

## 100 Shepard | Wheeling, IL

Available:	27,900 SF
Land Site:	1.37 Acres
Office:	3,500 SF
Ceiling Height:	16'
Loading:	One (1) interior dock Three (3) drive-in doors
Sprinklers:	Wet
HVAC:	Gas fired unit heaters
Power:	1200 amps, 240 volts, 3-phase
Car Parking:	42 cars
Real Estate Taxes:	\$0.54/SF 2009
Lease Rate:	\$4.95/SF Gross
Sale Price:	\$1,295,000 (\$46.42/SF)
Year Built:	1982
Construction:	Masonry
Comments:	<ul style="list-style-type: none"> <li>■ Free-standing building</li> <li>■ Three (3) 1 ton cranes</li> <li>■ 1,200 SF storage mezzanine</li> <li>■ Well maintained</li> <li>■ 3.8 miles from Willow Road/I-294 Expressway Interchange</li> </ul>

For more information,  
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