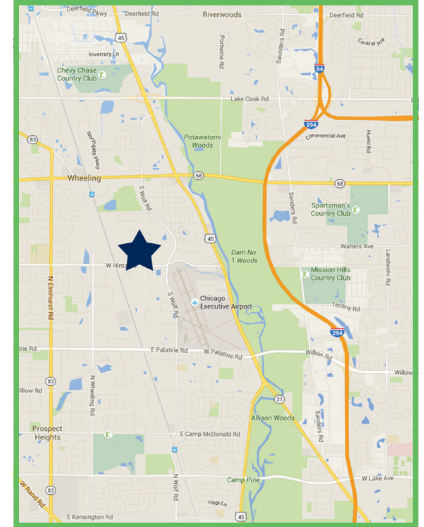


Available for Lease



773-797 Glenn Ave | Wheeling, IL

Multi-Tenant Industrial Building

Highlights

- 3 Miles to I-294/Willow Road Interchange
- Excellent proximity to Chicago Executive Airport
- Recently renovated with new paint & carpet
- LED lights which reduce energy costs by 60-70% & maintenance costs by 90%
- Institutionally owned & managed
- New ownership

Pricing

- Lease Rate: \$5.60 PSF Net
- Taxes: \$3.27 PSF (2017 estimates)
- CAM: \$0.82 PSF (2017 estimates)
- Insurance: \$0.11 PSF (2017 estimates)

Available

Units	Total SF	Office SF	Loading	Power	Parking	Available
773	7,500	1,806	1 Interior Dock 1 DID	200a/120-240v 3p	13 Spaces	Immediately
797	14,300	3,082	1 Interior Dock 1 DID	400 a/120-240v 3p	25 Spaces	Immediately

Details

- Total Building: 82,000 SF
- Land Area: 5.10 Acres
- Ceiling Height: 15'8" Clear
- Sprinklers: Wet
- Parking: 1.75 per 1,000 SF
- Heating: Gas
- Year Built: 1981
- Zoning: I-3

For More Information, Contact:

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C: 630.816.7074
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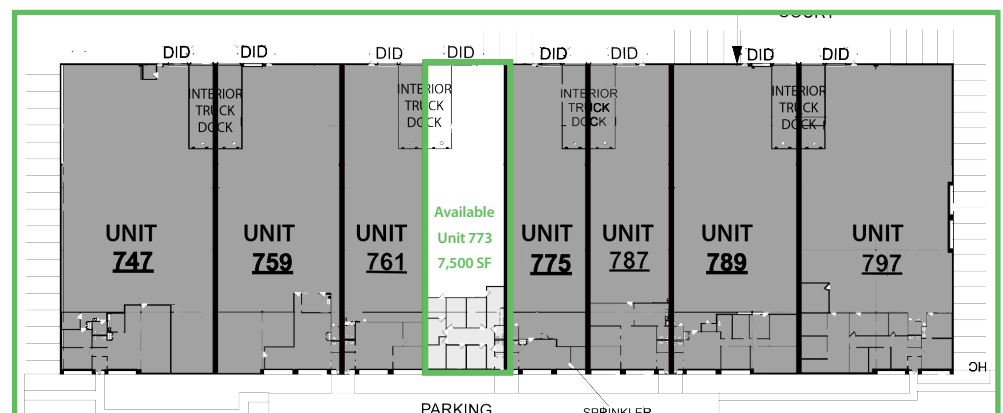
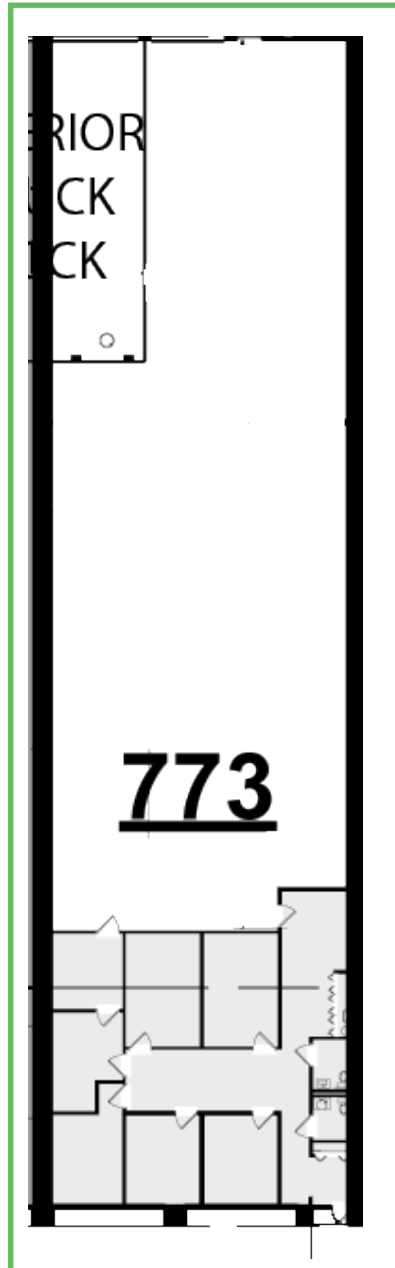
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Owned & Managed By:

WESTMOUNT
REALTY CAPITAL, LLC

Unit 773 Floor Plan

7,500 SF



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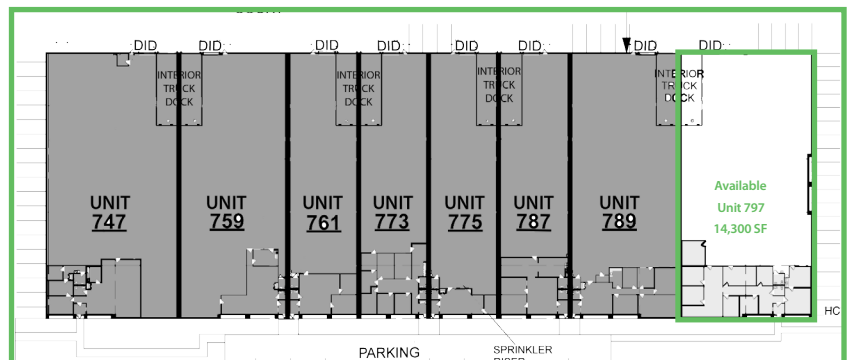
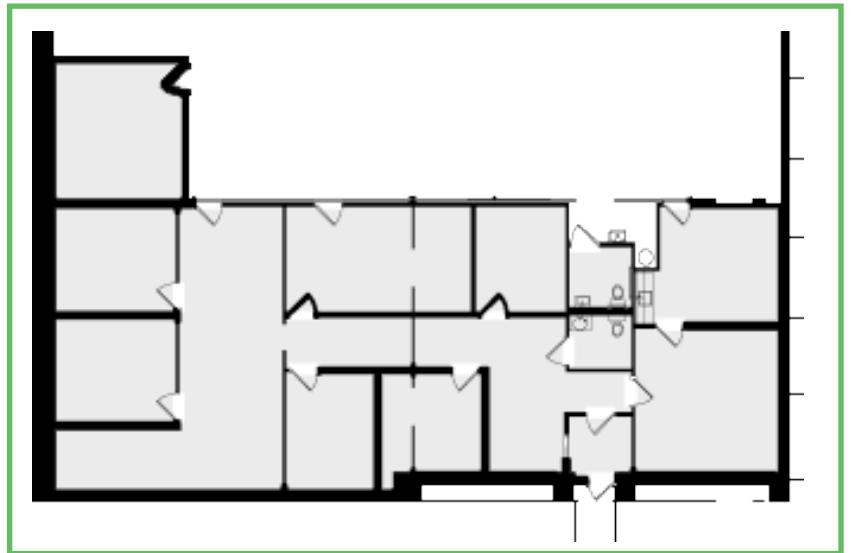
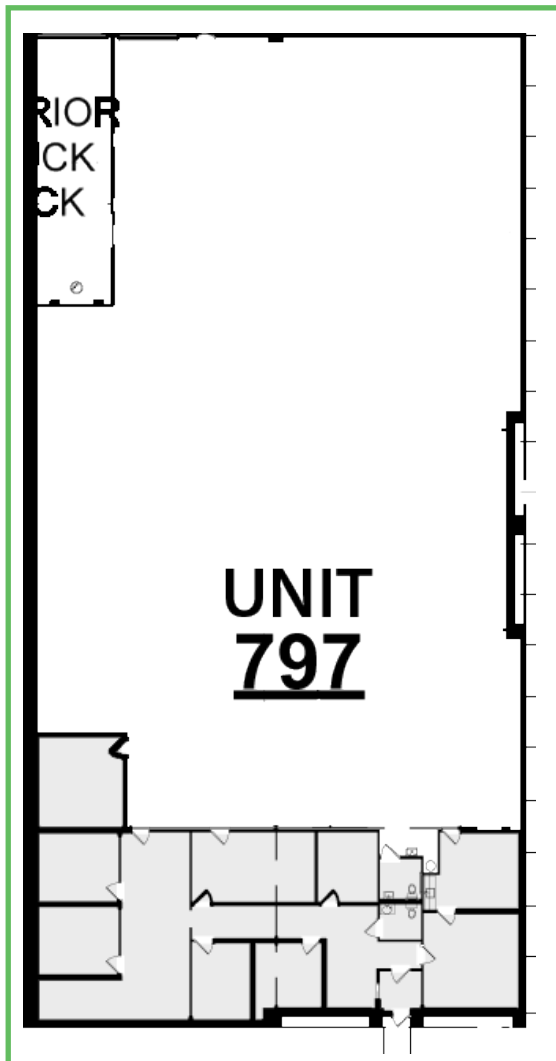
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Owned & Managed By:


WESTMOUNT
REALTY CAPITAL, LLC 2

Unit 797 Floor Plan

14,300 SF



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Owned & Managed By:

WESTMOUNT
REALTY CAPITAL, LLC 3