

AVAILABLE FOR SALE

2180 S. WOLF RD, DES PLAINES, IL 60018

6B Tax Incentive Potential



BUILDING SPECIFICATIONS

SIZE:	60,922 SF
OFFICE:	± 5,600 SF
LOADING:	8 Int Docks with Levelers 1 Drive-in Door
CEILING:	18' - 6" Clear
POWER:	800 amps; 480/277 volt 600 amps; 208/120 volt
PARKING:	67 Cars (expandable)
BAY SIZE:	40' x 36'
HEAT:	Gas units
SPRINKLER:	Yes
REAL ESTATE TAXES:	\$57,418.08 / \$0.94 psf (2017) <i>*Taxes artificially low due to vacancy</i>
SALE PRICE:	\$3,900,000 (\$64.02 psf)



FEATURES

- Minutes from O'Hare Airport
 - Racking can be included
- New in 2019:**
- 20-ton and 3-ton A/C Units
- 2013 Renovations Include:**
- New paint and carpet in offices
 - New lunch/ break room
 - New office lighting with motion sensors
 - New T-8 warehouse lighting with motion sensors

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

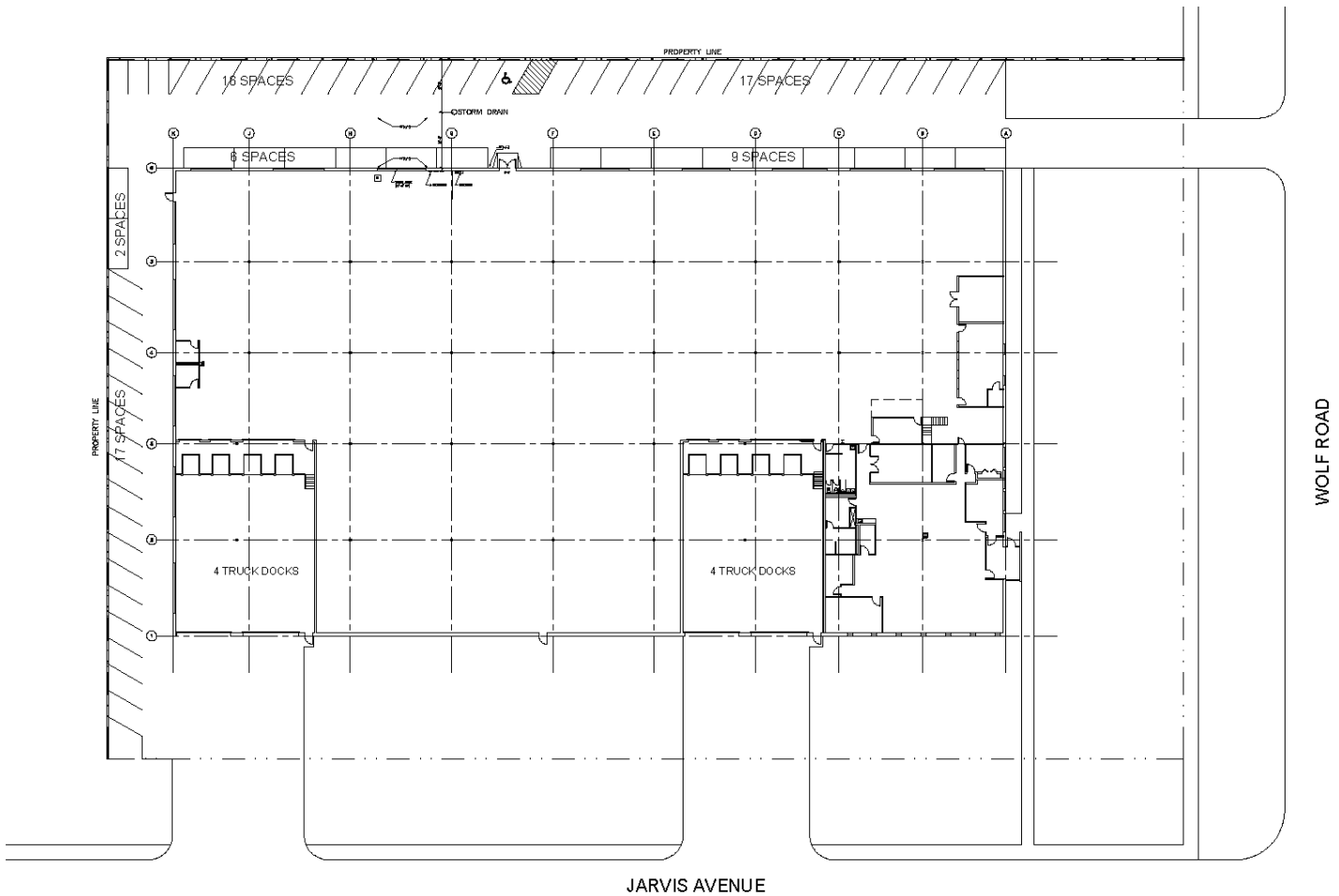
DAN PRENDERGAST

Broker

dprendergast@darwinrealty.com

AVAILABLE FOR SALE

2180 S. WOLF RD, DES PLAINES, IL 60018



FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

DAN PRENDERGAST
Broker

dprendergast@darwinrealty.com