

For Lease
Heavy Power

±67,550 SF
Renovations Complete
New 6B - Low RE Taxes

742 Glenn Avenue

Wheeling, Illinois 60090

PROPERTY HIGHLIGHTS

- ±67,550 SF Available For Lease
- 119,150 SF building
- ±6,000 SF office
- 6.55 acre site (total)
- New LED lights on motion sensors
- 21.5' clear height
- 2 interior docks
- 2 exterior docks
- ±75 parking spaces (for unit)
- Heavy power
 - >6,000 amps @ 480 volts
 - 3x 800 amps @ 120/208 volts
- Masonry & metal panel construction
- Proximity to Chicago Executive Airport, Palatine/Willow Rds and 4-way interchange for I-294
- 2024 Taxes: \$1.71 PSF
- New Cook County 6B, Low RE taxes
- Lease Rate: \$7.95 psf NNN
- Available Immediately

PROPERTY IMPROVEMENTS

- Tuckpoint
- Clean, grind, polish warehouse floor
- Interior walls and deck painted white
- Exterior paint
- LED lights
- Dock door/dock seal repair
- New roof (pending 2026)

Contact

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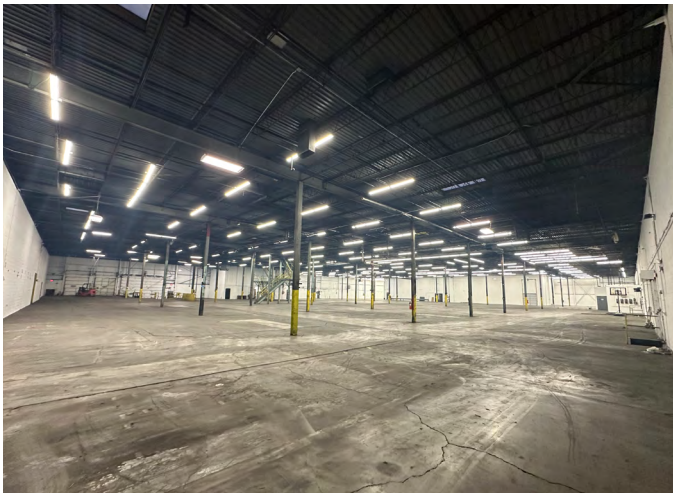
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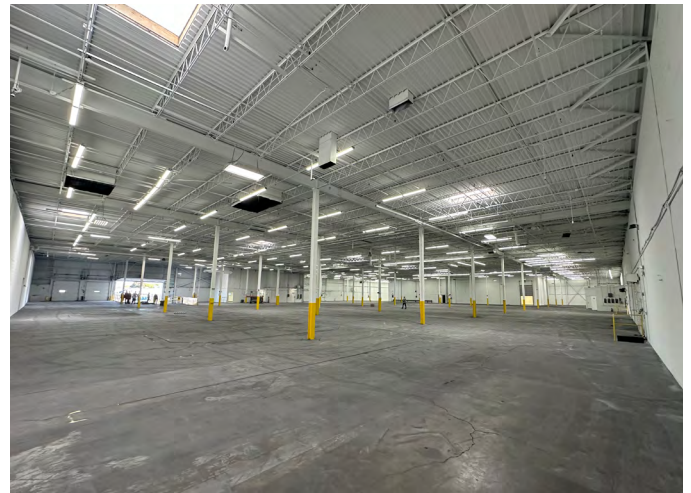


742 Glenn Avenue - Wheeling Illinois

BEFORE

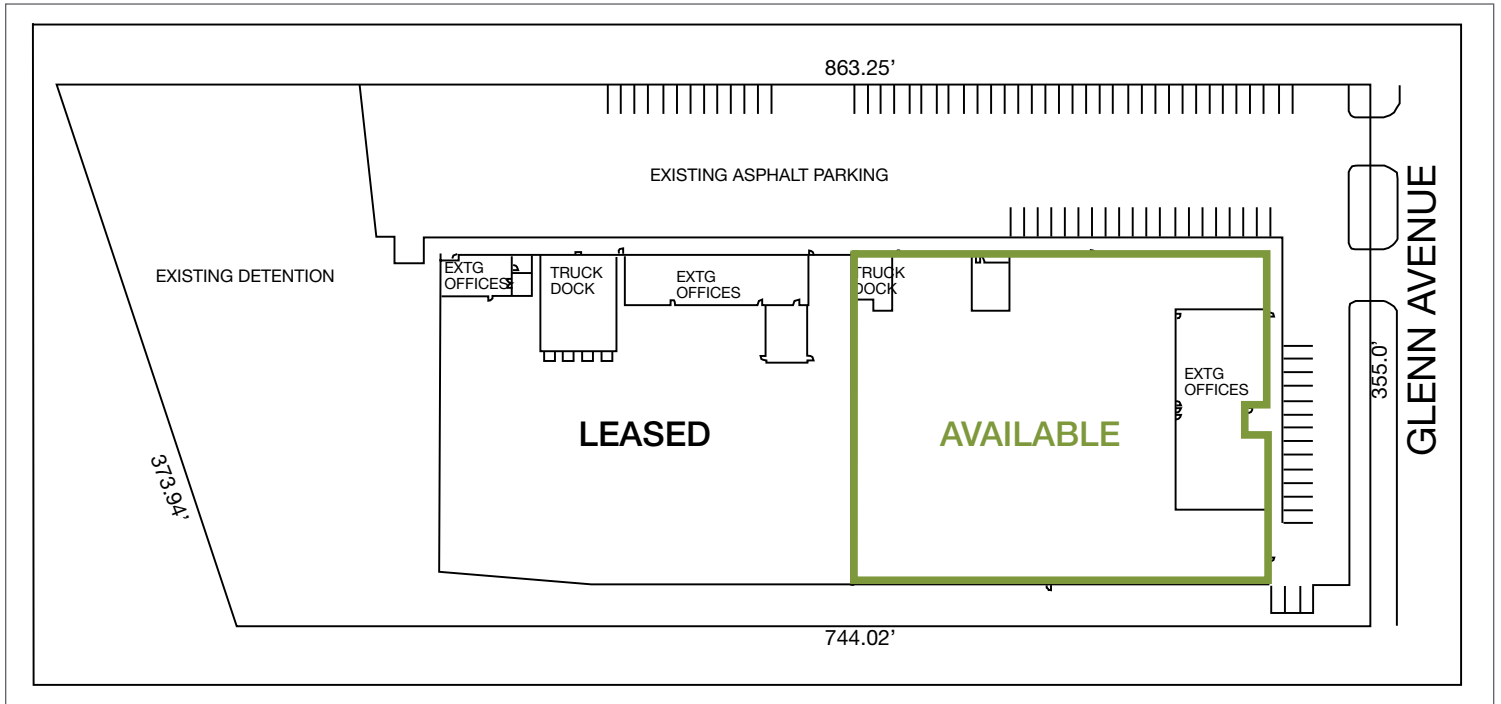


AFTER



Brokerage Disclosure: Principals of this firm maintain an ownership interest in subject real estate.

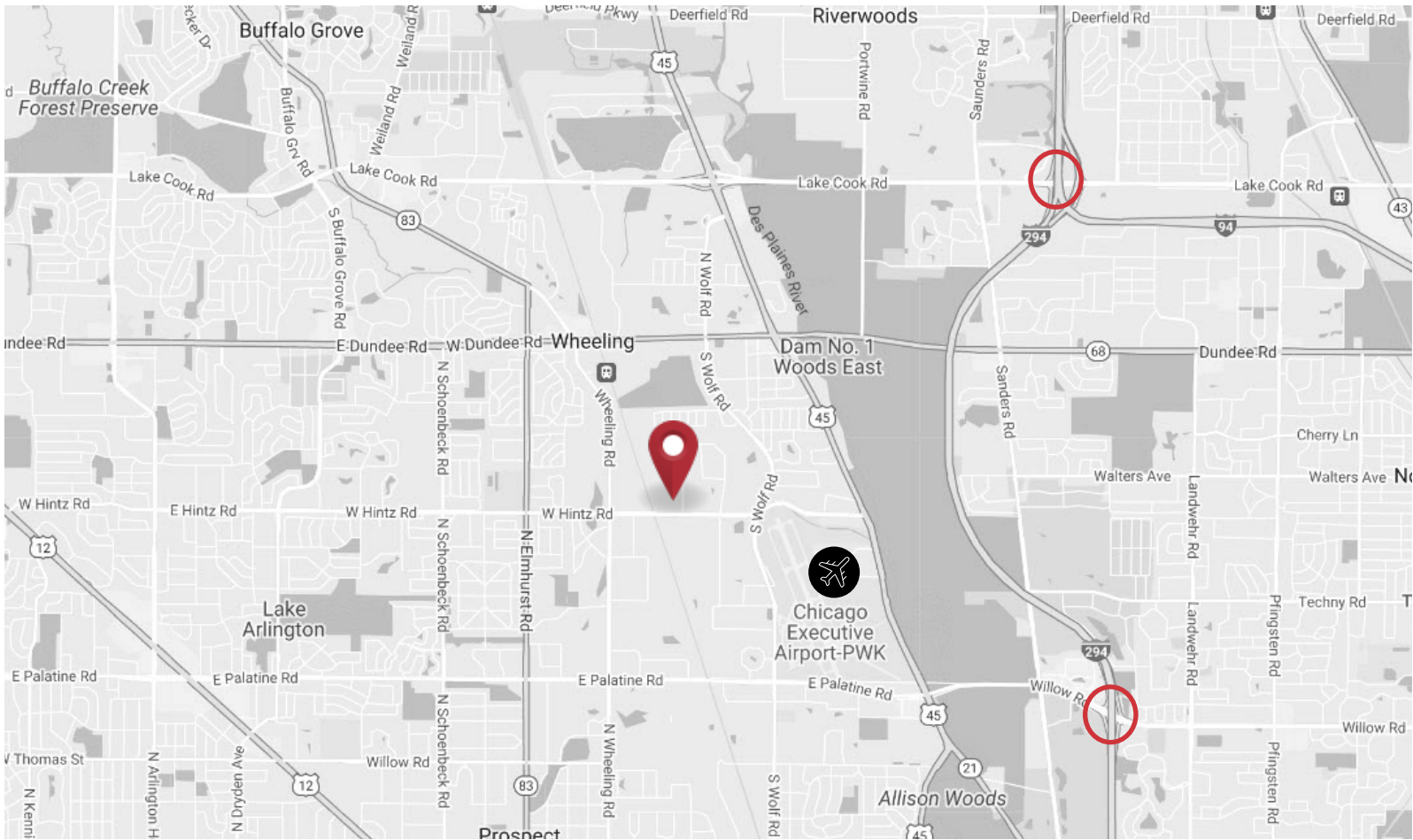
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742 GLENN AVENUE - WHEELING, ILLINOIS | FOR LEASE



±67,550 SF
AVAILABLE



±6,000 SF
OFFICE



STRONG SKILLED
LABOR POOL



PROXIMITY TO
EXPRESSWAYS



4 DOCKS
(total)



10,000 AMPS
480 VOLTS



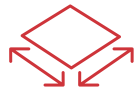
PROXIMITY
TO CHICAGO EXECUTIVE
AIRPORT



COMPETITIVE
RENTAL RATES



21.5' CEILING
HEIGHT



6.55 ACRES

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