

# For Lease

AVAILABLE:  
5,040 - 9,990 SF

## 2039 Foster Ave, Units: 2-3 Wheeling, IL

AVAILABLE:	5,040 - 9,990 SF
OFFICE:	~20%
LOT SIZE:	1.65 ACRES
CONSTRUCTION:	MASONRY
PARKING:	TYPICAL
YEAR BUILT:	1970
CEILING HEIGHT:	16'
POWER:	600 AMPS
LOADING:	1 DOCK, 2 SHARED DIDS
HEATING:	GAS FIRED UNITS IN WAREHOUSE, CENTRAL HVAC IN OFFICE
SPRINKLERED:	YES
ZONING:	I-3

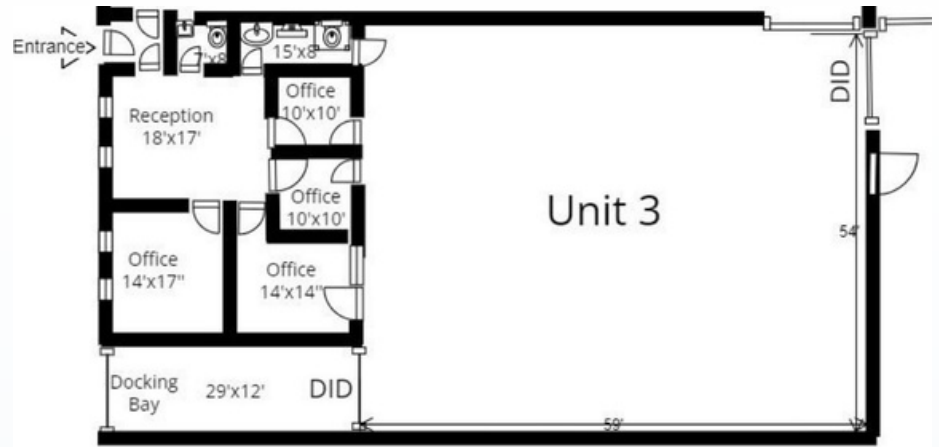
LEASE RATE: ~~\$14.50 PSF MG~~ **NOW: \$13.50/SF MG!**

-  2 Walk-In Coolers + 1 Walk-In Freezer
-  Immediate Occupancy
-  Freshly Remodeled
-  Heavy Power

## Presented By:

**Ian Pattison**  
847-650-3124  
ipattison@entreccommercial.com

# Floor Plans



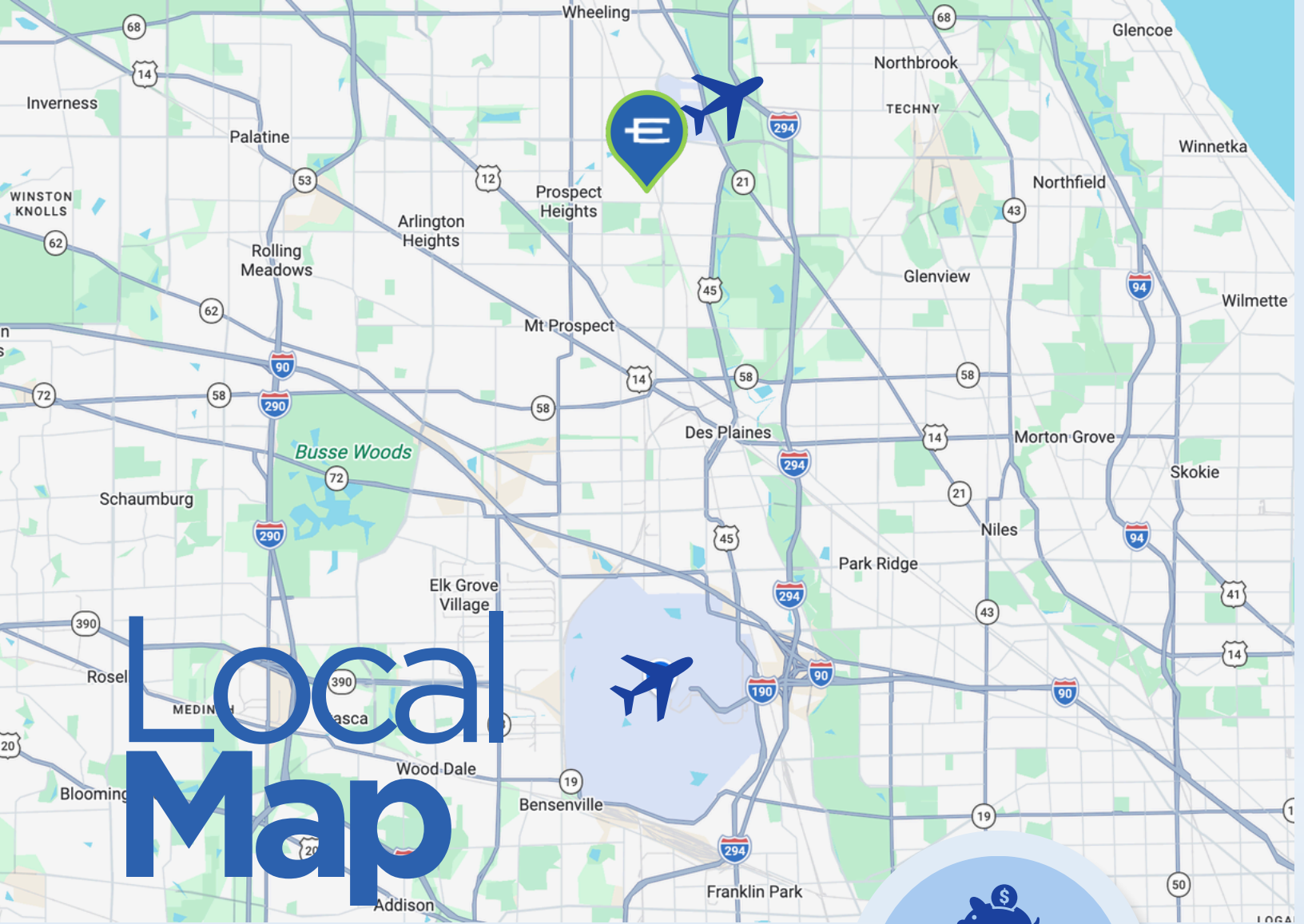
## Unit Specs

UNIT 2 - 9,990 SF	UNIT 3 - 5,040 SF
2 WALK-IN COOLERS/FRIDGES + 1 LARGE FREEZER	THOUGHTFUL LAYOUT WITH AMPLE WAREHOUSE SPACE & OFFICE SPACE
2 STORAGE ROOMS	4 OFFICES & RECEPTION
4 OFFICES, LOUNGE, & RECEPTION	1 DOCK & 1 DRIVE-IN DOOR
2 DRIVE-IN DOORS	SEPARATE BATHROOMS FOR OFFICE & WAREHOUSE
SEPARATE BATHROOMS FOR OFFICE & WAREHOUSE	



# Property Photos





# Local Map

2039 Foster Ave, Units 2-3  
Wheeling, IL



**Business  
Friendly  
Wheeling**



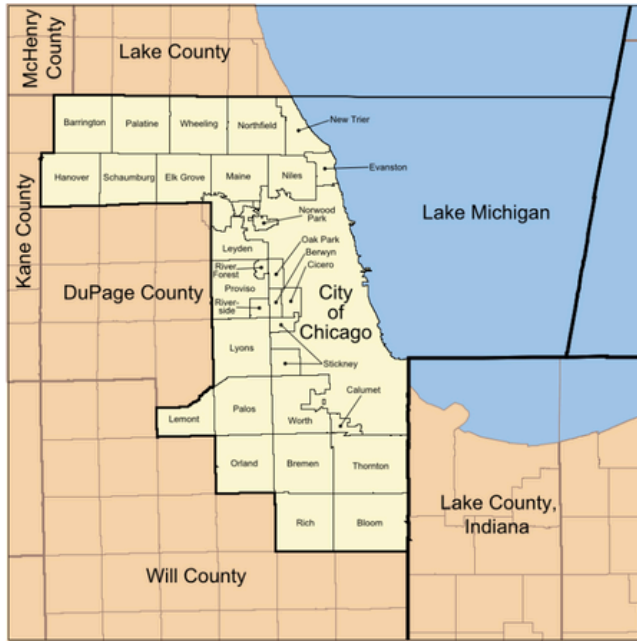
**Close to Train  
Tracks,  
Airports, &  
Multiple Hwys**



**Skilled  
Labor  
Force**



# 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:**

**ENTRE**  
Commercial Realty LLC

**Ian Pattison**  
847-650-3124  
ipattison@entreccommercial.com

entreccommercial.com  
3550 Salt Creek Lane, Suite 104  
Arlington Heights, IL 60005