



22,115 SF
AVAILABLE FOR
SALE OR LEASE

170 Shepard Ave

Wheeling, Illinois

CLASS 6B
POTENTIAL TAX INCENTIVE



For more information, please contact:

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Property Highlights:

| | |
|-----------------|------------------|
| Total Building: | 22,115 SF |
| Office Area: | ±7,100 SF |
| Site Size: | 1.04 acres |
| Year Built: | 1990 |
| Loading: | 6 Drive-in-doors |
| Clear Height: | 14' |
| Parking: | 26 cars |

Pricing:

Sale Price: \$850,000

Lease Rate: Subject to Offer



LOCATION HIGHLIGHTS

- Located between two 4-way interchanges
- 6B tax incentive potential
- Excellent local labor pool
- New roof in 2011



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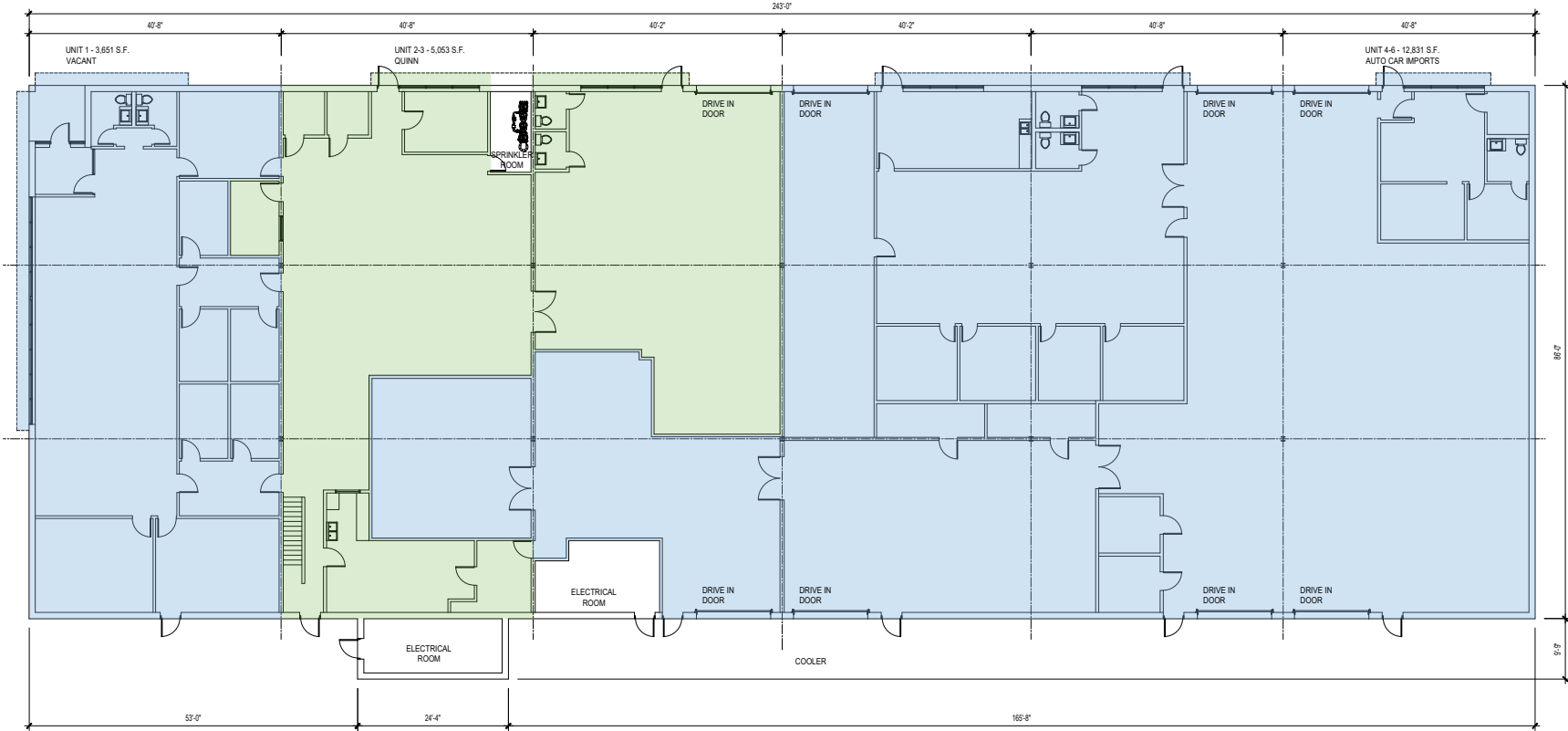
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SITE PLAN



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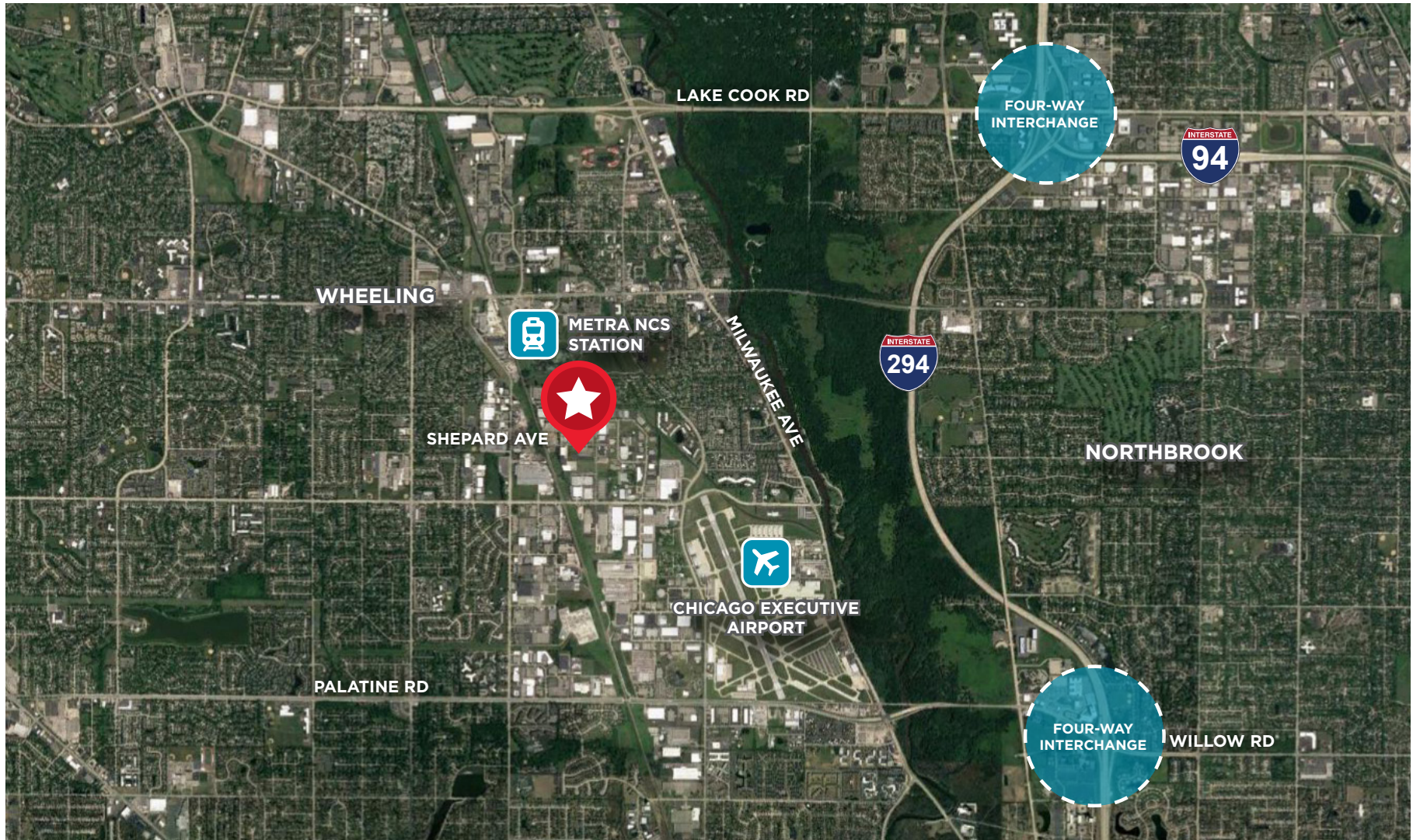


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