



LEASE

Industrial Spaces with Dock Doors

1666-1684 S WOLF RD

Wheeling, IL 60124

PRESENTED BY:

JOHN JOYCE, CCIM SIOR

O: 847.233.1178

john.joyce@svn.com

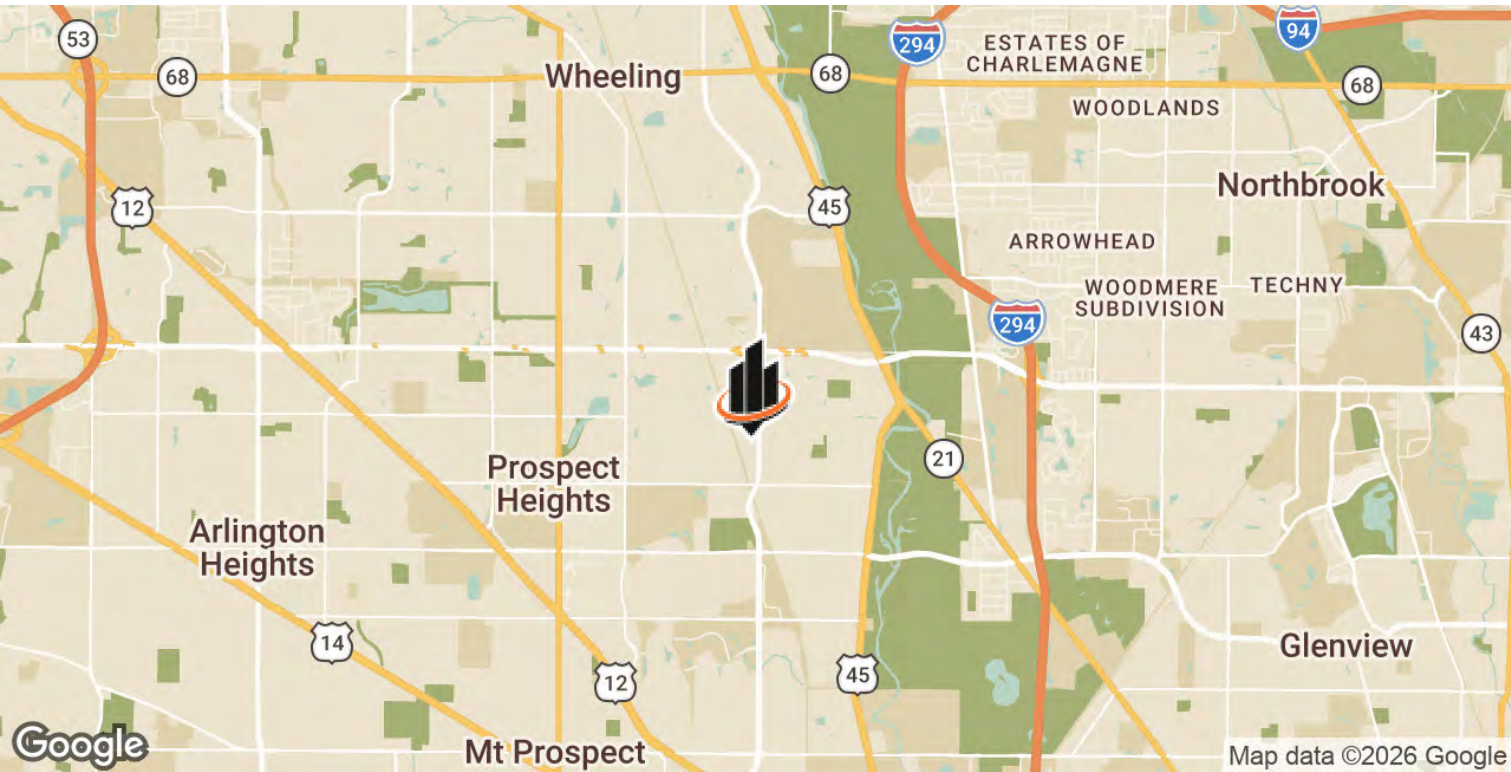
MARGARET AMES

O: 847.233.1139

margaret.ames@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.50 PSF MG
AVAILABLE SF:	2,861-7,119 SF
BUILDING SIZE	34,190 SF
YEAR BUILT:	1970
ZONING:	I-3
CLEAR HT:	14'
LOADING:	Truck-Level Docks

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

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Modified Gross	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	2,861- 7,119 SF	LEASE RATE:	\$12.50 SF/yr

AVAILABLE SPACES

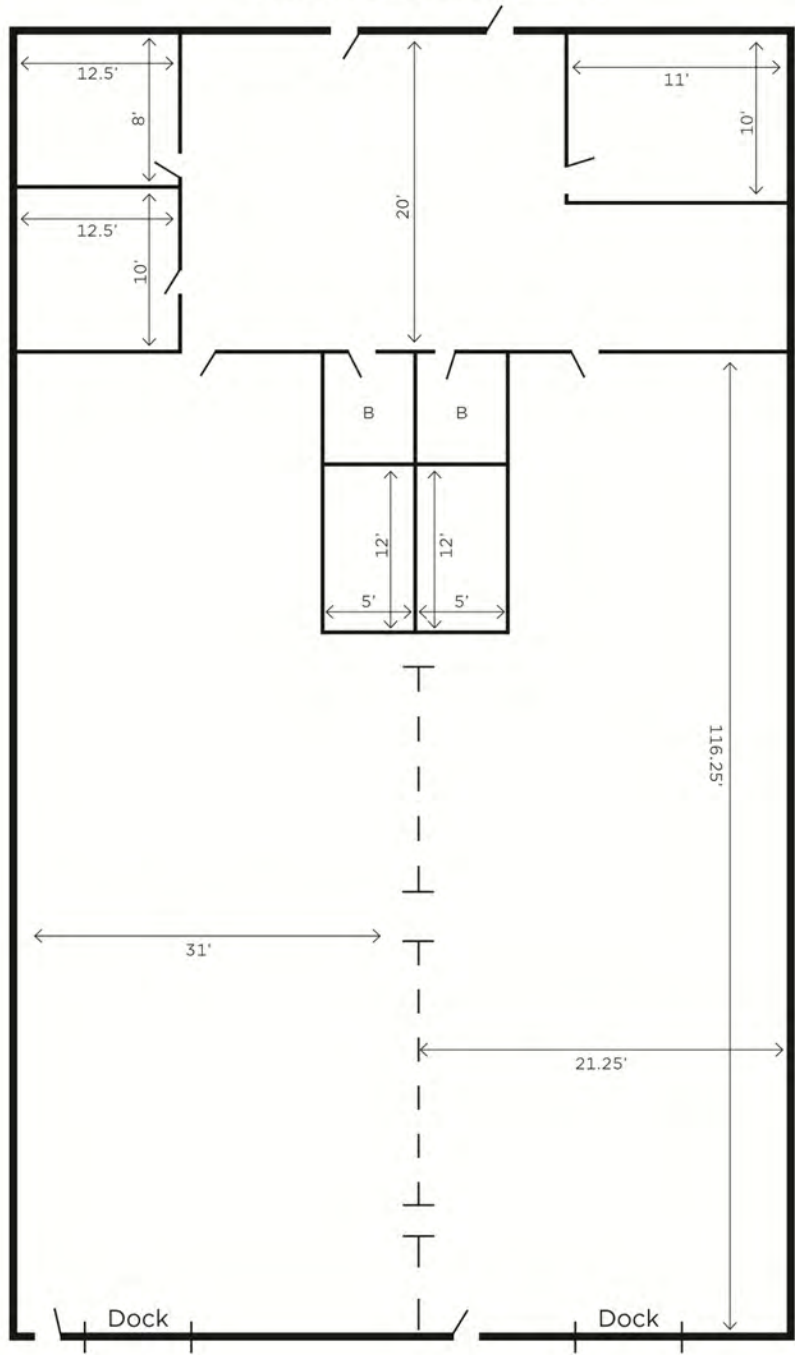
SUITE	SIZE (SF)	DESCRIPTION
1666-68 S Wolf Road	7,119 SF	Ceiling Fans, Warehouse Windows, Available Immediately. 2 Loading Docks, 800 SF Office Area Suite 1666 is Fully Air-Conditioned Can be demised to 4,223 SF or 2,895 SF
1678 S Wolf Road	2,861 SF	Fully Air-conditioned 1 Loading Dock, 400 SF Office Area Can be combined for 6,608 SF
1680 S Wolf Road	3,747 SF	1 Loading Dock 1,130 SF office area Can be combined for 6,608 SF

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1666-68 S WOLF RD | WHEELING, IL

Suite 1666: 4,223 SF
Suite 1668: 2,895 SF
Total (52.25' x 136.25') = 7,119 SF

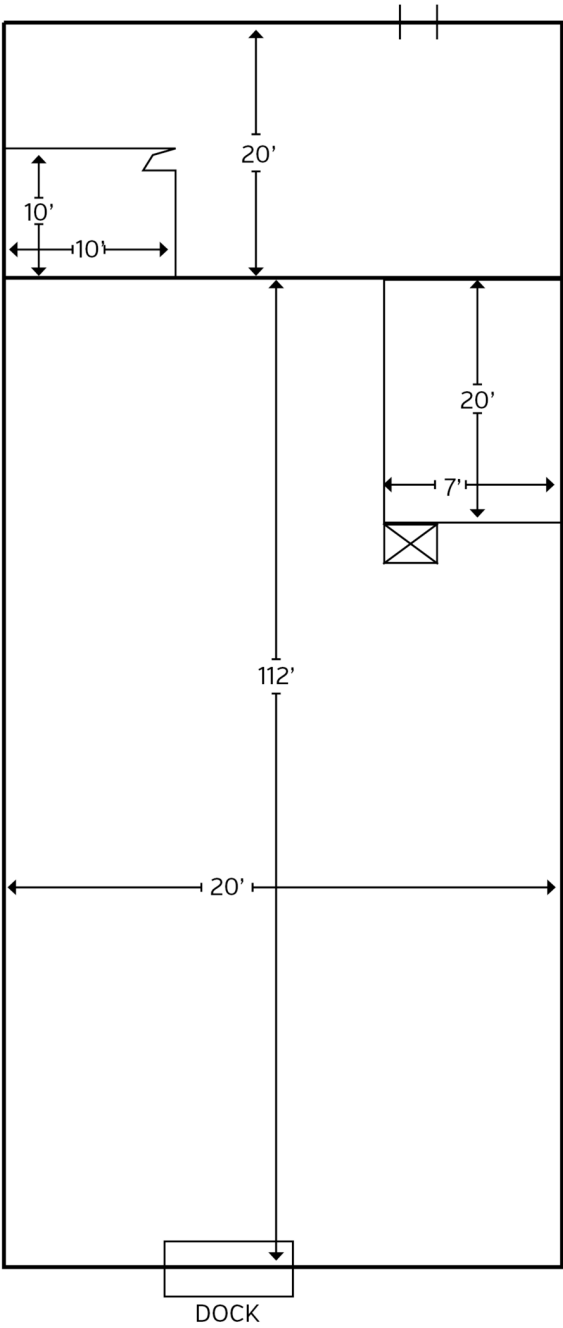


* Drawing is not to scale

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1678 FLOOR PLAN

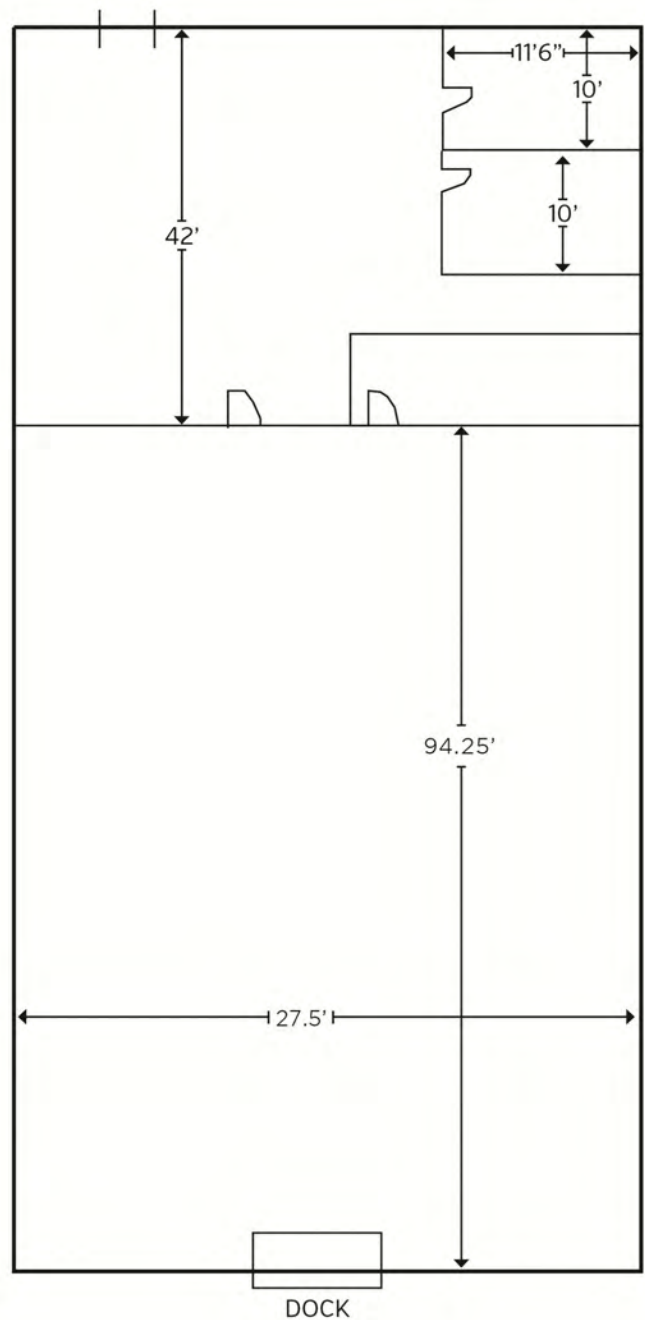
1678 WOLF ROAD / WHEELING, IL 60090
FLOOR PLAN



JOHN JOYCE, CCIM SIOR **MARGARET AMES**
O: 847.233.1178 O: 847.233.1139
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1680 S WOLF RD | WHEELING, IL

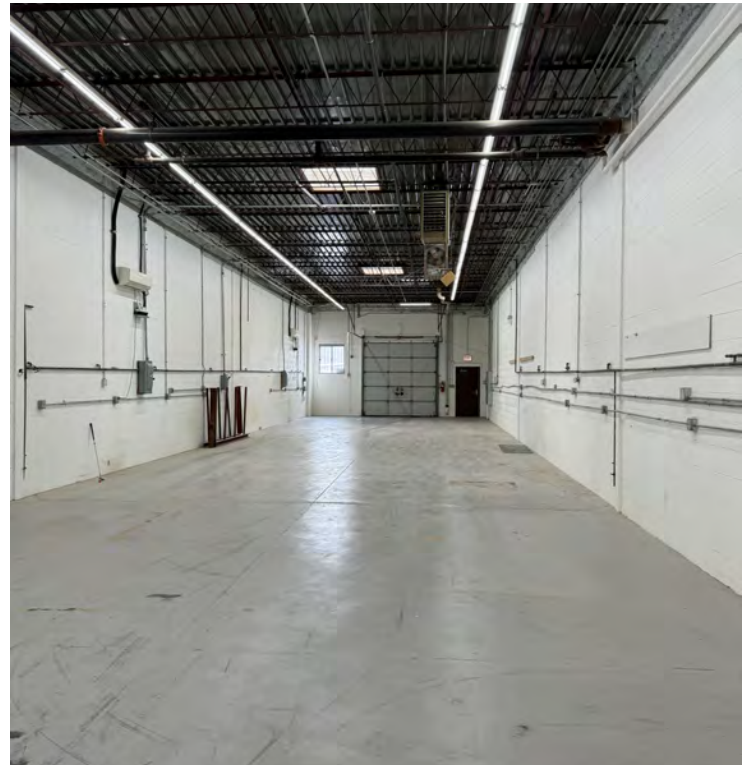
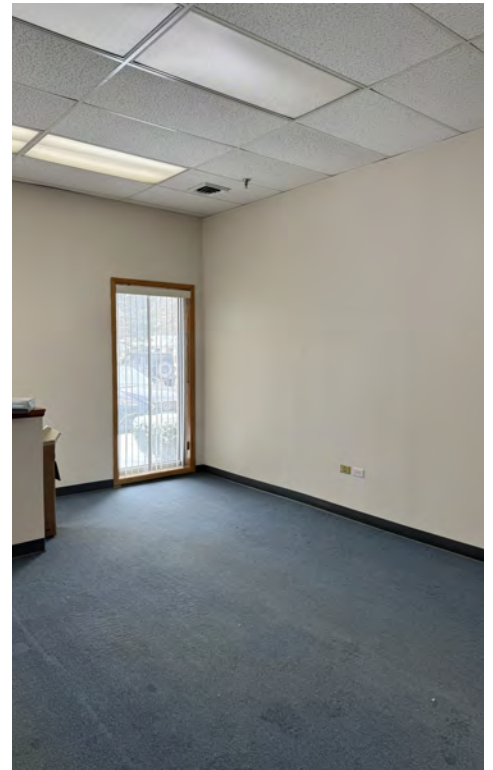
Suite 1680 (27.5' x 136.25'): 3,747 SF



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ADDITIONAL PHOTOS



JOHN JOYCE, CCIM SIOR

O: 847.233.1178
john.joyce@svn.com

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