

140 Shepard Ave., Wheeling, IL

PRICE NOW: \$1,515,000



Property Highlights

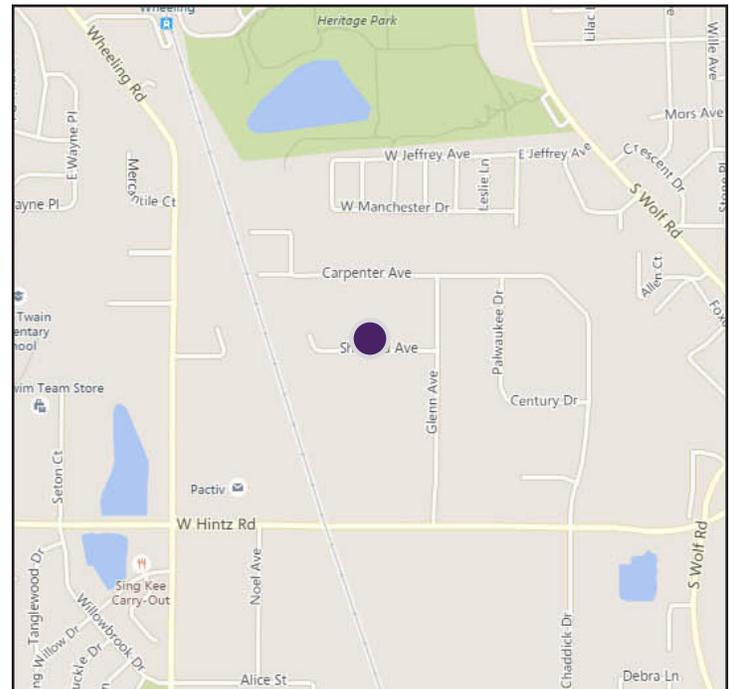
- 30,000 SF multi-tenant warehouse
- Divided into 10 units
 - Units separately metered
- 100% leased building
 - Mostly long-term tenants
 - Some units have new windows, drive-in doors, & HVAC systems
- Features: 14' ceilings, fully sprinklered, 2 docks, 10 drive-in doors
- Recently tuckpointed, newer roof
- Est. Annual Rent: \$203,394
- Est. NOI: \$125,910
- Land Area: 1.7 acres
- Zoning: I-3, general industrial
- Taxes (2016): \$61,921

Property Overview

This 30,000 square foot multi-tenant warehouse near Wheeling and Hintz Rd. is fully leased. The building is divided into 10 3,000 square foot units each of which is separately metered and includes a drive-in door. Many of the units area leased to long-term tenants and some of the units have been updated with new windows, drive-in doors and HVAC systems. The building features 14' ceilings, is fully sprinklered, has a newer roof and was recently tuckpointed.

Wheeling is a convenient location in the northern suburbs of Chicago for many industrial users with access to several major local and regional routes in Chicago's extensive highway network.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,113	101,262	273,217
Growth 2015-2020	1.75%	1.27%	1.00%
Households	4,404	40,008	105,722
Average Income	\$60,536	\$70,562	\$80,980



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Rent Roll

Unit	Tenant	Monthly Rent	Annual Rent	SF	Rent/SF	Lease Exp.
A	Refacing Pros	\$1,943	\$23,310	3,000	\$7.77	06/30/18
B	Windy City	\$1,713	\$20,556	3,000	\$6.85	MTM
C	AGS Services	\$1,740	\$20,880	3,000	\$6.96	02/18/20
D	Simons	\$1,664	\$19,968	3,000	\$6.66	07/31/18
E	Climate Control Plus	\$1,560	\$18,720	3,000	\$6.24	03/30/18
F-G	IPI Stone	\$3,499	\$41,988	6,000	\$7.00	02/28/19
H-J	Arttig Artist Creations	\$3,200	\$38,400	6,000	\$6.40	02/28/20
K	Light Up Your Holidays	\$1,631	\$19,572	3,000	\$6.52	11/30/18
Total/Average		\$16,950	\$203,394	30,000	\$6.78	

Income Statement

Annual Income	\$203,394
Expenses	
Real Estate Taxes	\$(64,629)
Landscaping/Snow Removal	\$(3,000)
Management	\$(5,856)
Fire Alarm	\$(4,000)
Total Projected Expenses	\$(77,485)
Net Operating Income	\$125,910



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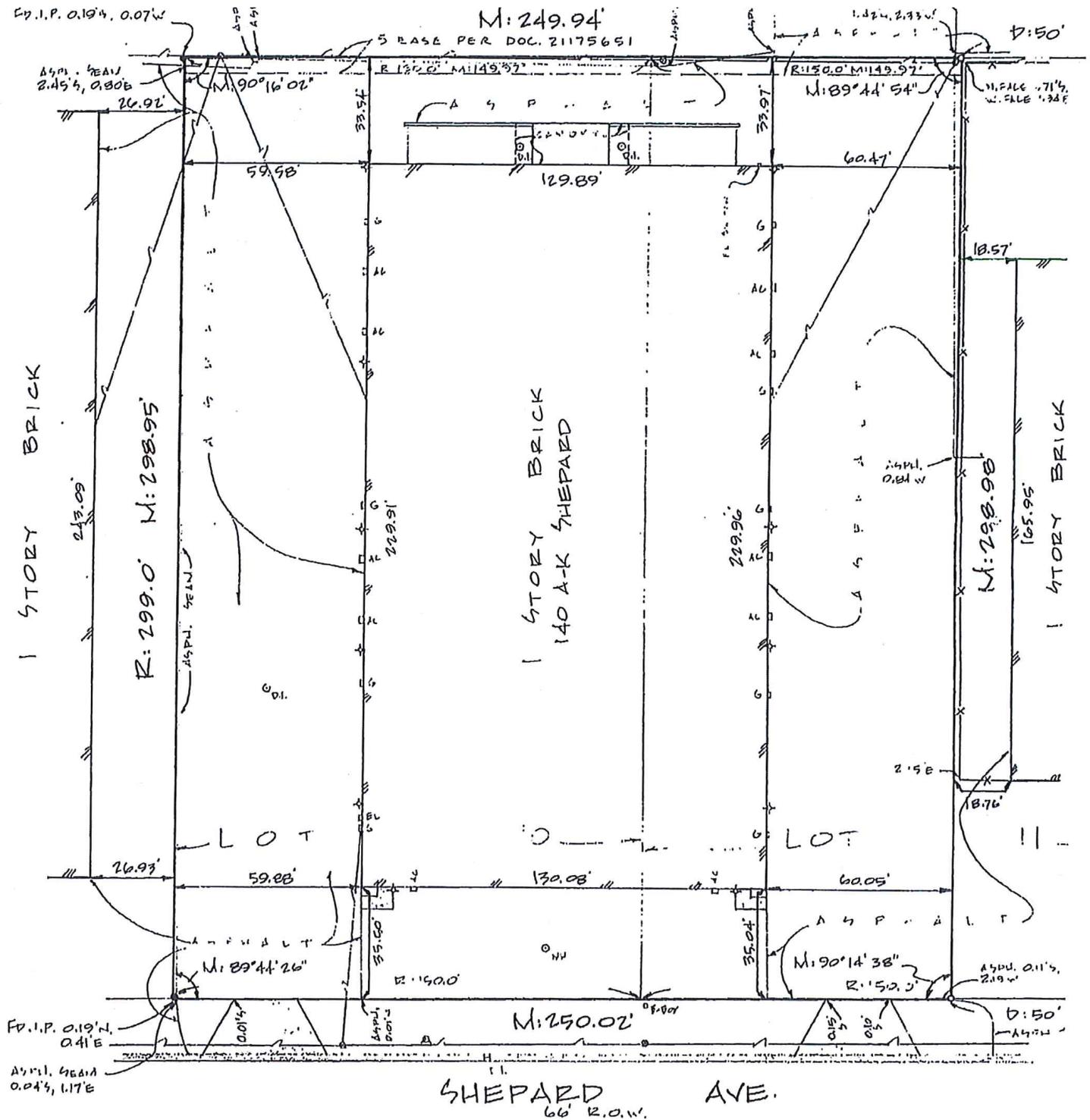
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Site Plan



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