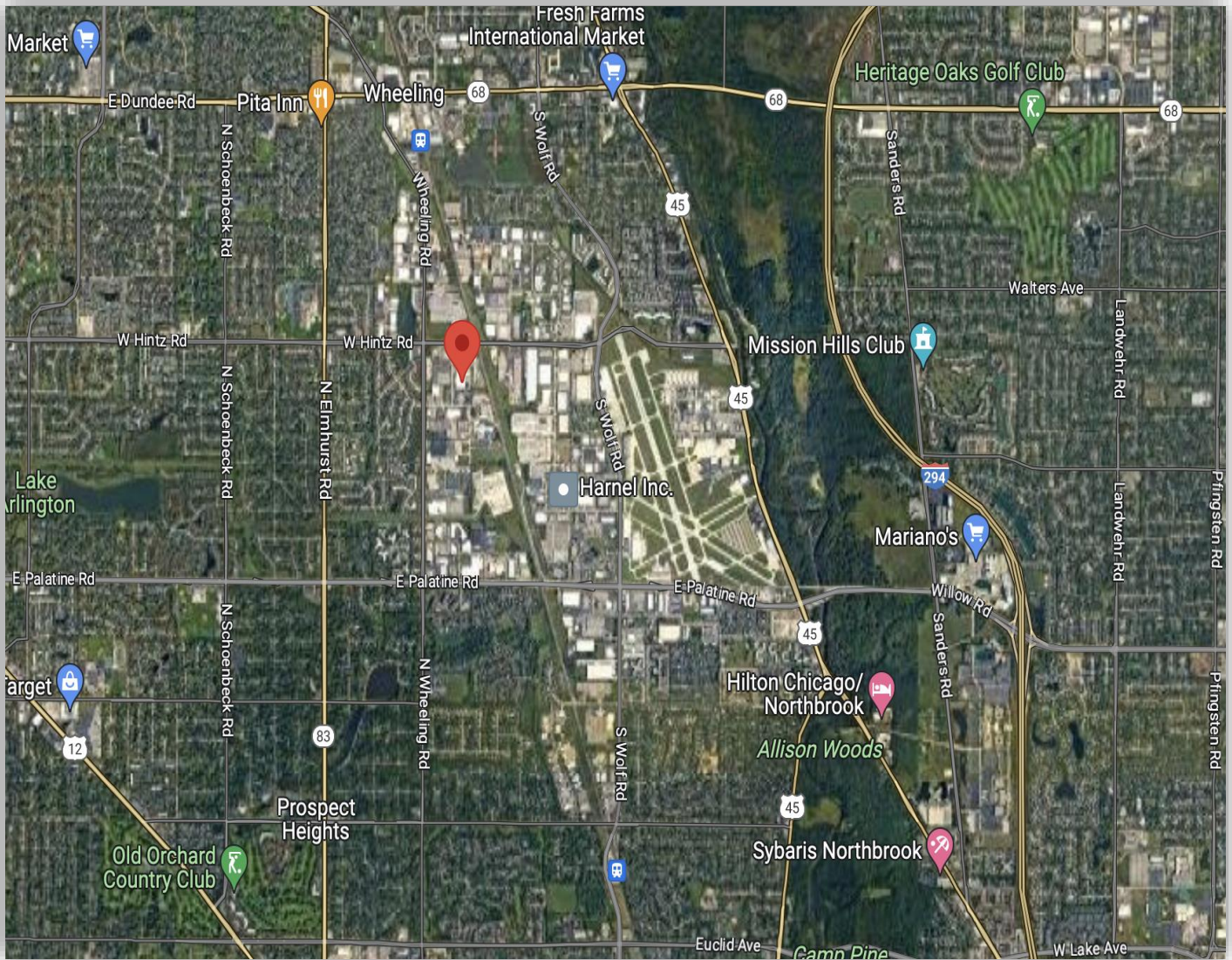
ZONING: I-2

RE TAXES: \$194,000 in 2022 (6B Eligible)

SALE PRICE: \$5,325,000



LOCATION

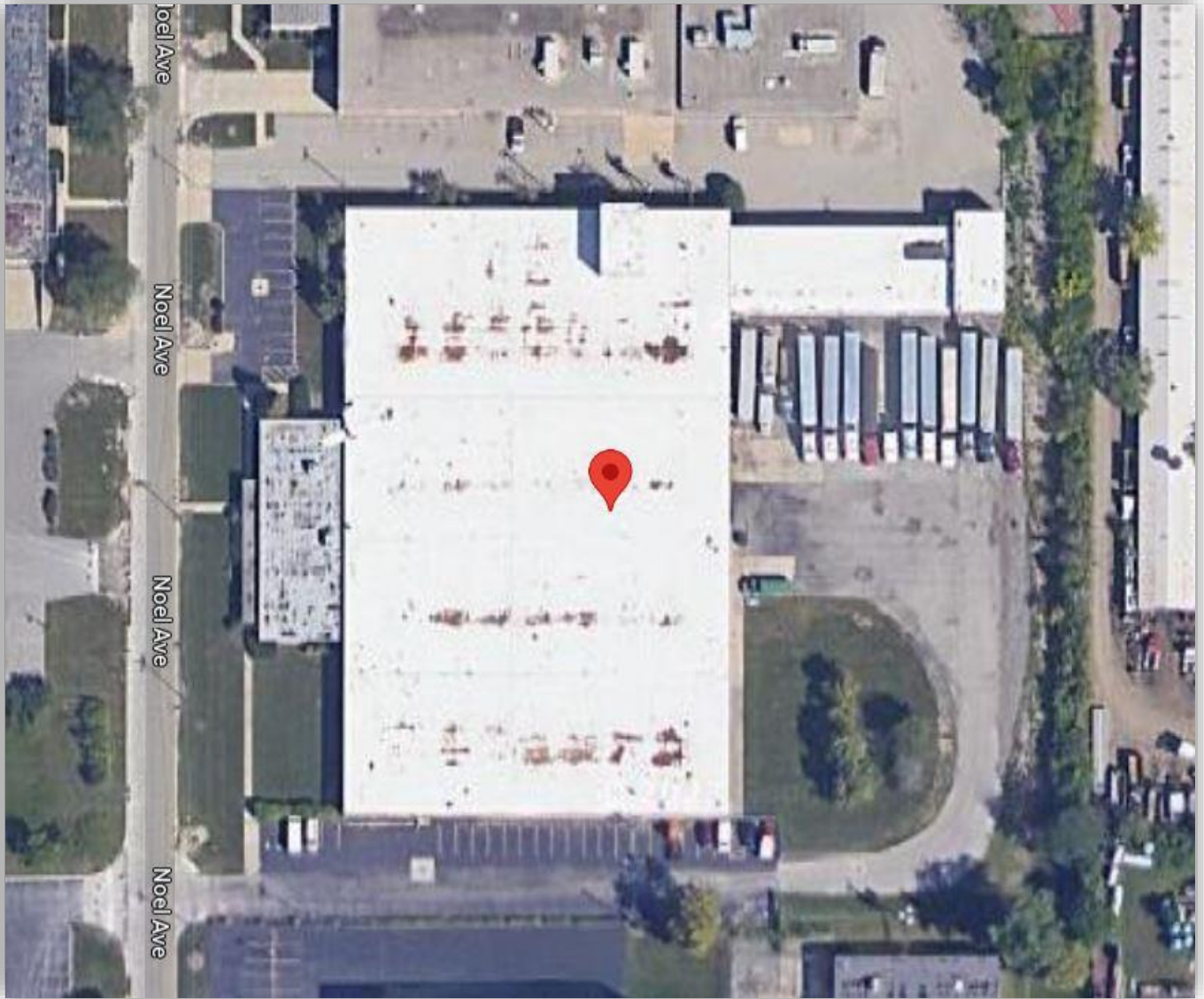


LOCATION

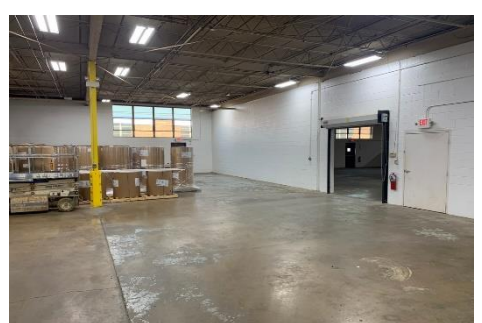
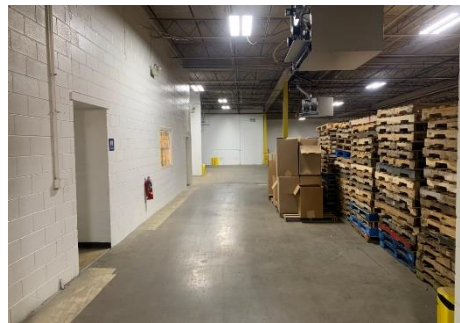
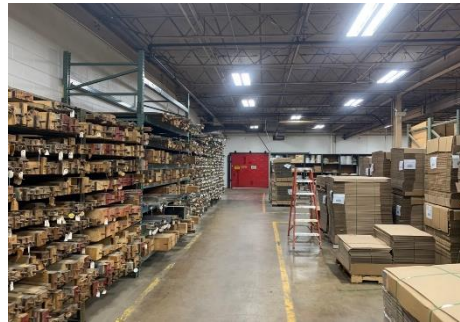
- Minutes from I-294 Expressway
- Prime Location near Chicago Executive Airport
- Near 4 major roads and 1 major highway



PROPERTY DESCRIPTION-OVERHEAD VIEW



PHOTOS





Jointly Presented By:



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