

225 Gilman Avenue | Wheeling, IL

52,170 Square Feet

Available:	52,170 Sq. Ft.
Site Size:	3.40 Acres
Existing Office:	2,670 Sq. Ft.
Ceiling Height:	20' clear
Loading:	Nine (9) exterior docks
Drive-in Doors:	One (1)
Sprinklers:	Wet system
Power:	400 amps @ 480 volt
Car Parking:	53 spaces (expandable)
Column Spacing:	35'8" x 40'
Heat:	Gas unit heaters
Year Built:	1979
Lighting:	T-12 Fluorescent fixtures
Taxes:	\$2.53/SF - 2012
Lease Rate:	Subject to Offer
Comments:	<ul style="list-style-type: none">Minutes from I-294 and Willow RoadQuality construction by Northern Builders, Inc.Building is expandable to 74,324 SFAdditional trailer parking or car parking up to 132 cars

For more information,
please contact:

DAVID A. BERCU, SIOR
Principal
847 698 8207
David.Bercu@colliers.com

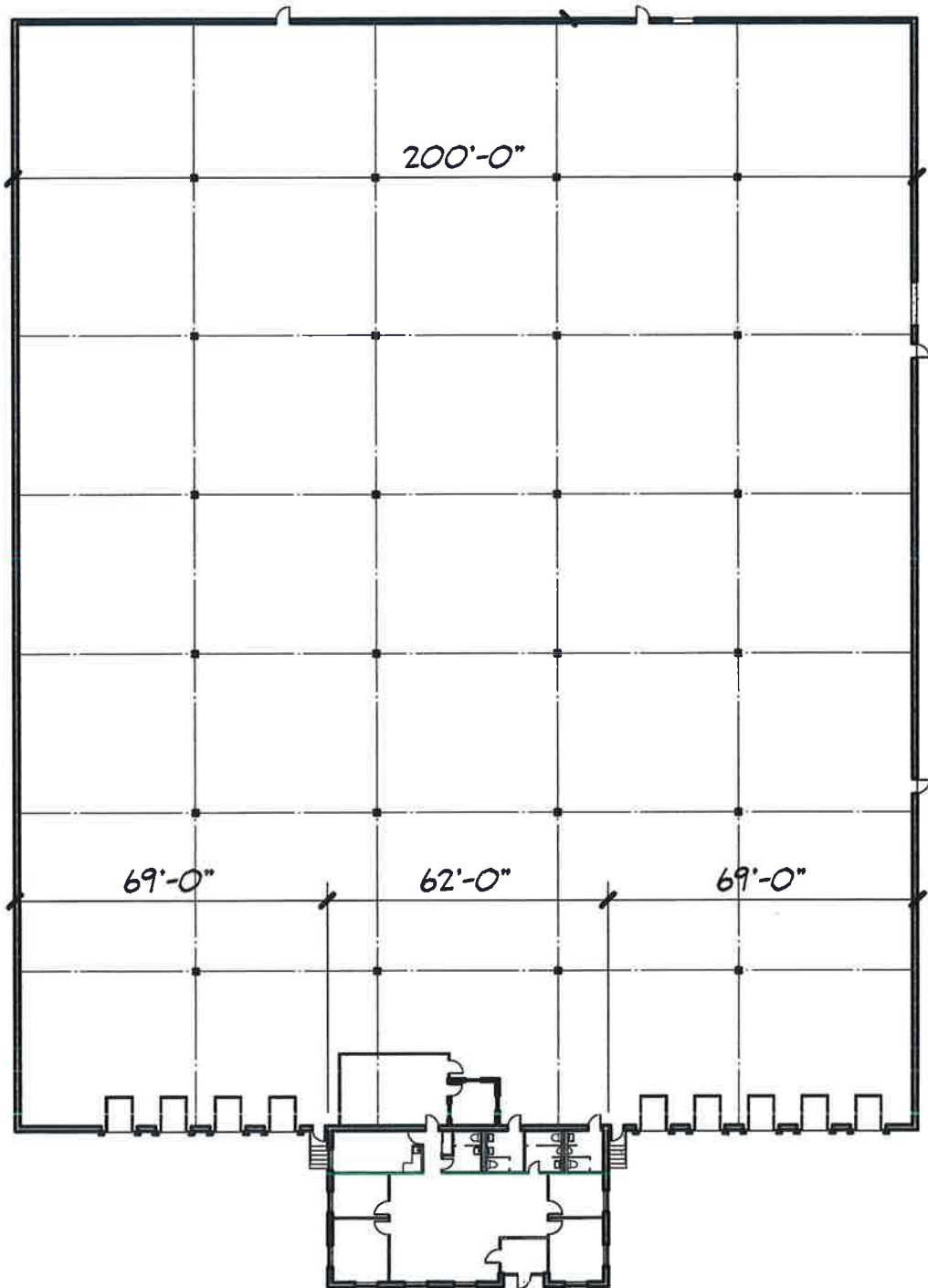
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Senior Associate
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Brendan.Green@colliers.com

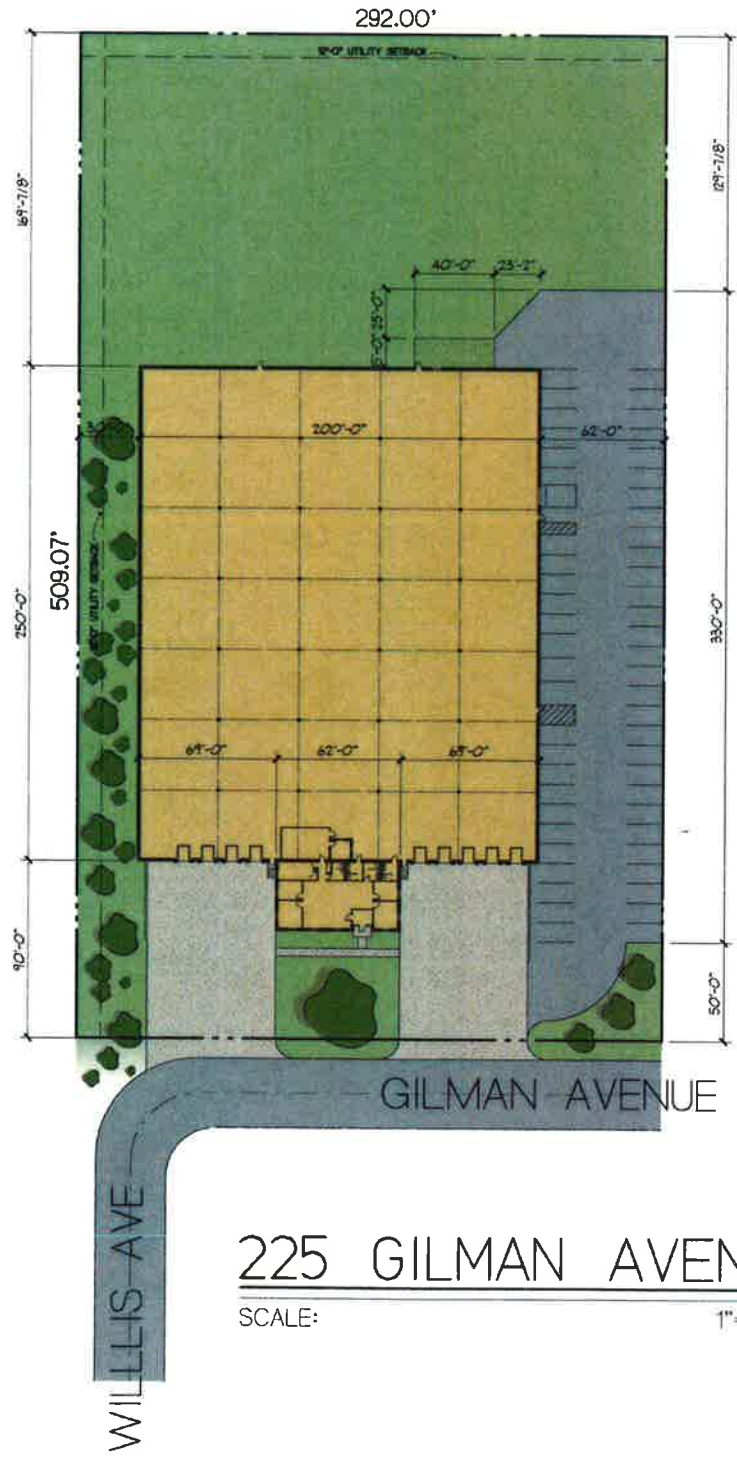
COLLIERS INTERNATIONAL
6250 N. River Road
Suite 11-100
Rosemont, IL 60018

No warranty or representation is made to the
accuracy of the foregoing information.

northern
Northern Builders, Inc.







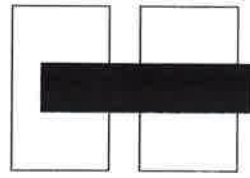
225 GILMAN AVENUE

SCALE: 1"=40'-0"



SITE DATA

<u>SITE AREA (+3.41 AC.)</u>	±148,648 S.F.
<u>BUILDING AREA:</u>	
OFFICE	2,170 S.F.
WAREHOUSE	50,000 S.F.
<u>TOTAL AREA</u>	<u>52,170 S.F.</u>
<u>DRIVE IN OVERHEAD DOORS</u>	1
<u>TOTAL EXTERIOR DOCKS</u>	9 DOCKS
<u>CLEAR HEIGHT</u>	22'-8"
<u>PARKING</u>	
PARKING PROVIDED	54 STALLS



HARRIS ARCHITECTS INC.

4801 EMERSON AVENUE PALATINE, ILLINOIS 60067-7416 847.303.1155



Wheeling Rd

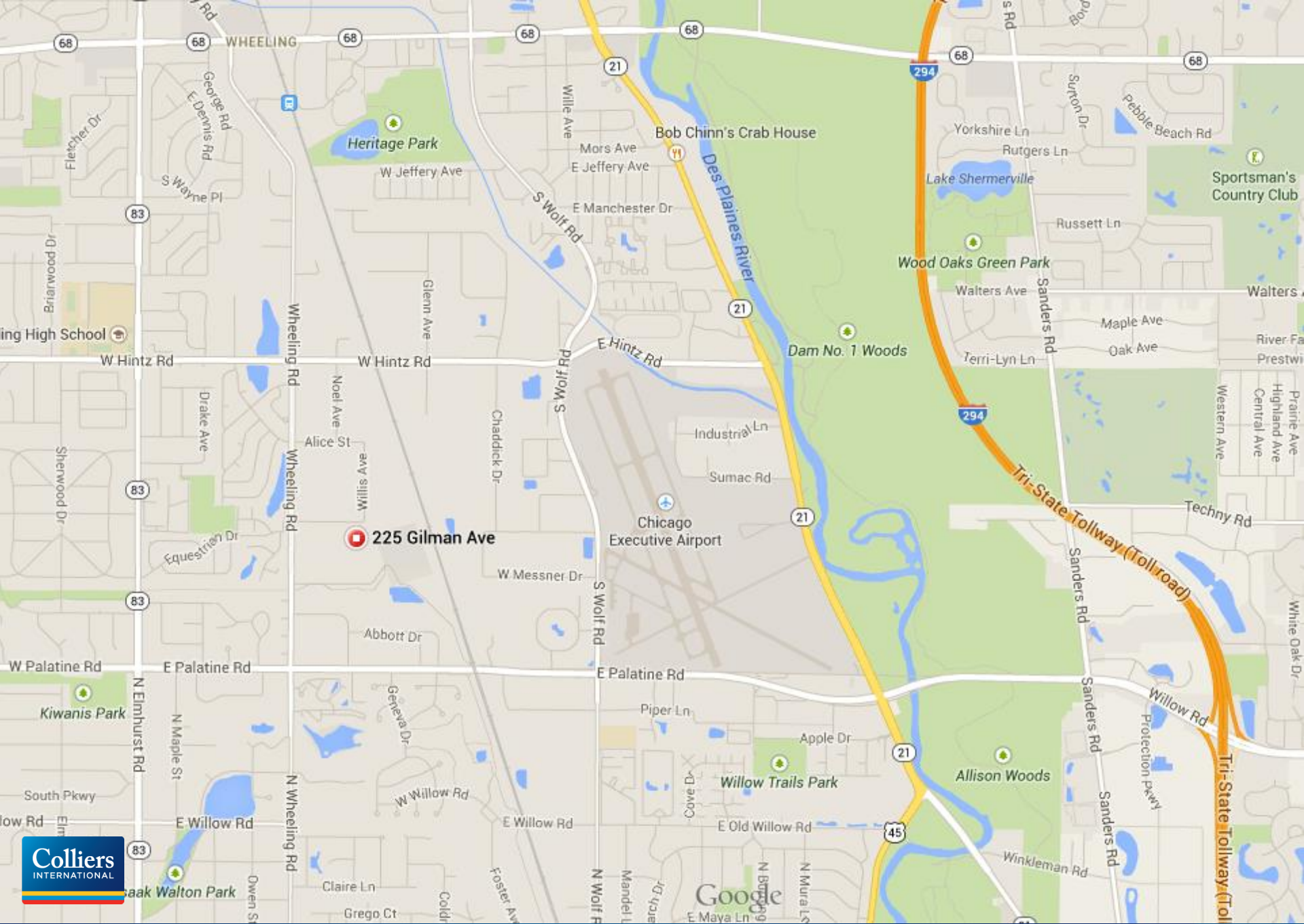
Willis Ave

Gilman Ave

Gilman Ave

Gilman Ave

Wheeling Rd



225 Gilman Ave

