

# 190-198 CARPENTER AVE

WHEELING, IL

## 82,438 SF



A CUSHMAN & WAKEFIELD  
NATIONAL INDUSTRIAL ADVISORY GROUP  
INVESTMENT OPPORTUNITY



# EXECUTIVE SUMMARY

## THE OFFERING

190 Carpenter Avenue offers a prime industrial facility in the highly desirable Wheeling submarket. The property consists of 82,438 SF of functional space designed to accommodate a wide range of industrial uses. With its strategic location near the Willow Road four-way interchange, this asset provides exceptional accessibility to major transportation routes, making it ideal for distribution, manufacturing, and logistics operations.

## KEY HIGHLIGHTS

- 37,854 SF is leased through 6/30/2027 & 44,584 SF is leased through 9/30/2026
- Building Size: 82,438 SF (Divided into 44,584 SF & 37,854 SF units)
- Heavy Power: Supports robust manufacturing and industrial processes
- Ample Parking: Significant on-site parking capacity for employees and visitors
- Outdoor Storage Potential: Opportunity for trailer parking and outdoor storage
- Market Advantage: Located in a submarket with low vacancy and limited competing properties, ensuring strong tenant demand
- Strategic Location: Immediate access to major highways via Willow Road & Lake Cook Road interchanges



# PROPERTY OVERVIEW

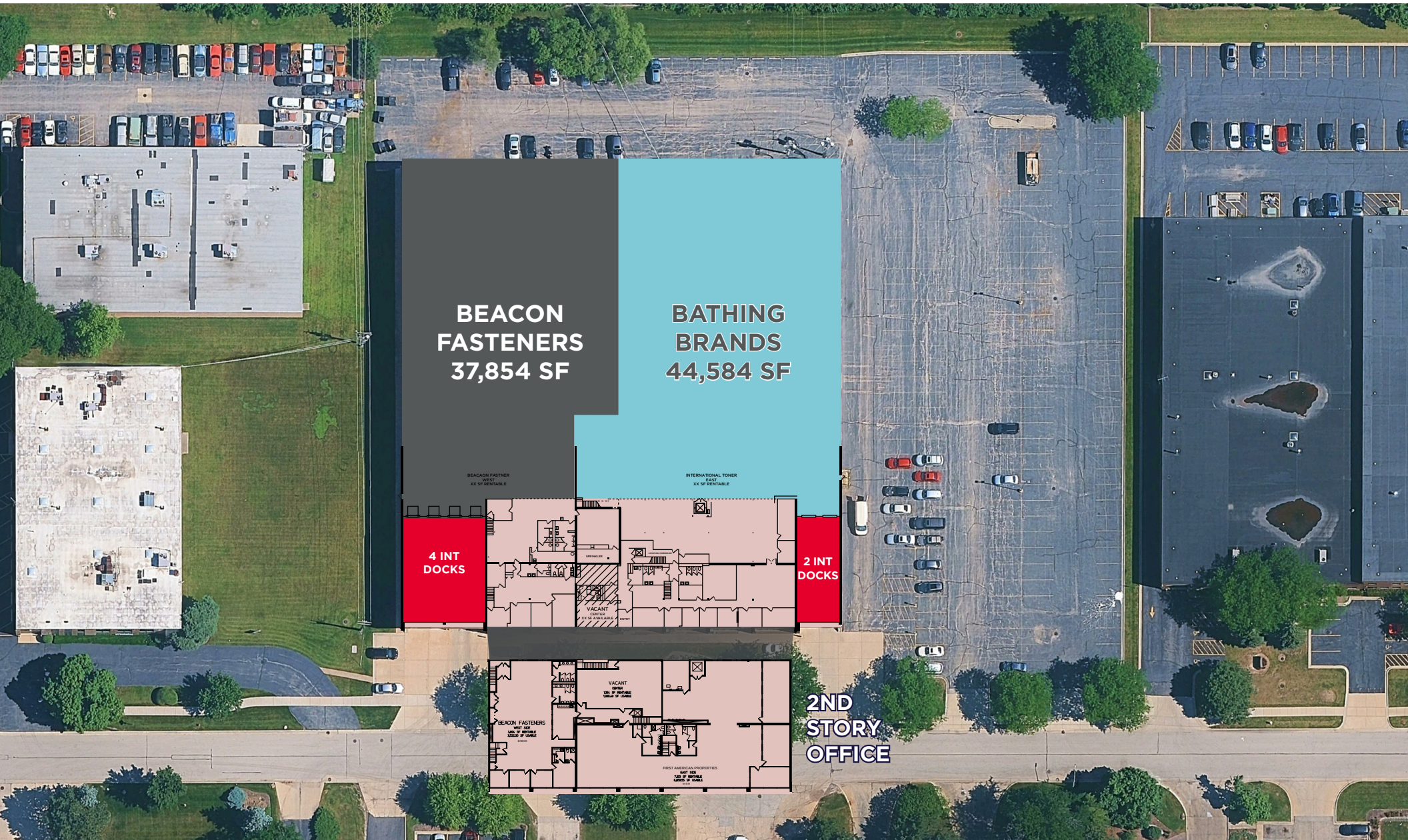
## 190 CARPENTER AVE., WHEELING, IL



- Building Size: 82,438 SF (Divided into 44,584 SF & 37,854 SF units)
- Site Area: 4.01 Acres
- Beacon Fasteners - 37,854 w/ 7,683 SF of office (3,989 SF on 1st floor & 3,694 SF on 2nd floor) w/ 4 interior docks and 1 DID
- Bathing Brands - 44,584 SF w/ 11,317 SF of office (2,760 SF on 1st floor & 8,557 SF on 2nd floor) w/ 2 interior loading docks and 1 DID
- Year Built: 1976
- Clear Height: 22'
- Loading: 6 interior docks/2 drive-in door
- Parking: 125+ cars
- Power: 3-Phase 2,500 AMPS @ 120/280V, 1,600 AMPS @ 480V, 600 AMPS @240V
- Zoning: I-1

# SITE PLAN

190 CARPENTER AVE., WHEELING, IL



**BEACON  
FASTENERS  
37,854 SF**

**BATHING  
BRANDS  
44,584 SF**

**4 INT  
DOCKS**

**2 INT  
DOCKS**

**2ND  
STORY  
OFFICE**

# TENANT OVERVIEW



Bathing Brands, has been a leading distributor of sauna and steam products since 1969. Leveraging partnerships with top brands like Amerrec, Harvia, and Mr. Steam, the company provides premium equipment and turnkey wellness solutions for homes, spas, and health clubs nationwide.

## 190 CARPENTER

- Bathing Brands - Tenant
- 44,584 SF (Tenant only paying on 35,137 SF)
- Paying \$4.80/SF net
- 8/1/2025-9/30/2026



Beacon Fasteners & Components, founded in 1979, is a family-owned supplier of high-performance screws and fastening solutions. ISO 9001 and CTPAT certified, the company offers a broad inventory, in-house quality testing, and supply-chain optimization to deliver reliable, traceable products for fastener distributors nationwide.

## 198 CARPENTER

- 37,854 SF (Tenant only paying on 34,160 SF)
- Paying \$8.75/SF gross (\$4.56/SF net)
- Leased through 6/30/2027 with an option to extend 1-year with 9-months written notice
- Lease bumps to \$9.00/SF gross (\$4.81/SF net) on 7/1/26 - 6/30/2027
- Lease bumps to \$9.27/SF gross (\$5.08/SF net) for the option (7/1/27 - 6/30/28)

# LOCATION OVERVIEW

## COOK COUNTY



Positioned between the midwestern powerhouse hubs of Chicago, IL and Milwaukee, WI, along the interstate 94 corridor, providing access to a large swath of North American industry within a one-day drive



## INDUSTRIAL SETTING

Located within wheeling industrial corridor



## STRONG COMMERCE

30,000+ businesses in key sectors including life sciences, healthcare, manufacturing, and professional & technology services. Home to 11 fortune 500 companies



## WORKFORCE

More than 5.6 million people within a commute radius from lake county and in very close proximity to affluent north shore





## FOR MORE INFORMATION, PLEASE CONTACT:

### **ERIC FISCHER**

Vice Chair

+1 847 720 1369

[eric.fischer@cushwake.com](mailto:eric.fischer@cushwake.com)

### **MARC SAMUELS**

Senior Director

+1 847 720 1368

[marc.samuels@cushwake.com](mailto:marc.samuels@cushwake.com)

### **GABRIEL STRAUSS**

Senior Associate

+1 847 518 3226

[gabriel.strauss@cushwake.com](mailto:gabriel.strauss@cushwake.com)

### **ROUSH KHAN**

Associate

+1 312 424 8095

[roush.kahn@cushwake.com](mailto:roush.kahn@cushwake.com)



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-197294-V4