FOR SALE OR LEASE

Industrial Warehouse



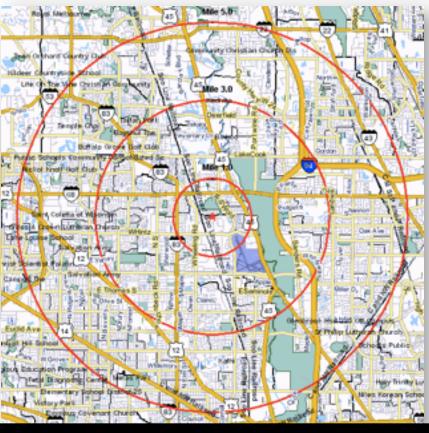
110-112 CARPENTER AVE, WHEELING, IL

HIGHLIGHTS

- Gross Building Area: 28,314 SF
 - Two Suites 14,157 SF Each
- Total Site Size: 1.38 Acres
- Approximately 5,500 SF Office
- 2,000 Amps
- Fully Sprinklered
- Gas Forced HVAC
- 18' Clear Height in Warehouse
- Two Interior Loading Docks
- Two Drive In Doors
- Zoned I-3
- 6B Tax Status Pending

Purchase Price: \$1,199,000 Lease Rate: \$6.50 NNN

<u>Demographics</u>	1 Mile	3 Mile	5 Mile
Population	14,107	100,481	273,559
Households	4,799	40,168	106,695
Avg. HH Income	\$73,509	\$91,559	\$105,136
Daytime Employees	7,489	53,136	140,236



CONTACT INFORMATION

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