



LEASE

Industrial Spaces with Dock Doors

1666-1684 S WOLF RD

Wheeling, IL 60124

PRESENTED BY:

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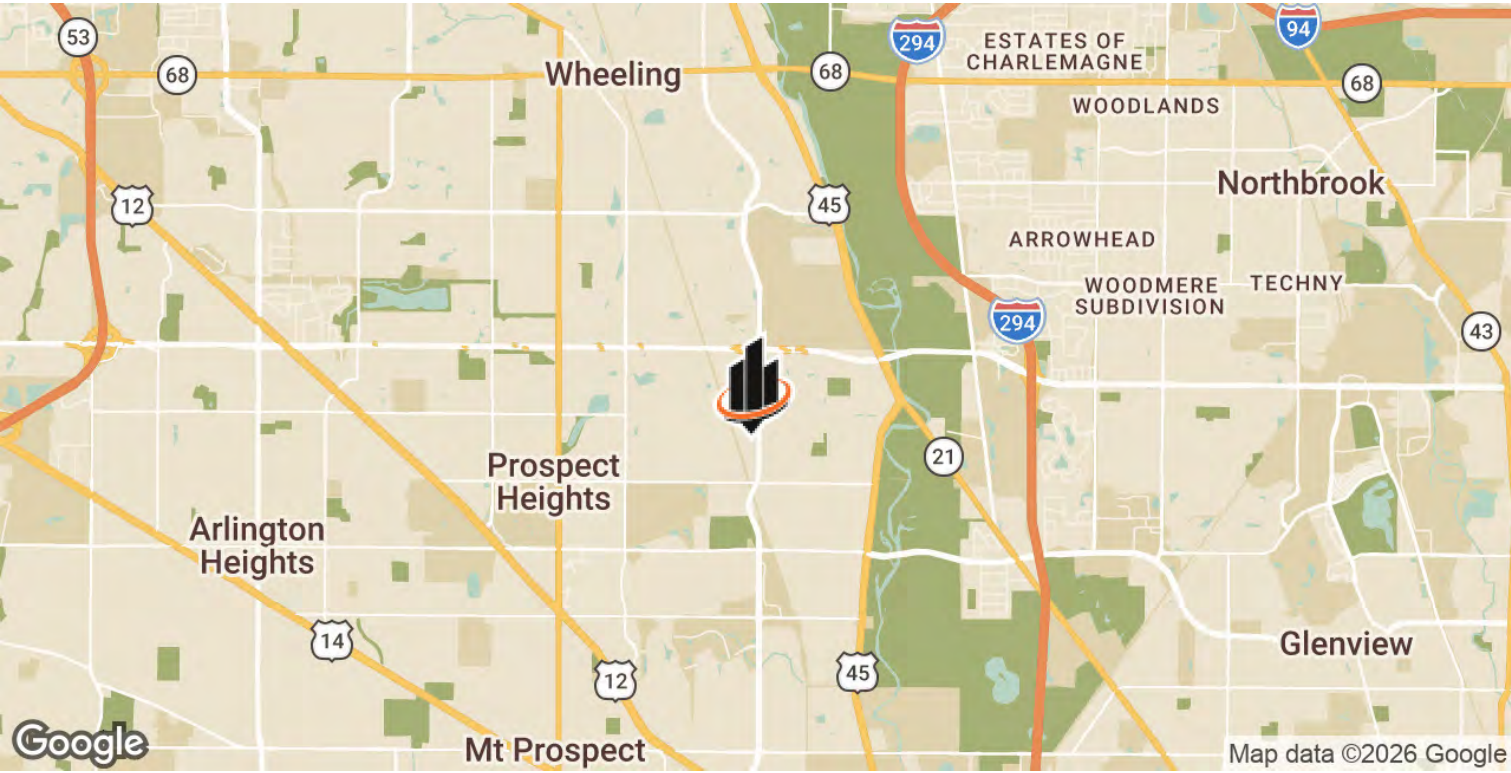
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SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.50 PSF MG
AVAILABLE SF:	2,640-7,116 SF
BUILDING SIZE	34,190 SF
YEAR BUILT:	1970
ZONING:	I-3
CLEAR HT:	14'
LOADING:	Truck-Level Docks

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PROPERTY OVERVIEW

1666-1684 S Wolf Rd, Wheeling, known as the Palwaukee Commerce Center, is a flex building of 34,190 SF on 3 acres. Features 14’ ceiling height, equipped with 10 exterior truck docks, a wet sprinkler system, and 62 surface parking spaces. The space is ideal for distribution or light assembly. Situated in an excellent central location.

PROPERTY HIGHLIGHTS

- Ceiling Fans
- Painted Warehouse Walls
- Pained Warehouse Floors
- Warehouse Windows
- Air-Conditioned
- Humidity Control
- LED Lighting
- 8-minutes to I-294 at Willow Road

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	2,640-7,116 SF	LEASE RATE:	\$12.50 SF/yr

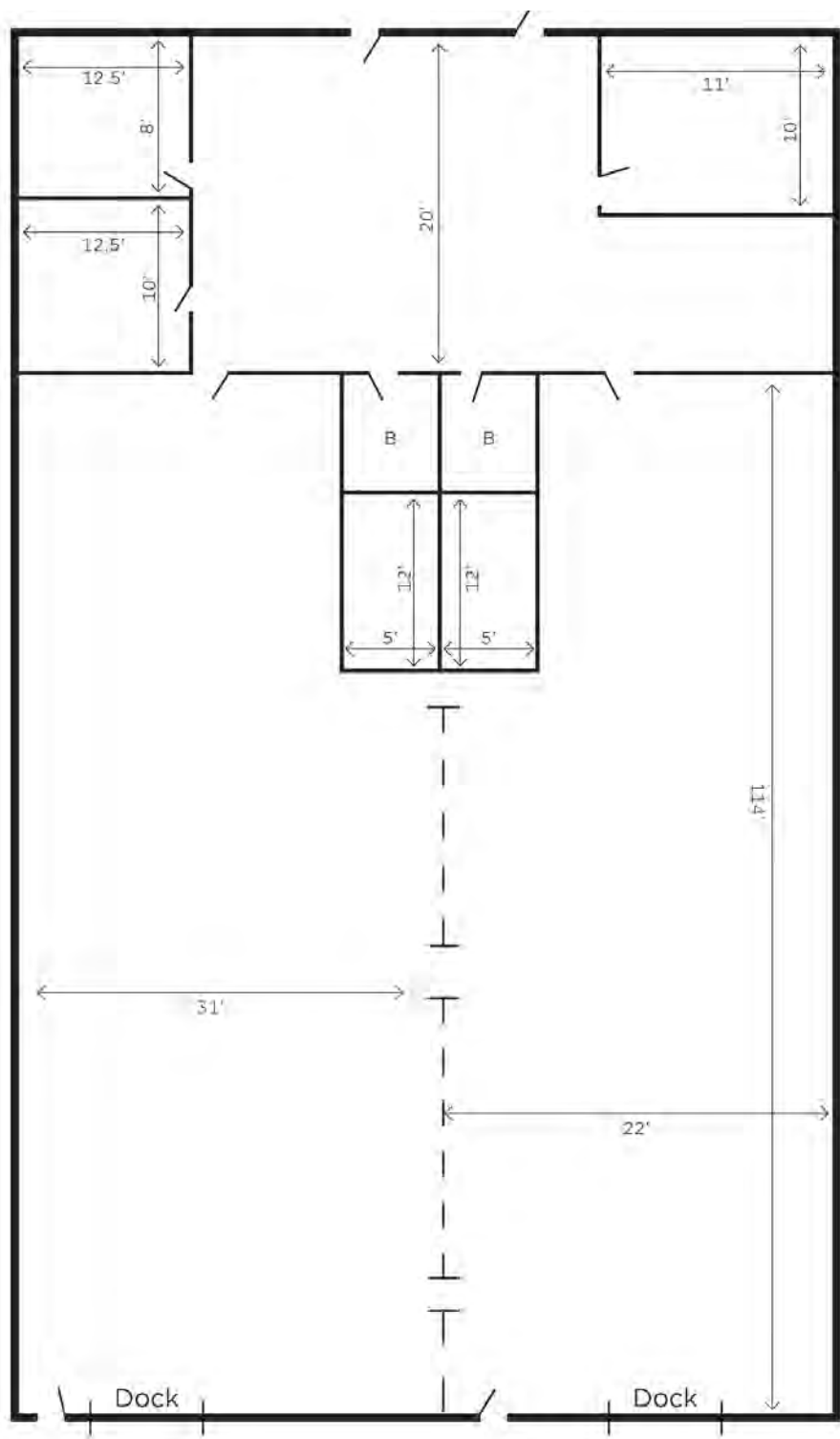
AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
1666-68 S Wolf Road	7,116 SF	Ceiling Fans, Warehouse Windows, Available Immediately. 2 Loading Docks, 800 SF Office Area Suite 1666 is Fully Air-Conditioned Can be demised to 4,154 SF or 2,962 SF
1678 S Wolf Road	2,640 SF	Fully Air-conditioned, Available 8/1/2026 1 Loading Dock, 400 SF Office Area Can be combined for 6,204 SF
1680 S Wolf Road	3,564 SF	Available 8/1/2026, 1 Loading Dock 1,130 SF office area Can be combined for 6,204 SF

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1666-68 FLOORPLAN

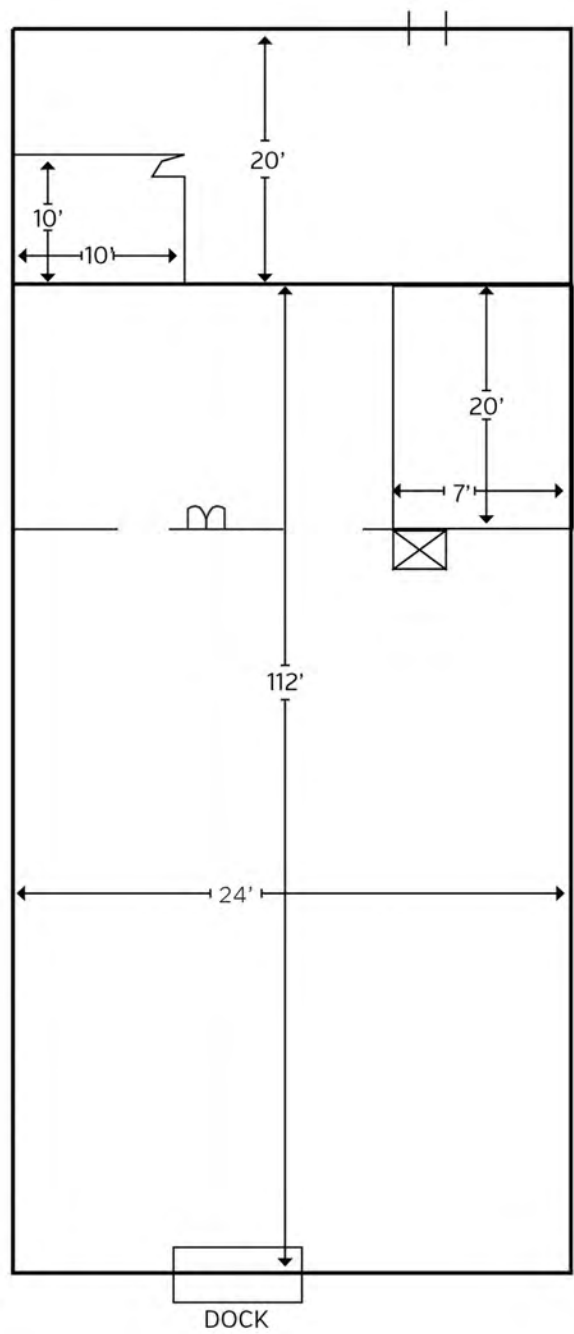


* Drawing is not to scale

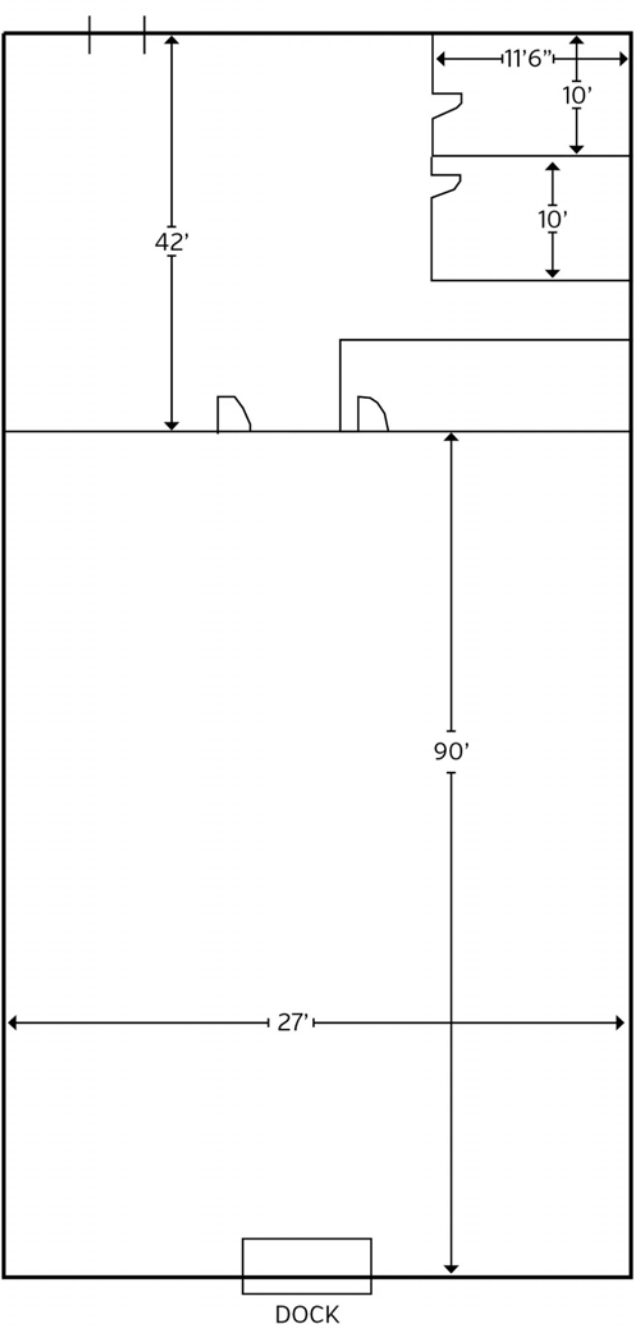
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1678-1680 FLOOR PLAN

1678 WOLF ROAD / WHEELING, IL 60090
FLOOR PLAN



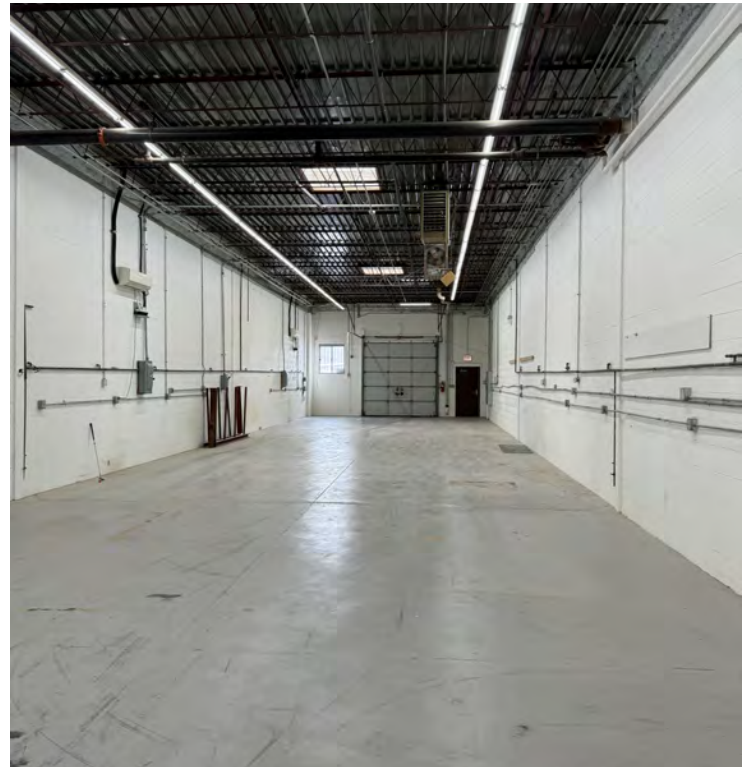
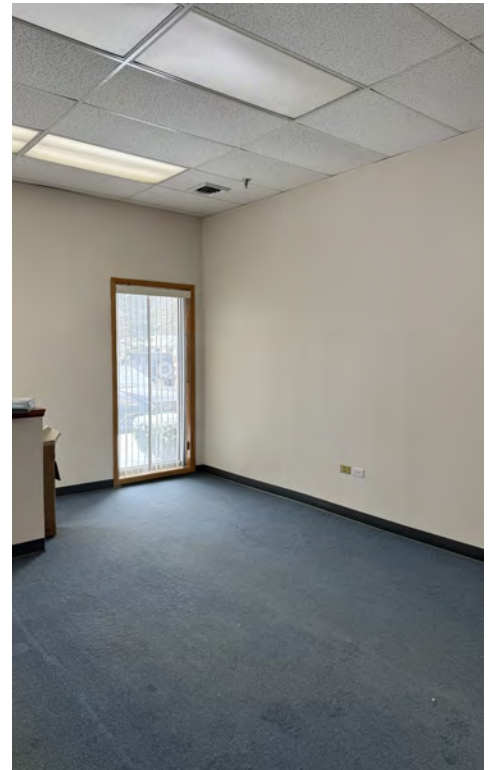
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ADDITIONAL PHOTOS



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