



# 300 Marquardt Drive

**INDUSTRIAL FLEX BUILDING FOR SALE OR  
LEASE ON 1.38 AC SITE!**

Wheeling, IL 60090

**PRESENTED BY:**

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## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	300 Marquardt Drive
<b>SALE PRICE</b>	\$825,000
<b>AVAILABLE SF FOR LEASE</b>	2,043 SF
<b>LEASE RATE</b>	\$12.00 PSF MG
<b>BUILDING SIZE</b>	12,400 SF
<b>LOT SIZE</b>	1.38 Acres
<b>YEAR BUILT</b>	1978
<b>CEILING HEIGHT</b>	12'
<b>LOADING</b>	1 DID 10' W X 10' H
<b>PARKING SPACES</b>	47
<b>ROOF</b>	Replaced in 2020
<b>ZONING</b>	I-3

2,787 SF of flex space is available for lease for immediate occupancy. Multi-Tenant Owner/User/Investment Property for sale. The property is ideally located, 2.6 miles from the 4-way interchange on I-294 at Willow Road. Adjacent to the Chicago Executive Airport. Rare opportunity with a small building on a large land site.

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**300 MARQUARDT DRIVE** | 300 Marquardt Drive Wheeling, IL 60090



- Flex space and Build-to-Suit Lease Opportunity Available
- Up to 10,000 SF of Outside Storage Is Available
- 15 Mins from O'Hare International Airport
- High Image Business Campus
- Parking Ratio: 3.8/1,000 SF Leased
- Ideal for Sales/Service/Fleet Parking/Outdoor Storage
- \*Broker Owned\*

# AVAILABLE LEASE SPACES

## AVAILABLE SPACES

SUITE      SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

Suite 107	2,787 SF	Modified Gross	\$12.00 SF/yr	400 Amps 10 Parking Spaces Drive-In Door Tenant pays pro-rate share of utilities
Build to Suit	13,685 SF	Modified Gross	Negotiable	Build-to-suit industrial opportunity in Wheeling, Illinois immediately West of the Chicago Executive Airport. Landlord is approved for a +/-13,700 SF industrial building for tenant specific plans. Proposed building will have 20' clear height, one (1) truck level dock and one (1) drive-in-door.

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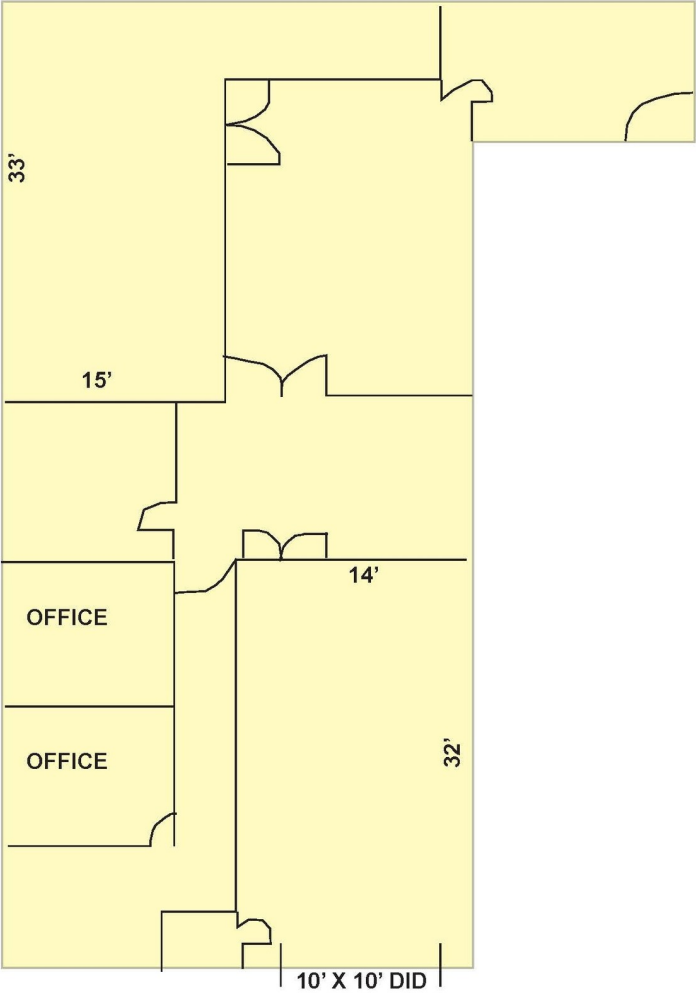
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SUITE 107

UNIT 107 - 2,787 SF  
300 MARQUARDT DRIVE  
Wheeling, Illinois

UP TO 5,000 SF  
OUTSIDE STORAGE  
AVAILABLE

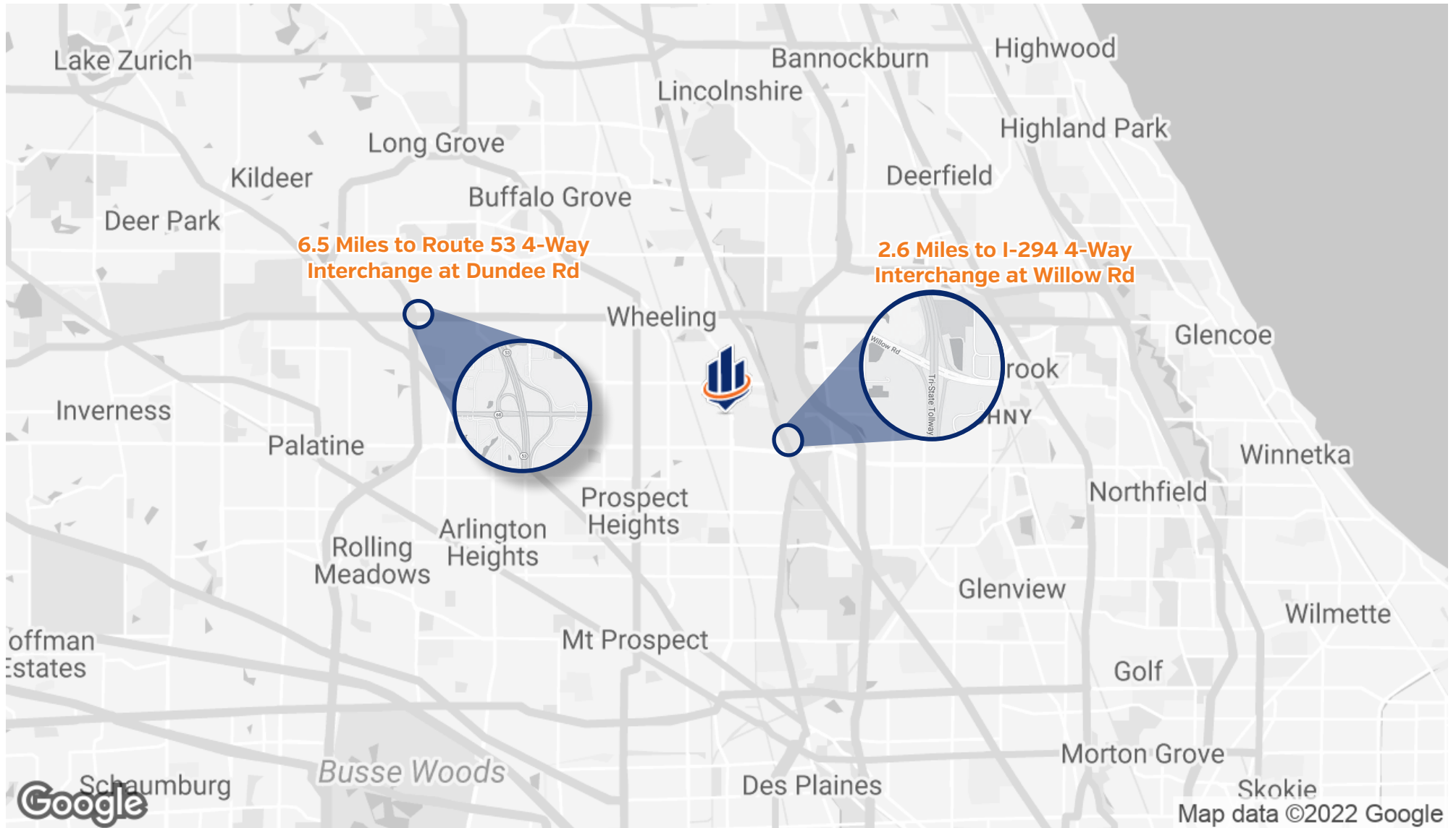
WAREHOUSE SPACE  
(EXPANDABLE)



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## LOCATION MAP



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