



INDUSTRIAL BUILDING FOR LEASE

**170 Shepard Ave.
Wheeling, IL**

PRESENTED BY:

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Offering Summary

Lease Price:	\$14.00/SF; Modified Gross
Base Rent per Month:	\$2,660
Available for Lease:	Unit C: 2,280 SF
Building Size:	21,535 SF
Year Built:	1990
Parking Spaces:	11
Ceiling Height:	14'
Drive-in Doors:	1 (w/o dock); 13'9" x 12'
Private Bathroom:	1

Property Highlights

- Located between two 4-way interchanges
- Easy access to I-294
- Private bathroom
- Drive-in (overhead) door, ~14' clear ceiling height
- 200 amp, 120/208 volt, 3-phase electric
- 24-hour access and security system





Unit C: 2,280 SF



Pictures

