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26,900 SF INDUSTRIAL WAREHOUSE FOR SALE IN WHEELING IL

PROPERTY INFORMATION

- 26,900 Sq. Ft. Flex Warehouse on 1.37 AC Lot
- ~3,500 Sq. Ft. Office Space
- ~23,400 Sq. Ft Warehouse
- Former manufacturing building now used for Distribution
- 3-Ton Crane
- 3 Drive-in Doors
- Indoor Loading Dock
- 42 Surface Parking Spaces
- 1,200 Amp, 240V, 3-Phase

- Building Material: Masonry, Built in 1982
- Private Restrooms, Kitchenette, Locker Room
- 19' Building height
- 16' Clearance
- Fully Wet Sprinkler System
- Zoning I-3
- Just north of W Hintz Road
- East of Wolf Road
- Close proximity to Chicago Executive Airport(PWK)

This space benefits from exceptional visibility with its Frontage on Route-31 with national and local tenants driving people to the plaza/ area such as: Crown Customs & Coatings, Waggles Pet Resort, Wheeling Park District, Heartland Animal Shelter, SG 360, Viant Medical, Reynolds Consumer Products, & more.

Nearby well known Food- Bob Chinn's Crab House, Superdawg, Yu's Manarin, Pita Inn & More

ZONING

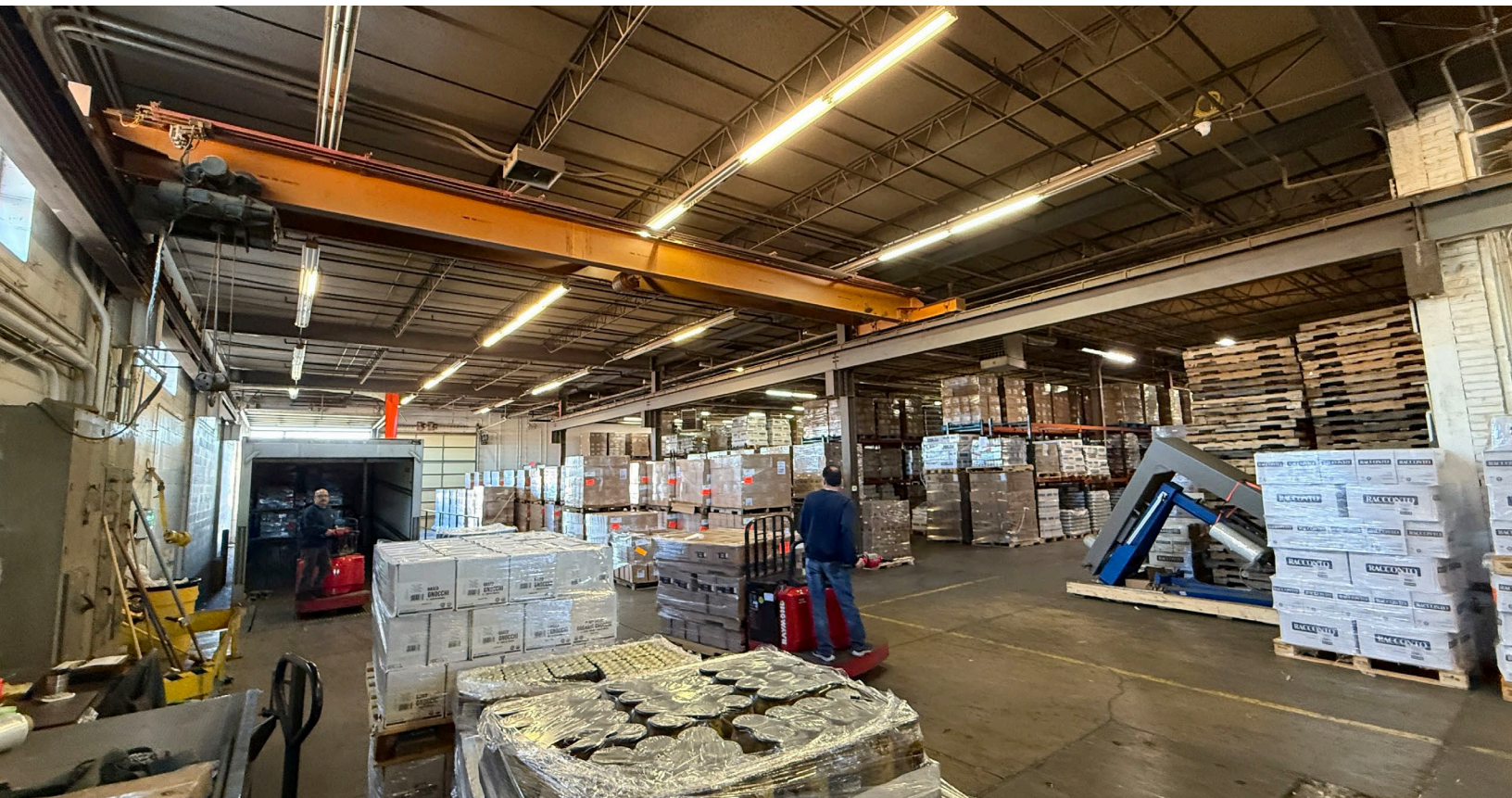
I-3

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COMMERCIAL







AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

13,242

3 MILE

98,488

5 MILE

268,221

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$95,921

3 MILE

\$124,819

5 MILE

\$152,644

