

2,275 - 5,606 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

600-668 WHEELING ROAD, WHEELING, IL 60090



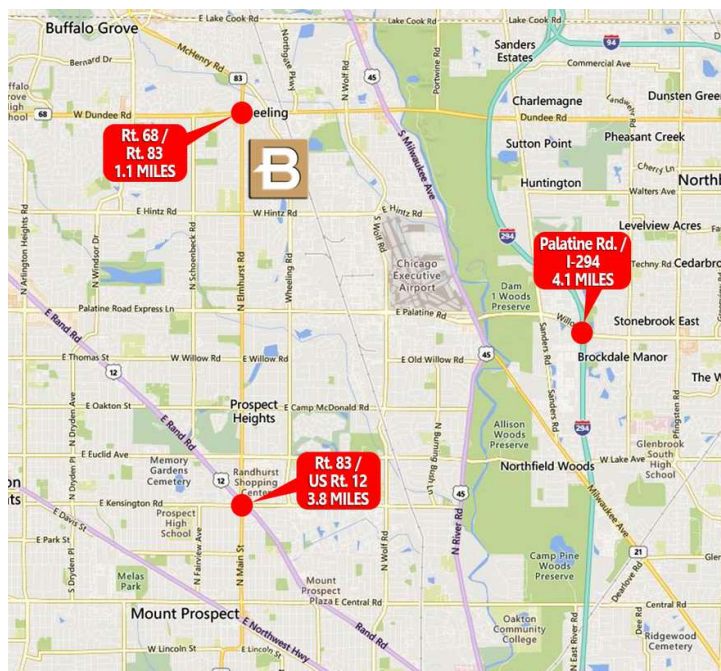
LOCATION DESCRIPTION

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	Immediate
636	\$6.50 SF/yr	3,312 SF	Immediate
648	\$6.50 SF/yr	5,606 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

847.758.9200 x307

MANTONELLI@BROWNCOMMERCIAL.COM

COLLIN TYRRELL

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// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

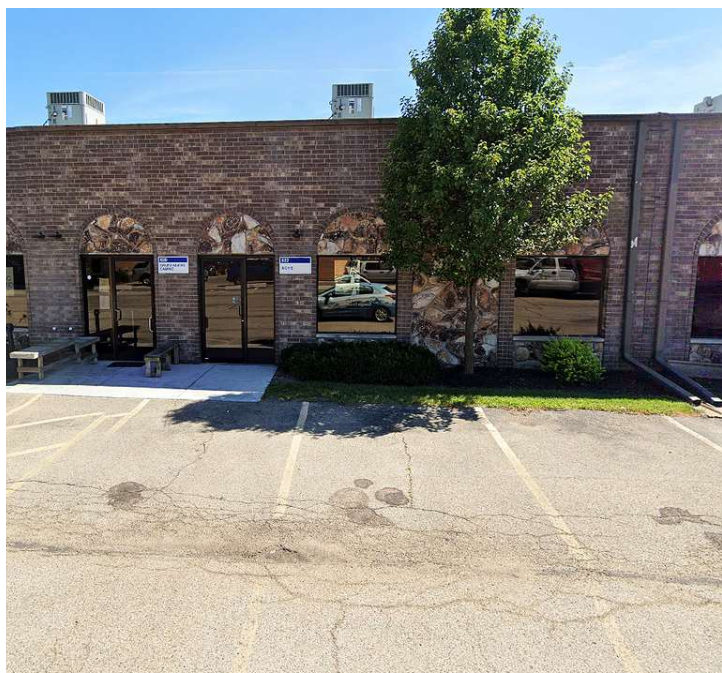
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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

Industrial Property For Lease



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- 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 - Immediate

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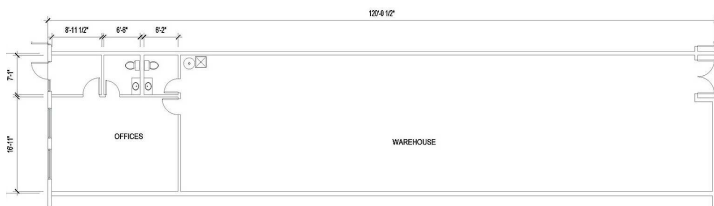
BROWN
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636 WHEELING ROAD, WHEELING, IL 60090



636 WHEELING ROAD

- 3,312 SF
- Approximately 540 SF Offices
- 14' Ceiling
- Common Dock Loading
- Double Man Doors
- Wet Sprinkler System
- 120 Volt Power
- Taxes: \$4.71/SF
- CAM: \$1.42/SF
- Insurance: \$0.32/SF
- Rental Rate: \$6.50/SF Net
- Availability - 9/1/26



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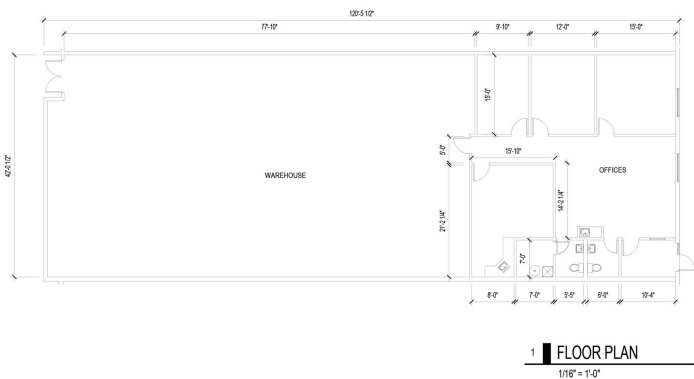
BROWN
COMMERCIAL GROUP, INC.

648 WHEELING ROAD, WHEELING, IL 60090



648 WHEELING ROAD

- 5,606 SF
- Approximately 1,500 SF Offices
- 14' Ceiling
- Common Dock Loading
- Double Man Doors Access
- 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 - Immediate



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