

FOR SALE

25,937 ± SF Industrial Building Includes 3,800 ± SF Office

Single story industrial building located in Palwaukee Business Center was most recently used for manufacturing, machining and tool & die business. Building totals 25,937 SF, originally built in 1988 (20,270 SF) and additional 5,667 SF added in 1995. Front office space 3,000 ± SF and additional 800 SF in newer section. Minimum 6" reinforced concrete flooring throughout warehouse area. Multiple electrical service to building, 800 & 400 amp, 480V (3 phase, 4 wire) OH Bus Bar 230V in mfg. area. Situated on 1.74 AC with parking for 55+ spaces and in-ground irrigation system. 1.5 miles from I-294 tollway. Eligible for Cook County 6B Classification for encouragement of industrial development. See layout and photos. Contact Joe for questions or schedule a tour.

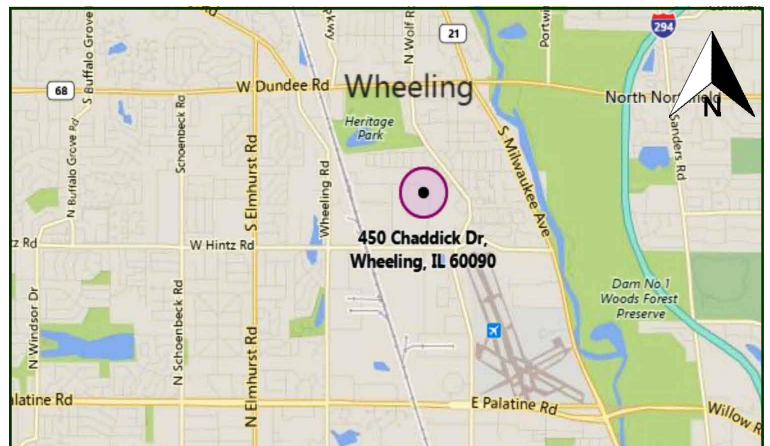


PROPERTY SPECIFICATIONS

Description:	Brick Industrial Building
Year Built:	1988 & 1995
Building Size:	25,937 SF
Land Size:	1.74 Acre
Office:	3,800 ± SF
Power:	800 & 400 amp, 480V (3 phase, 4 wire) OH Bus Bar 230V in mfg. area.
HVAC:	GFA / Central Air
Sprinklered:	Yes
Floor Drains:	Yes
Ceiling Height:	14' - 18' Clear T-5 Lighting
Environmental:	2012 Phase I
Parking:	55+
Washroom(s):	5 plus locker room
Truck Docks:	1 Recessed w/ Leveler
Drive-in-Doors:	2 (10x10)
Sewer/Water:	City
Possession:	Negotiable
Zoning:	I-2 (Limited Ind. Dist.)
Real Estate Taxes:	\$79,457 (2015)
Sale Price:	\$1,534,000 (\$59.14 psf)

LoopNet: 20196401

MLS: 09506766



DIRECTIONS: Wheeling Rd. to E. Hintz. Left on Chaddick.

PIN: 03-11-407-009,010,011

February 21, 2017

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- Industrial
- Commercial
- Office
- Land
- Business

450 Chaddick Drive
Wheeling, IL 60090

