

250-252
CHADDICK

For Sale or Lease

AVAILABLE:
8,820-15,662 SF

250-252 Chaddick Dr. Wheeling, IL

BUILDING SIZE: **15,662 SF**

AVAILABLE FOR LEASE: **UNIT B-8,820 SF
INCLUDES 3,500 SF
OFFICE 1 DOCK, 1 DID**

OFFICE: **3,500 SF**

LAND: **1.14 ACRES**

BUILT: **1989**

CEILING HEIGHT: **16' CLEAR**

ZONING: **I2**

LOADING: **2 EXTERIOR DOCKS
2 DRIVE-IN DOORS**

REAL ESTATE TAXES: **\$1.98 PSF**

LEASE RATE: **\$12.95 PSF MG**

SALE PRICE: **\$1,695,000**



**Rare
Freestanding
Ownership
Opportunity**



**2 Ext. Docks
2 DID**



**Flexible
Seller
Leaseback**



**6B Tax
Incentive**

Presented By:



Brian Bocci, SIOR

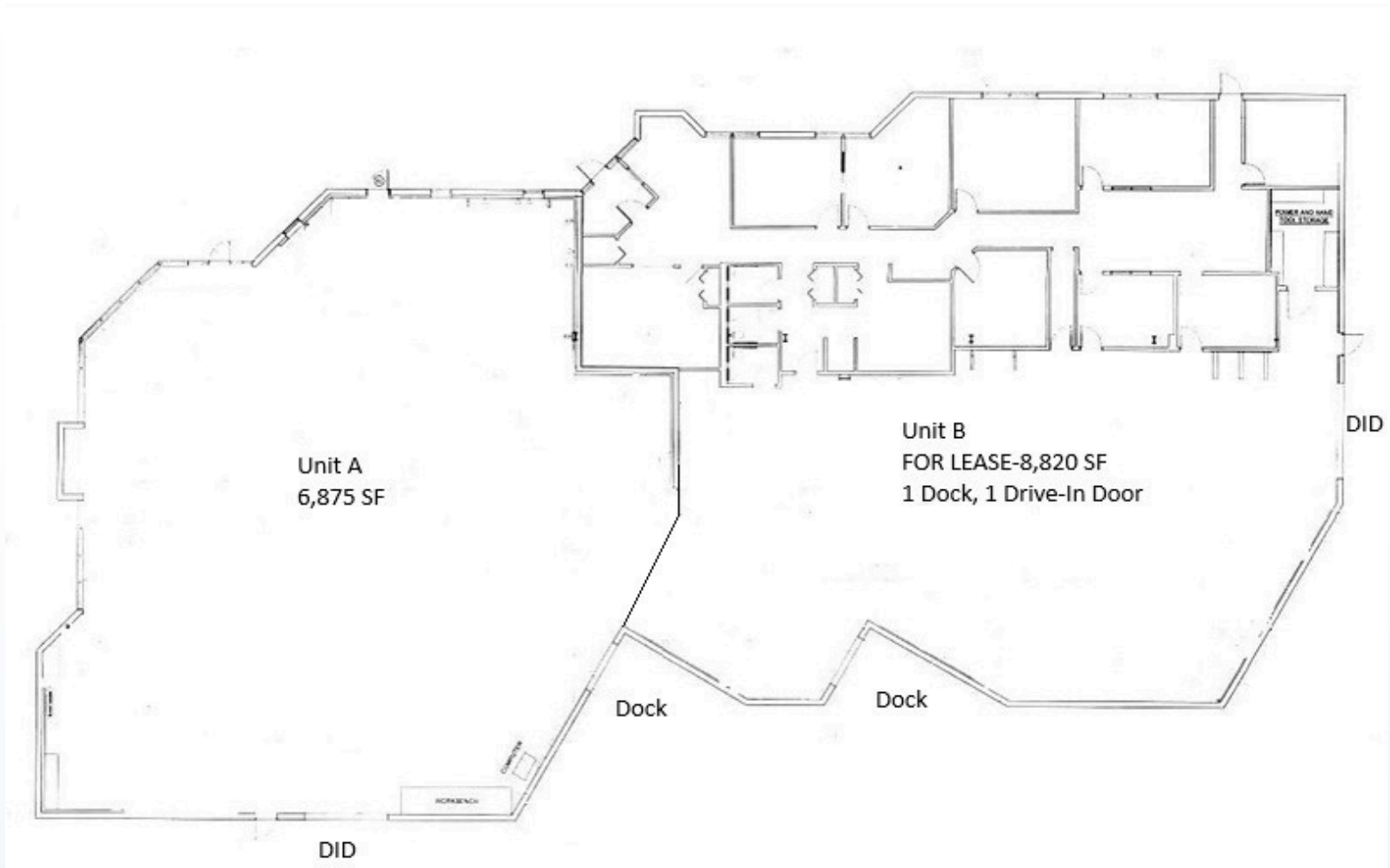
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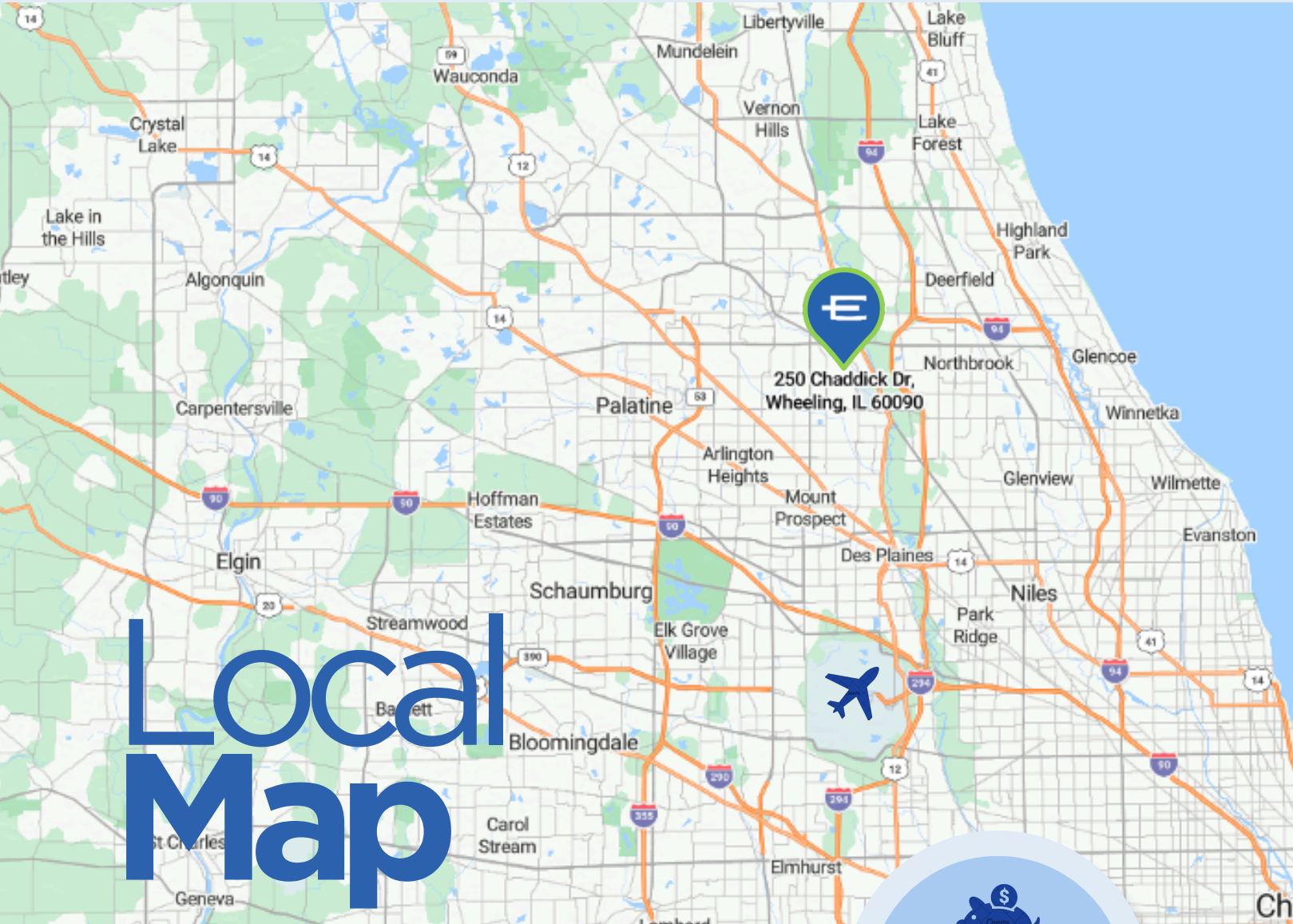
Floor Plan



- 6B Tax Incentive in Place– Reduced Real Estate Taxes
- Rare Freestanding Ownership Opportunity
- Flexible Seller Leaseback: Unit A (Approx. 6,875 SF) for 3–12 Months After Closing

Property Photos





Local Map

250-252 Chaddick Dr.
Wheeling, IL



Great Access to 294



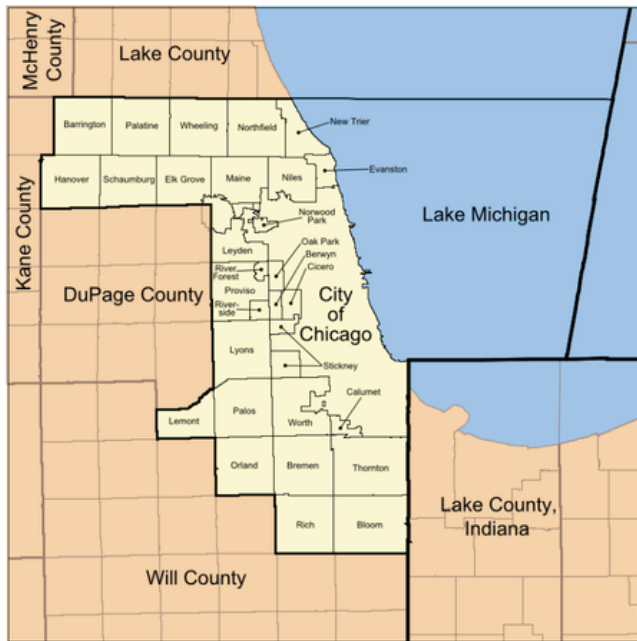
**6B in Place
until 2032**



**Skilled
Labor
Force**



Location



Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively
Presented By:**

ENTRE
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