

# 2,275 - 5,606 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**600-668 WHEELING ROAD, WHEELING, IL 60090**



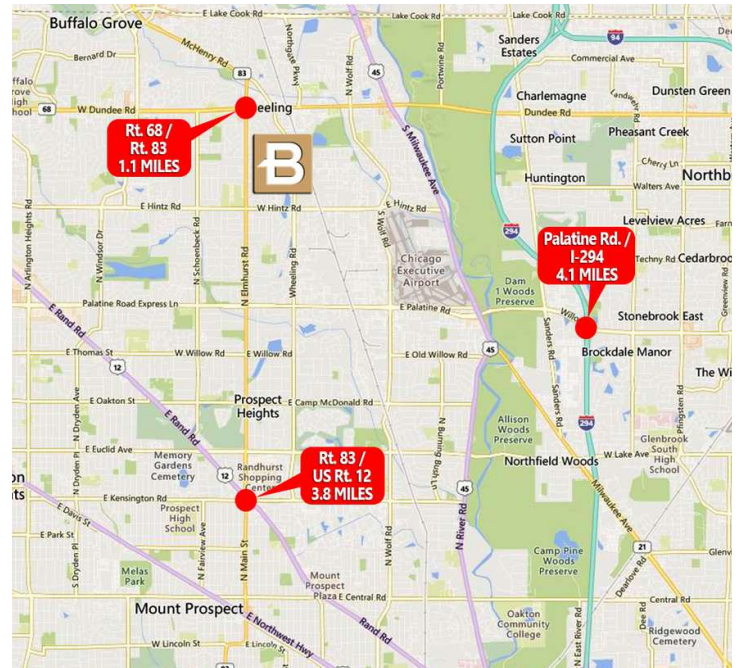
### LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby I-294.

SPACES	LEASE RATE	SPACE SIZE	AVAILABLE
622	\$6.50 SF/yr	2,275 SF	60-90 Days
648	\$6.50 SF/yr	5,606 SF	Immediate
662	\$6.50 SF/yr	5,500 SF	Immediate

### PROPERTY OVERVIEW

- Ideal spaces for users needing units with small offices
- 134,800 sf multi-tenant industrial building with units available
- 8 total docks - 6 common
- 6 private drive-in doors
- 3.11 Acre site
- Ample paved common parking



**MIKE ANTONELLI, SIOR**

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**COLLIN TYRRELL**

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

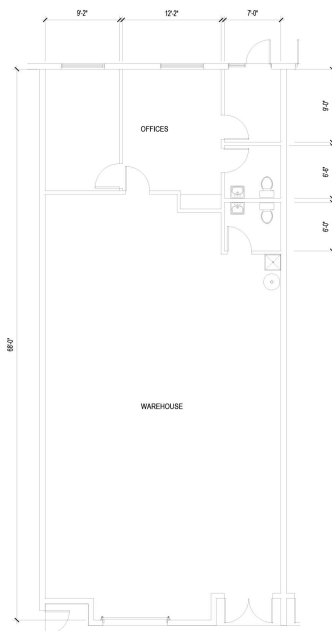
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**622 WHEELING ROAD, WHEELING, IL 60090**



### 622 WHEELING ROAD

- 2,275 SF
- Approximately 480 SF Offices
- 14' Ceiling
- Common Dock Loading
- 1 Interior Roll-up Door
- Wet Sprinkler System
- 3 Phase Power
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF NNN
- Availability - 60-90 Days

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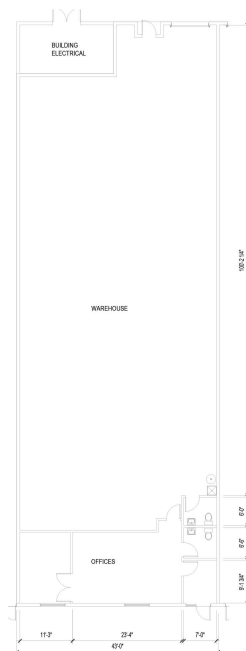
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**662 WHEELING ROAD, WHEELING, IL 60090**



### 662 WHEELING ROAD

- 5,500 SF
- Approximately 721 SF Offices
- 14' Ceiling
- Common Dock Loading
- 1 Interior Roll-Up Door
- Wet Sprinkler System
- Power: 400 Amp, 3 Phase
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF NNN
- Availability - Immediate

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