

For Sale or Lease

900 Chaddick Drive

Wheeling, IL 60090

75,902 SF



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

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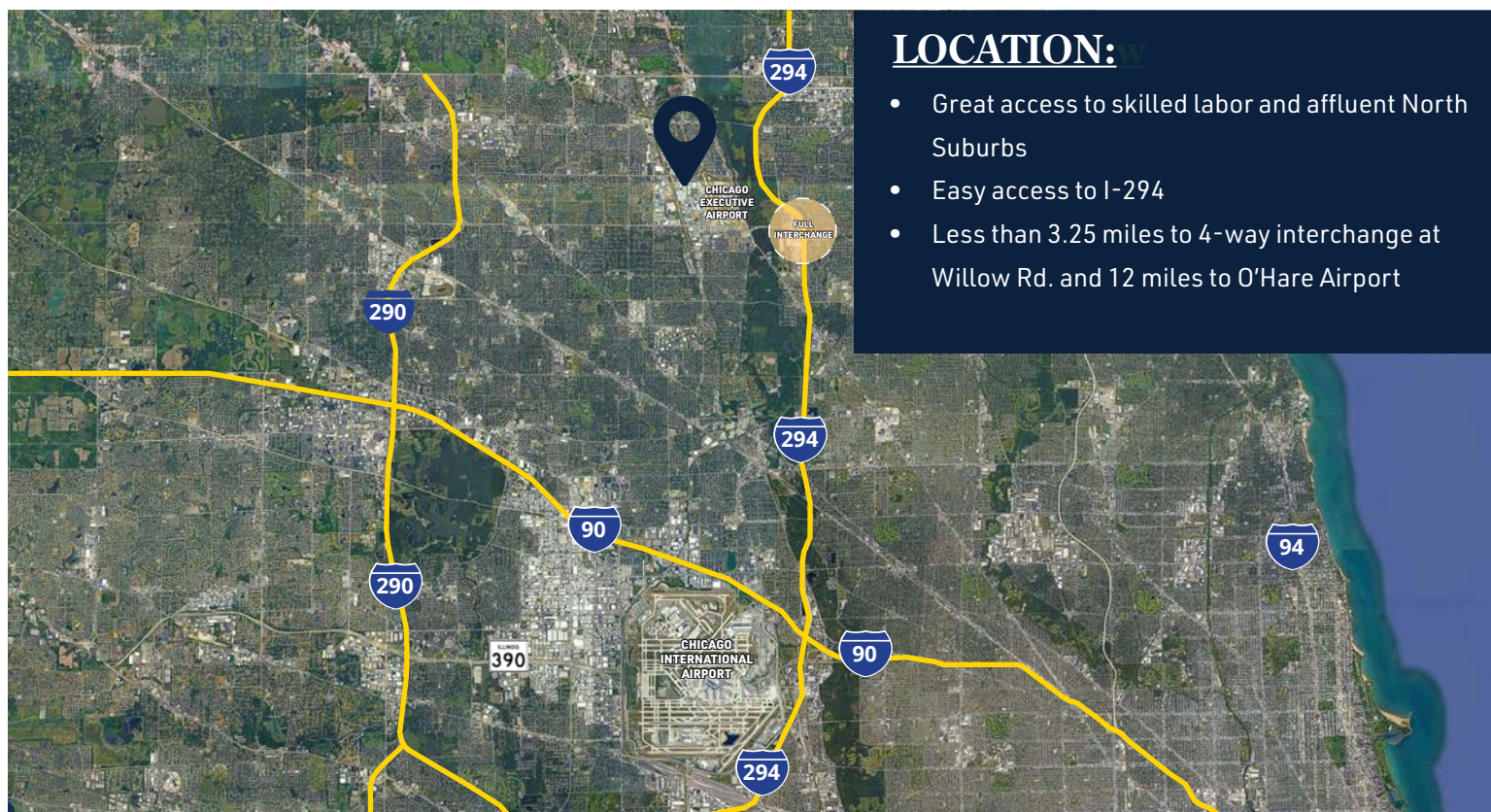
Wheeling, IL 60090

75,902 SF



PROPERTY HIGHLIGHTS

Available SF	75,902 SF (expandable by $\pm$ 30,000 SF)
Land Size	5.48 acres
Office SF	5,500 SF; 7,000 SF of mezzanine office
Loading	2 exterior docks, 5 drive in doors
Ceiling Height	22'
Power	2 services - 4,000 amps @480 volts
Sprinkler	Fully sprinklered - Wet System
Zoning	I-3
HVAC	Gas fired unit heaters
Car Parking	150+ spaces (expandable)
Year Built	1983
Construction	Masonry
Real Estate Taxes	\$1.66/psf (2025), Existing 6B tax incentive
Asking Lease Rate	\$7.95/SF Net
Asking Sale Price	Subject to Offer



LOCATION:

- Great access to skilled labor and affluent North Suburbs
- Easy access to I-294
- Less than 3.25 miles to 4-way interchange at Willow Rd. and 12 miles to O'Hare Airport

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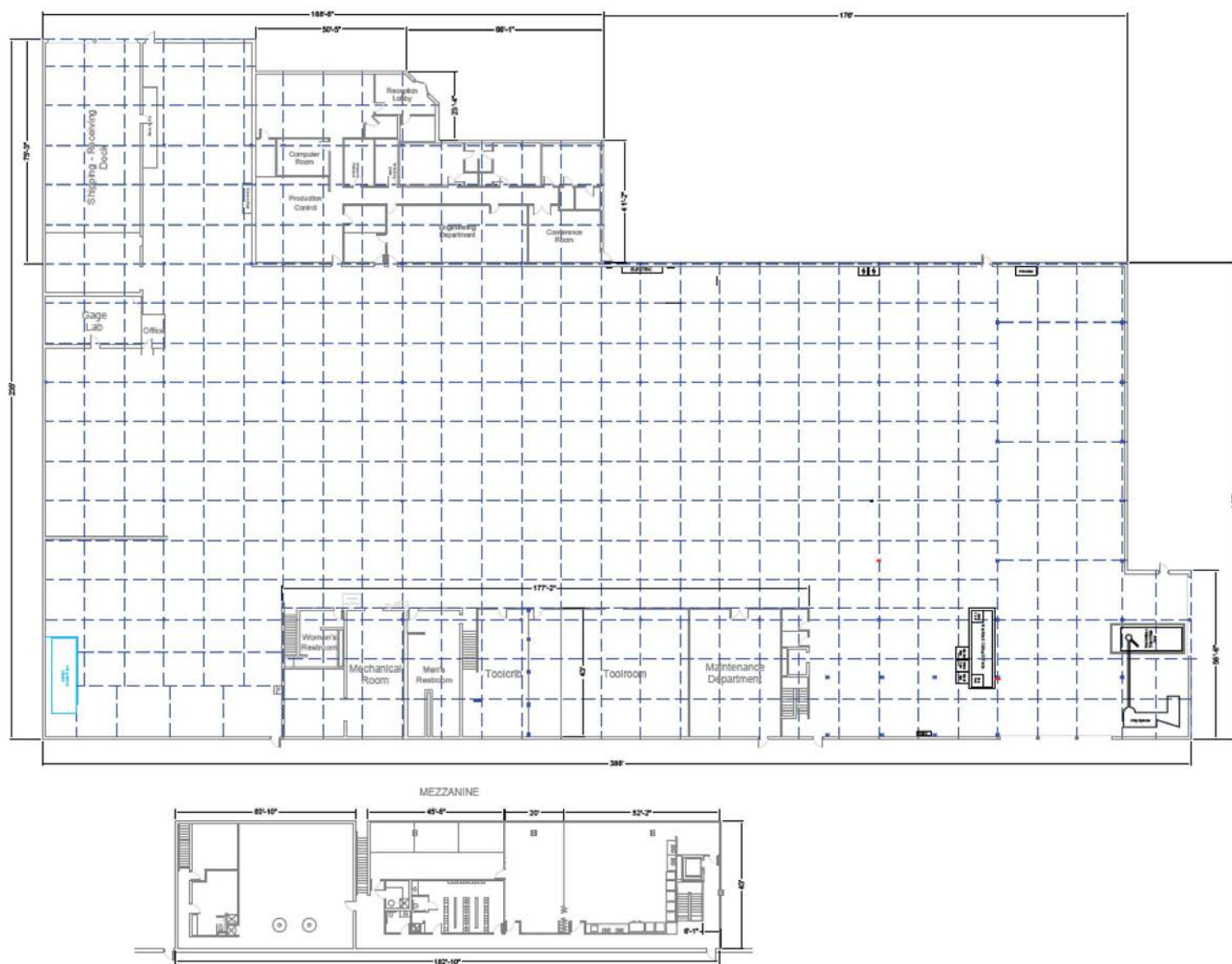
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FLOOR PLAN



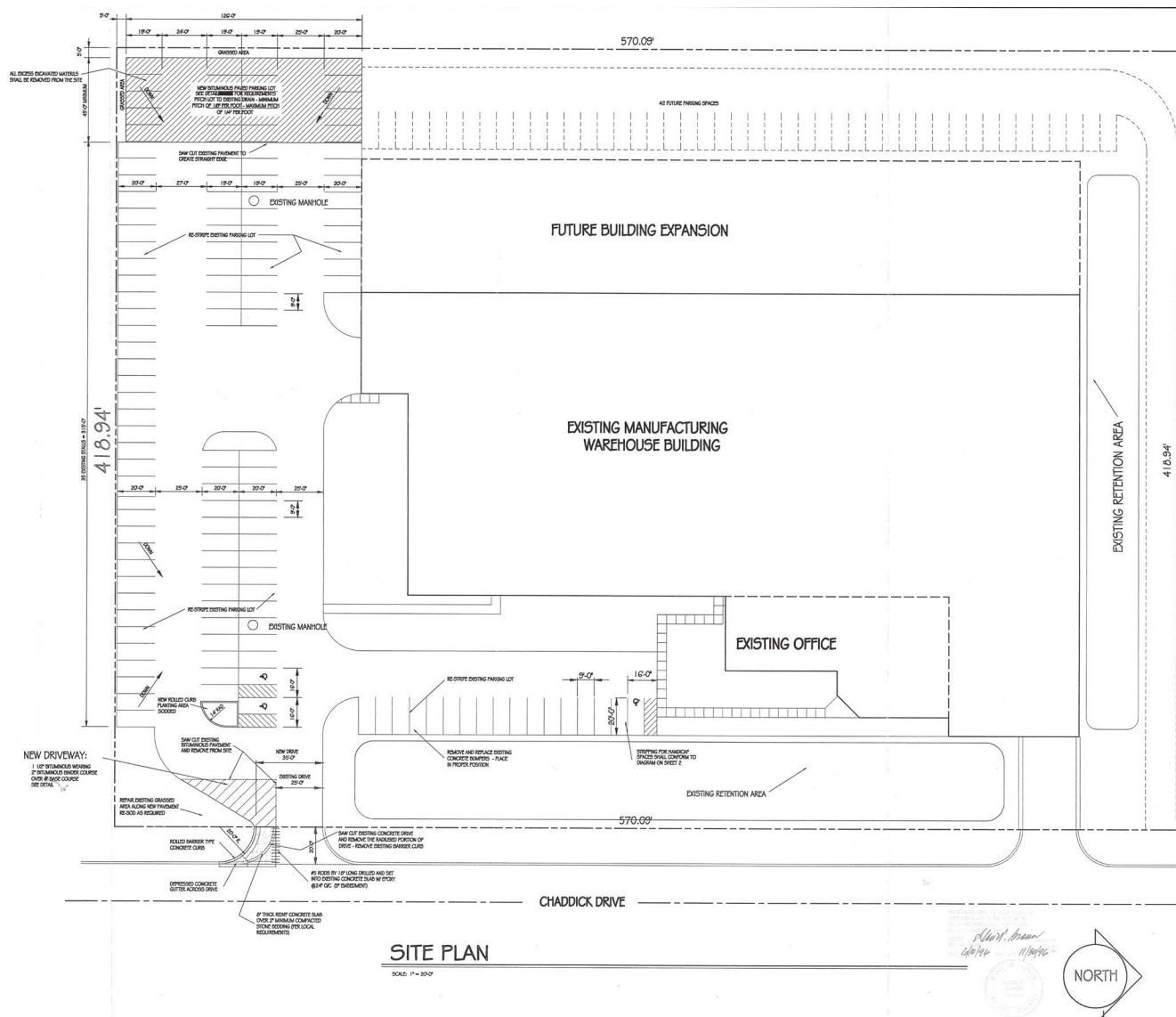
Manufacturing Infrastructure:

- Air lines: Air-lines distributed throughout manufacturing and warehouse space
- Bus Ducts: Approximately 400 SF of bus ducts in place
- Cranes: 10-ton bridge crane, Three (3) one-ton jib cranes

Additional Amenities:

- Special purpose room
- Maintenance department
- Lunch room
- Locker rooms with Bradley sink wash basins in place

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SURVEY



**POTENTIAL OUTSIDE
STORAGE OR BUILDING
EXPANSION**

