

±21,000 SF AVAILABLE

450 SOUTH WHEELING ROAD

WHEELING, IL



PROPERTY HIGHLIGHTS

Building Size: ±21,000 SF

Date Built: 1970 with addition in 1998

Site Size: 1.8 Acres

Clear Height: 14'-18'
(Clear span pitched warehouse)

Loading: 2 exterior docks (one leveler)
2 drive-in-doors

Parking: 44 cars

- I-2 Industrial Zoning
- 10-minute walk to Metra NCS Station with easy access to I-294
- On-site AT&T fiber optic infrastructure and Comcast Business high-speed internet service
- 80' clear span warehouse
- Hazard Group 1 Sprinkler Coverage
- 600 amps @ 240V
- Excellent frontage on Wheeling Rd.
- Divisibility in place and ready to lease out to an additional tenant if needed.
- 2024 taxes paid in 2025 = \$92,893
- Potential for 6B tax incentive to a new buyer
- Clear span in warehouse
- Building repainted in 2025 with upgraded brig hardscaping and asphalt improvements



PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

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