

# Industrial Building Near Hintz and Wheeling

**Price  
Reduced  
\$ 625,000**

250 Alice St. | Wheeling, IL

**\$ 750,000**

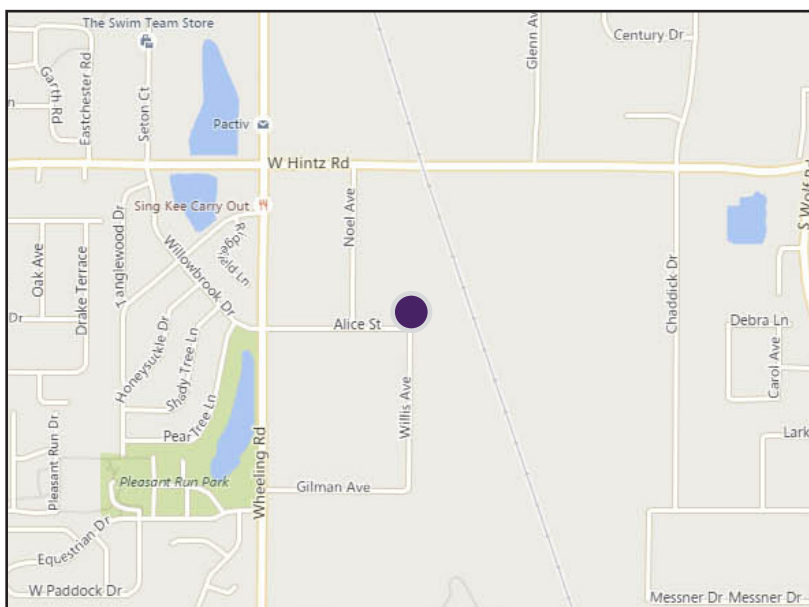
## Investment Highlights

- 25,000 SF manufacturing building
  - 1,000 SF office space
  - 24,000 SF divided warehouse, partially air conditioned
- 13' ceilings in north warehouse, 15' ceilings in south warehouse
- Heavy power available
- 4,200 SF fenced outdoor storage
- 36 car parking lot, potential to expand
- Loading: 1 dock, 2 drive-in doors
- Land Area: 52,500 SF
- Zoning: I-2, limited industrial
- Taxes (2015): \$76,680, under protest

## Property Highlights

This 25,000 square foot manufacturing facility has a 1,000 square foot office and a 24,000 square foot manufacturing area and warehouse, a portion of which is air conditioned. Most recently used as a single tenant property, the building features 13' to 15' ceilings, heavy power, one dock door, two drive-in doors and a 4,200 square foot fenced area for outdoor storage.

The property is part of an industrial park close to Wheeling Rd. and Hintz Rd. in the northern suburbs. Wheeling is a convenient location for many industrial users with access to several major local and regional routes in Chicago's extensive highway network.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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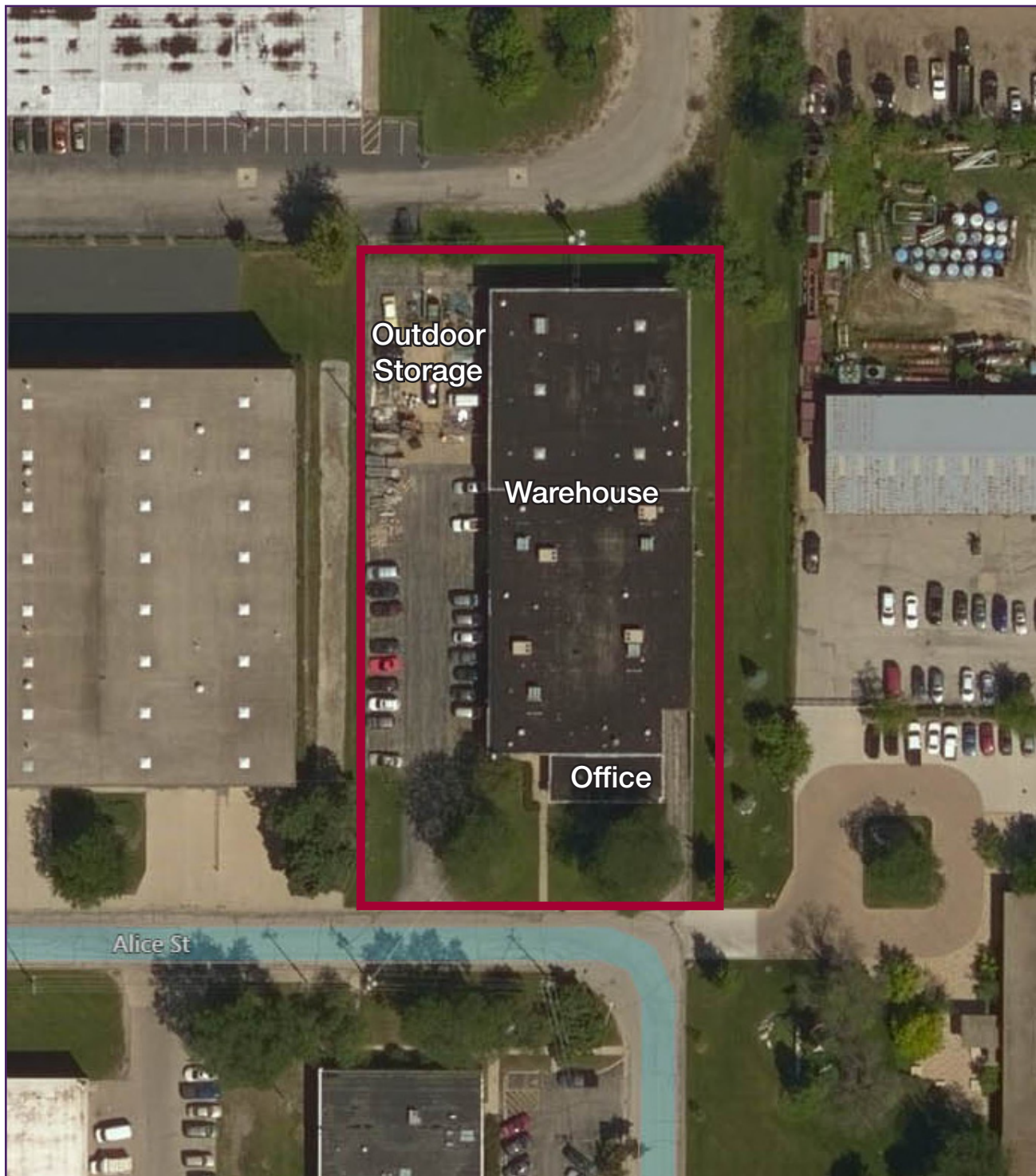
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**MILLENNIUM  
PROPERTIES R/E**

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Now:  
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## Aerial



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