

For Sale or Lease

900 Chaddick Drive

Wheeling, IL 60090

75,902 SF



**BRENDAN
GREEN**

SENIOR VICE PRESIDENT
brendan.green@colliers.com
847.698.8227

**CHRISTOPHER
VOLKERT, SIOR**

PRINCIPAL
chris.volkert@colliers.com
847.698.8237

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

900 Chaddick Drive

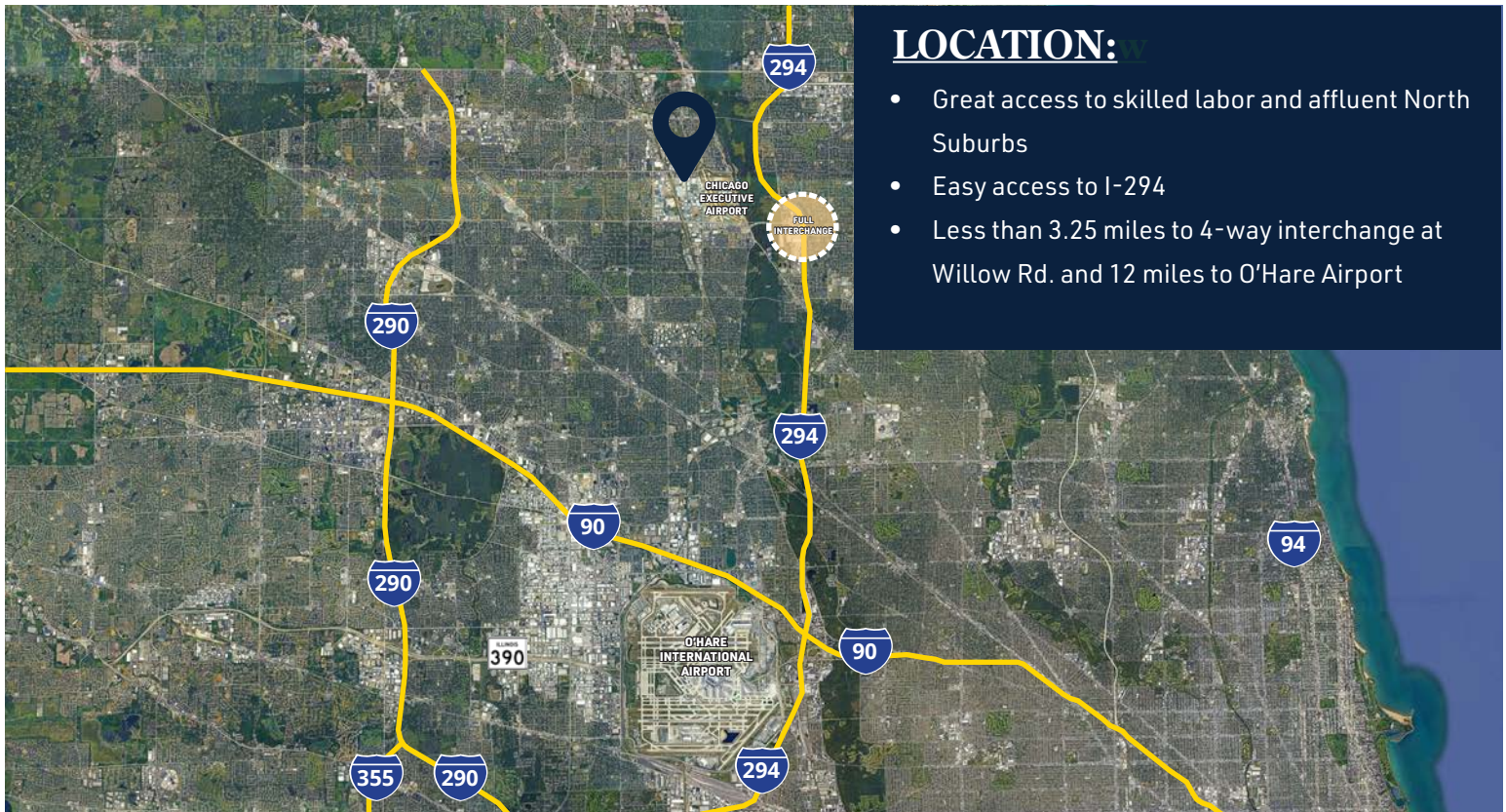
Wheeling, IL 60090

75,902 SF



PROPERTY HIGHLIGHTS

Available SF	75,902 SF (Expandable by \pm 30,000 SF)
Land Size	5.48 acres
Office SF	5,500 SF; 7,000 SF of mezzanine office
Loading	2 interior docks, 5 drive in doors
Ceiling Height	22' clear
Power	2 services - 4,000 amps @480 volts
Sprinkler	Fully sprinklered - Wet System
Zoning	I-3
HVAC	Gas fired unit heaters
Car Parking	104 striped spaces (Expandable)
Year Built	1983
Construction	Masonry
Real Estate Taxes	\$1.66/SF (2025), Existing 6B tax incentive
Asking Lease Rate	\$7.95/SF Net
Asking Sale Price	Subject to Offer



LOCATION:

- Great access to skilled labor and affluent North Suburbs
- Easy access to I-294
- Less than 3.25 miles to 4-way interchange at Willow Rd. and 12 miles to O'Hare Airport

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

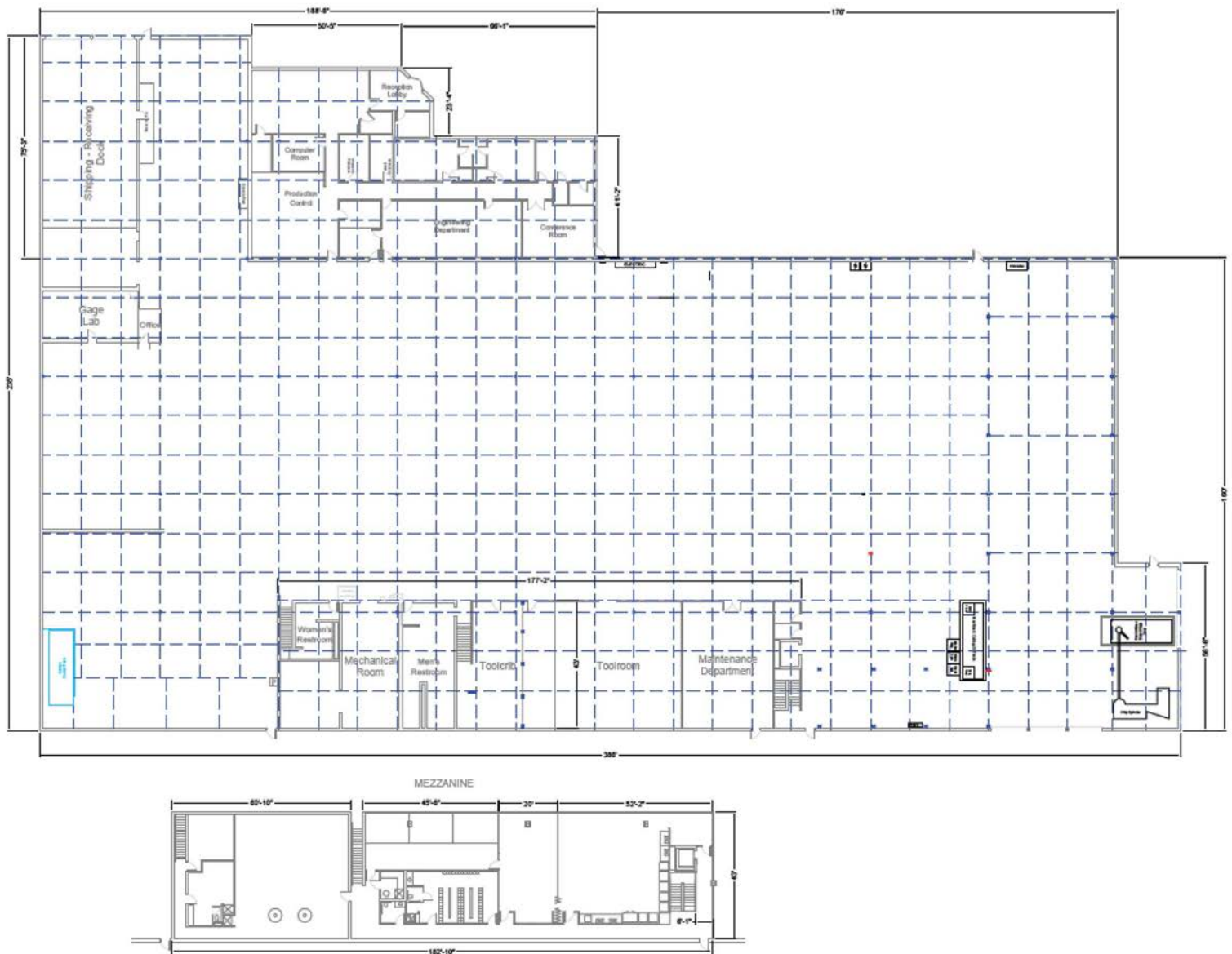
900 Chaddick Drive

Wheeling, IL 60090

75,902 SF



FLOOR PLAN



Manufacturing Infrastructure:

- Air lines: Air-lines distributed throughout manufacturing and warehouse space
- Bus Ducts: Approximately 400 SF of bus ducts in place
- Cranes: 10-ton bridge crane, Three (3) one-ton jib cranes

Additional Amenities:

- Special purpose room
- Maintenance department
- Lunch room
- Locker rooms with Bradley sink wash basins in place

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

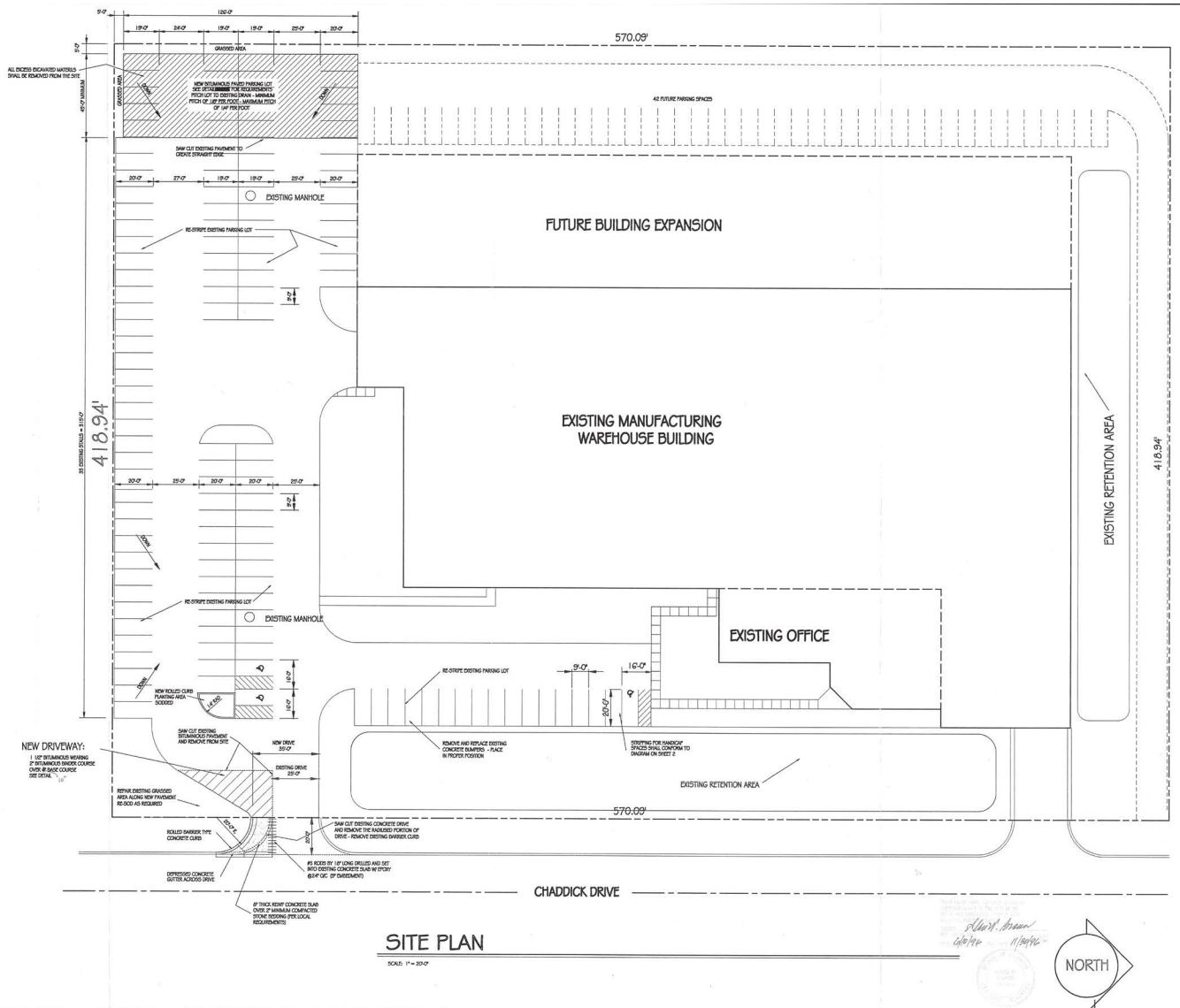
900 Chaddick Drive

Wheeling, IL 60090

75,902 SF



EXPANSION PLAN



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

900 Chaddick Drive

Wheeling, IL 60090

75,902 SF



SURVEY



**POTENTIAL OUTSIDE
STORAGE OR BUILDING
EXPANSION**

