

**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

| Demographics | 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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