

**FOR
SALE**

Industrial Building

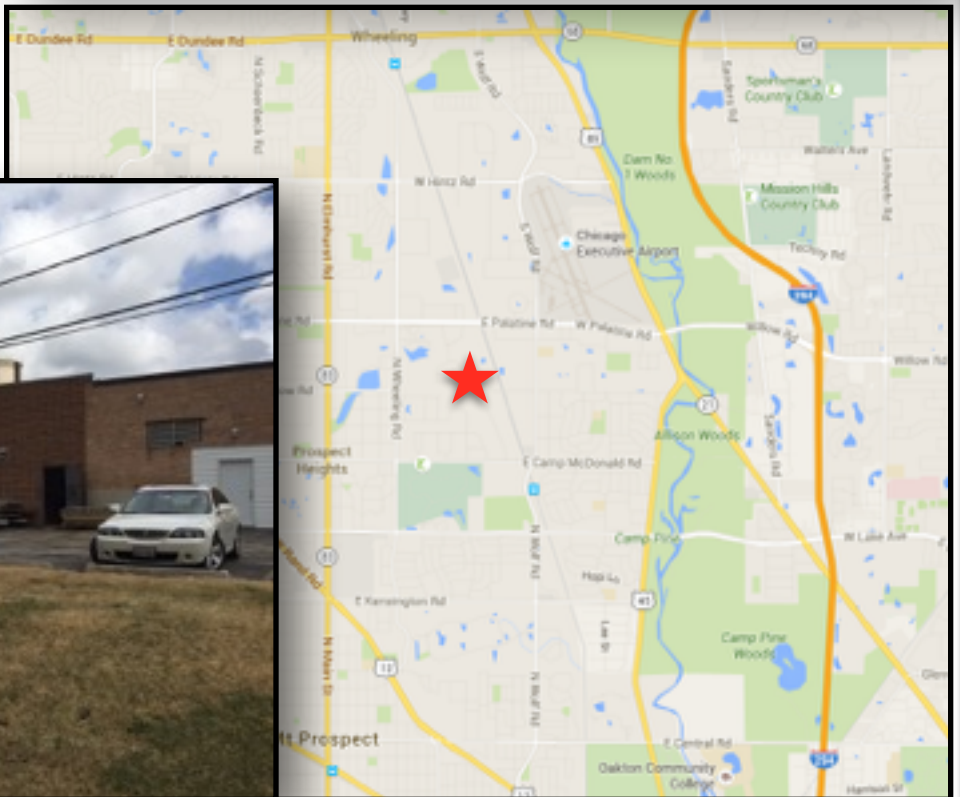
FULLY LEASED INVESTMENT OPPORTUNITY

2048-68 S. FOSTER AVENUE, WHEELING, IL



HIGHLIGHTS

- 100% LEASED
- TWO UNITS (22,532 +/- SF) GBA
 - 2048 - 13,073 +/- SF
 - 2068 - 9,459 +/- SF
- ZONED I-1 & I-3
- FULLY SPRINKLERED (WET)
- THREE EXTERIOR DOCKS
- TWO DRIVE-IN DOORS
- HEATED & COOLED OFFICE AREAS
- WAREHOUSE HEATED VIA SUSPENDED GAS FIRED UNITS
- 2,400 AMPS
- 13'-16' CLEAR HEIGHT
- 24 EXTERIOR PARKING SPACES
- 1.77 ACRE SITE
- APPROXIMATELY 13% GBA OFFICE



Purchase Price \$790,000



CONTACT INFORMATION

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