



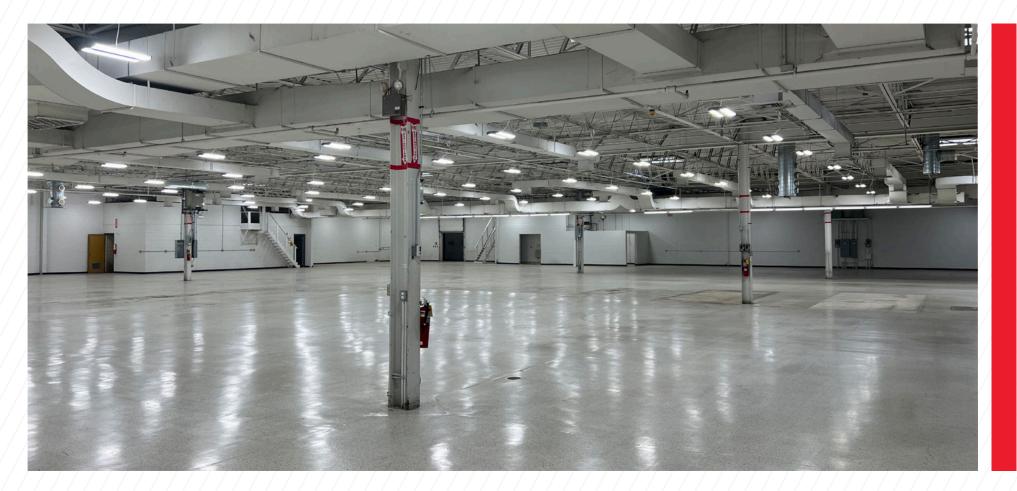
53,957 SF AVAILABLE FOR SALE OR LEASE

### 1475 SOUTH WHEELING RD

WHEELING, IL

HEADQUARTER FACILITY WITH MANUFACTURING & LAB SPACE

#### FULLY AIR CONDITIONED!



## 53,957 SF

#### FOR SALE OR LEASE

- Asking Lease Rate: \$6.25/SF Net
- Asking Sale Price: STO
- Possible to Add Drive-in Doors
- New Roof Top Units (RTU's)
- Fully Air Conditioned

#### **PROPERTY FEATURES**

Space Available: 53,957 SF

Warehouse/Lab Area: 33,970 SF

Office Area: ±20,000 SF

Site Area: 3.69 Acres

Clear Height: 14' 6" Clear

Loading: 2 Exterior Docks

#### Parking: 134 Spaces

Year Built: 1977

Column Spacing: 40' x 50'

Warehouse Dimensions: 158' x 215'

Lighting: LED

Power (2 Services): 1600A/480V & 800A/480V

# REC ROOM 38'-0 X 27'-7 CONF. 22'-5 X 31' CONFERENCE 28'-5 X 13'-8 14

#### **BUILDING IMAGES**







# SITE PLAN



**AERIAL MAP** 



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