



GOLDEN GROUP
REAL ESTATE

OFFERING MEMORANDUM

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PROPERTY INFORMATION

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Discover a prime opportunity in the industrial sector with this 9,169 SF facility in Wheeling, IL, a north suburb of Chicago which is about 25 miles northwest of downtown Chicago. The owner who currently occupies the building for his landscaping business is also a general contractor. He constructed the building in 2010. He can vacate the building upon the sale or stay as a tenant signing a short-term lease. This beautiful, state-of-the-art property includes 4 drive-in doors and 400 Amps, 3-phase power. The warehouse boasts high ceilings, in-floor radiant heat, and a fully sprinklered interior. The high-finish office features multiple workspaces, conference rooms, and a kitchenette. Extensive site improvements and security systems are already in place. Zoned I-3 and situated on 1 acre, this property is an ideal fit for a range of industrial purposes like medium and light manufacturing, contractor shops, auto and body shops, fueling stations and a special use along with “snowplow contractor storage yard” and outdoor storage. Don't miss the chance to capitalize on this impressive industrial asset in a sought-after location.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	1 Acre
Total Building Size:	9,169 SF
Warehouse:	7,063 SF
Office:	2,106 SF
Zoning:	I-3 General Industrial
Real Estate Taxes:	\$60,465.77 (2022)
APN #	03-11-300-006-0000

PROPERTY DETAILS

Sale Price

\$2,200,000

LOCATION INFORMATION

Street Address 555 Exchange Ct

City, State, Zip Wheeling, IL 60090

County Cook

BUILDING INFORMATION

Year Built 2010

Total Building Size 9,169 SF

Warehouse 7,063 SF

Office (plus 1,000 SF of mezzanine) 2,106 SF

Lighting LED lighting throughout

HVAC In-floor radiant heat throughout. Office conditioned by a large rooftop unit

Ceiling Height (warehouse) 17.5' - 19' clear

Ceiling Height (office) 8'

Loading 4 DID (14' x 15')

Power 400 Amps, 3-phase

Sprinkler Full wet sprinkler system

PROPERTY INFORMATION

Property Type Industrial

Property Subtype Warehouse/Distribution

Zoning I-3

Lot Size 1 Acres

APN # 03-11-300-006-0000

Parking 17

Frontage 233.64 feet on Exchange Court

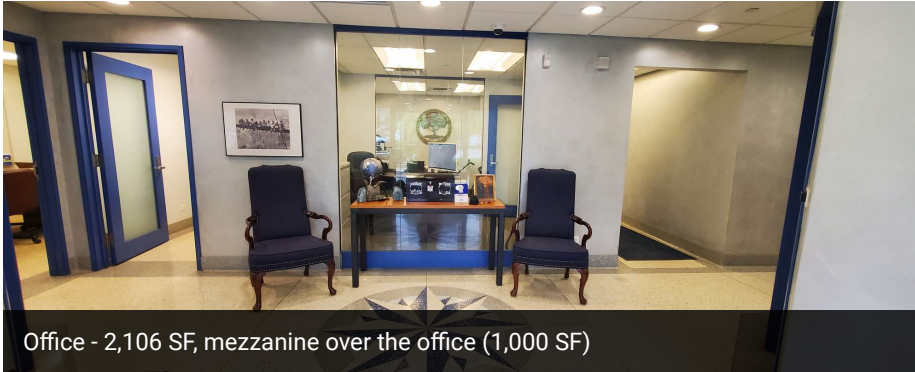
Real Estate Taxes: \$60,465.77 (2022)



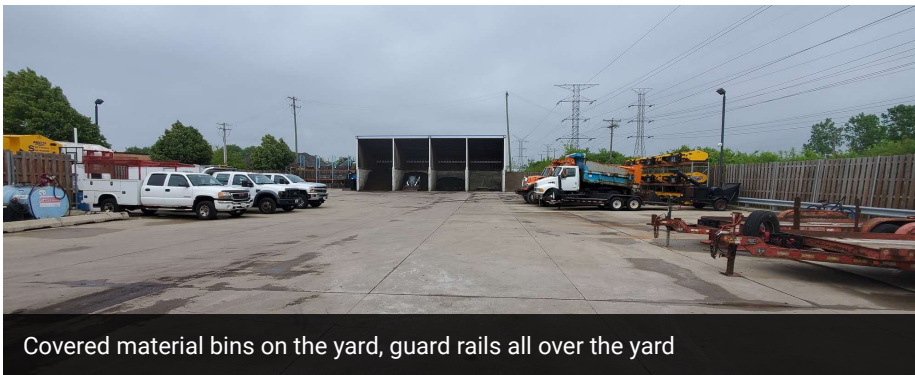
PROPERTY DESCRIPTION



Warehouse - 7,063 SF



Office - 2,106 SF, mezzanine over the office (1,000 SF)



Covered material bins on the yard, guard rails all over the yard

PROPERTY DESCRIPTION

This contractor building and storage yard sits on a little over an acre of land, it's level and above street grade, has all utilities connected, it is not in a flood hazard area and is zoned I-3 General Industrial. A four-way interchange with I-294 is available about one mile west of the southeast corner of the village at Willow Road. The vicinity is anchored by the Chicago Executive Airport, serving private owners as well as small commercial carriers.

The current owner who is also a general contractor, constructed the building in 2010. It has 9,169 square feet and is built of precast concrete panel on slab with a concrete mezzanine above the office area. The current owner may stay as a tenant signing a short-term lease upon mutually accepted terms. There is about 2,106 square feet of office space. The modern office comes with high finishes, beautiful entry, and expensive Terrazzo floor tiles throughout. It consists of 2 identical executive offices with built-in closets, 2 regular offices connected through the glass door, a conference room, a multipurpose room, a full kitchen with maple base and wall cabinets, granite countertop and stainless sink along with stainless steel appliances, and 2 bathrooms. The office and warehouse are fully sprinkled, equipped with fire sprinklers, fire alarm, access control, burglar alarm, LED lights, and surveillance system.

The warehouse space is about 7,063 SF with ceiling height from 17.5' to 19' clear (indicating a good slope for superior roof drainage) and there are four 14' x 15' drive-in doors, no docks. The shop area is wide open and except for a boiler room and small sprinkler room, and stairs to the mezzanine are concrete in metal pane. The concrete mezzanine space can support heavy weight. With help of removable railing for forklift access, the owner can put heavy equipment onto the mezzanine – a great use of space! The warehouse features a high window line for the shop section, trench trains and triple catch basin, and in-floor radiant heat throughout.

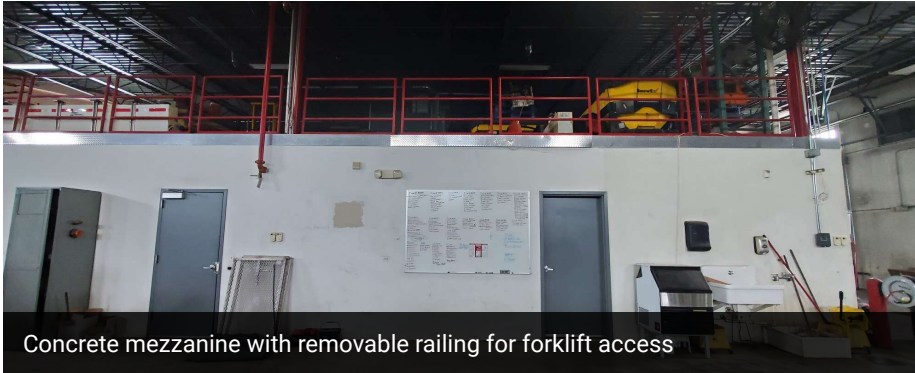
Site improvements are extensive and include full concrete paving with concrete curb, an eight-foot wood fence and two motorized gates along with yard, lighting, and security cameras, a four bin covered landscape materials/salt structure on the north lot line, a two-tank fueling station near the south site gate that is above ground and is considered to be personal property.

For 12 years the property was benefiting from the Cook County Class 6b tax incentive assessment class which was put in place in conjunction with the new construction of the property in 2010. Under this classification industrial properties are assessed at 10% of market value (instead of the normal 25%) for a 10-year term and this rises to 15% in Year 11, 20% in Year 12 and then reverts to the normal 25% thereafter. To learn about this program, and to file a new petition, reach out to Economic Development department at the Village of Wheeling.

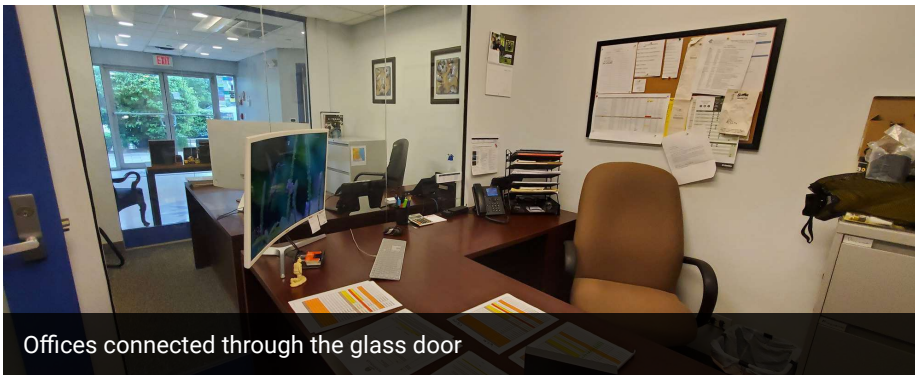
INVESTMENT HIGHLIGHTS



4 drive-in-doors (14' x 15') - view from the yard



Concrete mezzanine with removable railing for forklift access



Offices connected through the glass door

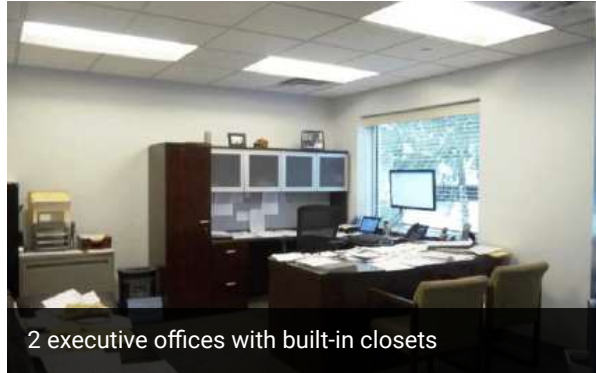
INVESTMENT HIGHLIGHTS

- Prime, state-of-the art industrial/office 9,169 SF building (warehouse + office with mezzanine) constructed in 2010 sitting on 1 AC of land.
- Currently occupied by an owner user -landscaping company, who can stay as tenant on a short-term lease.
- 4 drive-in-doors (14' x 15'), no docks.
- Ceiling heights in the warehouse: 17.5' to 19' clear and 8' in the office.
- 400 Amps, 3-phase power with potential to have more due to the proximity to the ComEd high tension wire.
- Warehouse and office are fully sprinklered (wet).
- The office comes with high finishes, multiple offices, conference rooms, kitchenette, 2 bathrooms, and Terrazzo floor tiles throughout.
- The warehouse features a high window line for the shop section, trench trains and triple catch basin, concrete mezzanine over the offices, and in-floor radiant heat throughout.
- The office and the warehouse are equipped with fire sprinklers, fire alarm, access control, burglar alarm, LED lights, and surveillance system.
- Site improvements are extensive and include full concrete paving with concrete curb, an eight-foot wood fence, two motorized gates along with yard, lighting, security cameras, a four bin covered landscape materials/salt structure on the north lot line, a two-tank fueling station.
- Perfect for medium and light manufacturing, contractor shops, auto and body shops, fueling stations and a special use along with "snowplow contractor storage yard" and outdoor storage.
- Located in the industrial district of Wheeling with easy access to four-way interchange I-294.
- Near Chicago Executive Airport, a local/regional airport, serving private owners as well as small commercial carriers

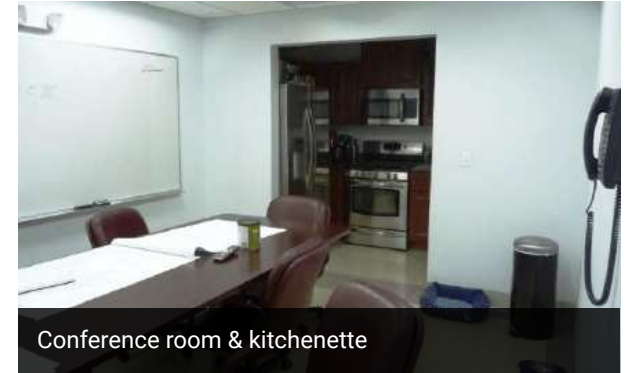
ADDITIONAL PHOTOS



Private offices



2 executive offices with built-in closets



Conference room & kitchenette



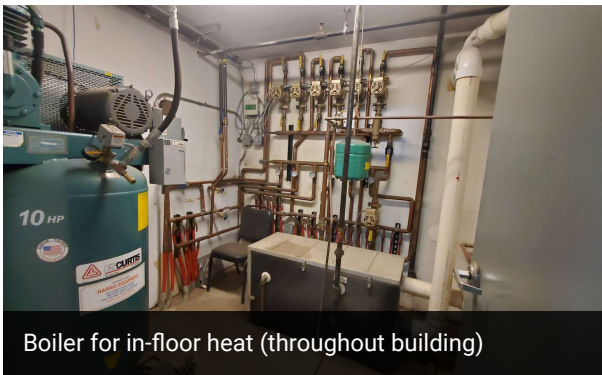
Above ground fueling station



TPO roof



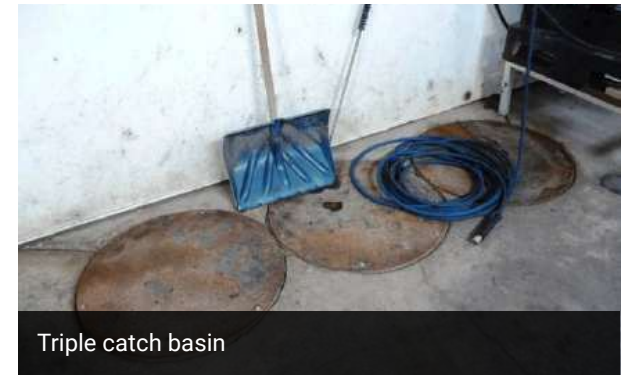
Full concrete paving with concrete curb yard



Boiler for in-floor heat (throughout building)



Trench drains by yard-side doors



Triple catch basin

GIS MAP

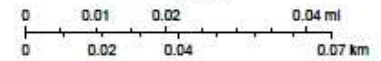
ArcGIS Web Map



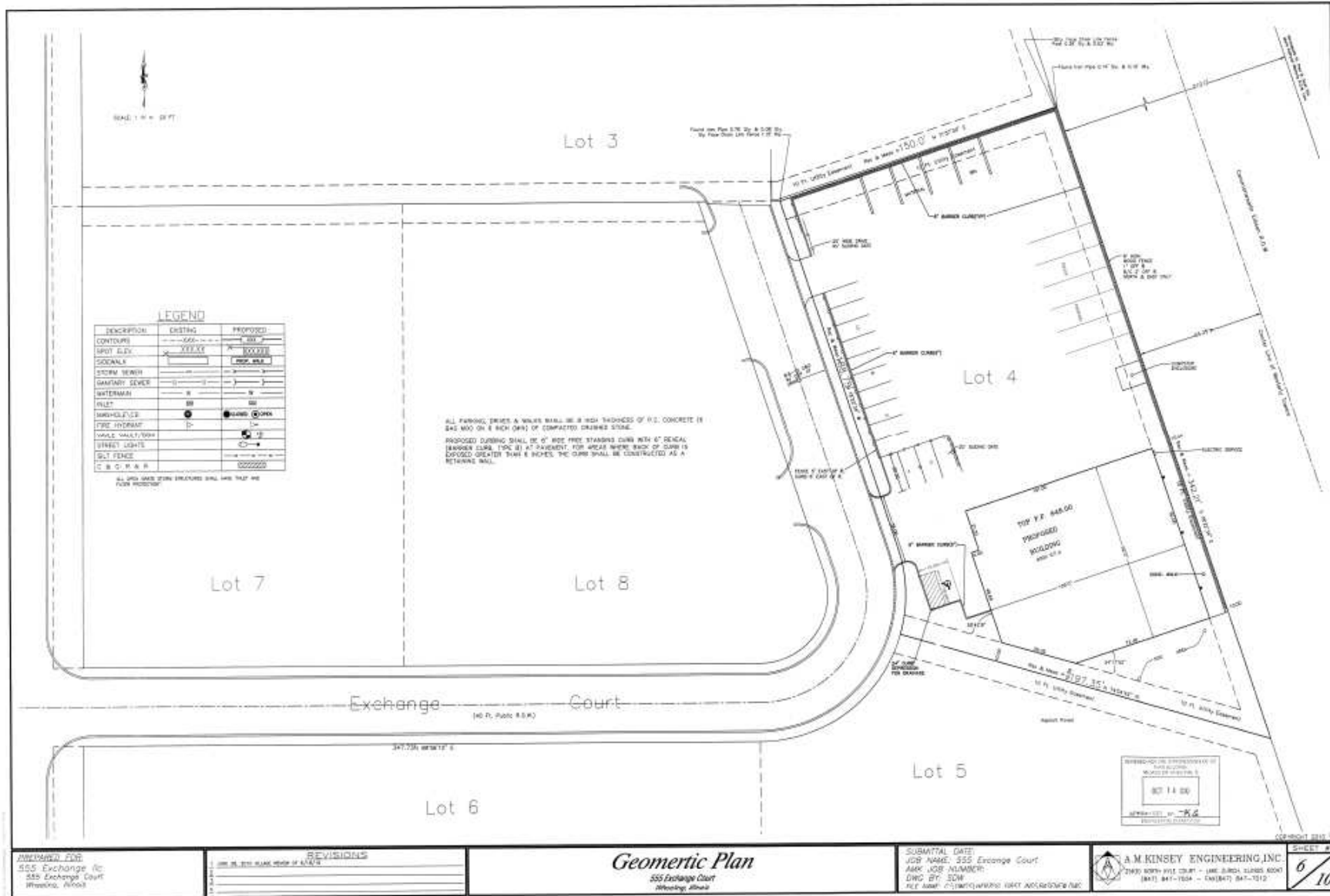
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-  Parcels
-  Street Label
-  Parcel
-  Municipal Boundary

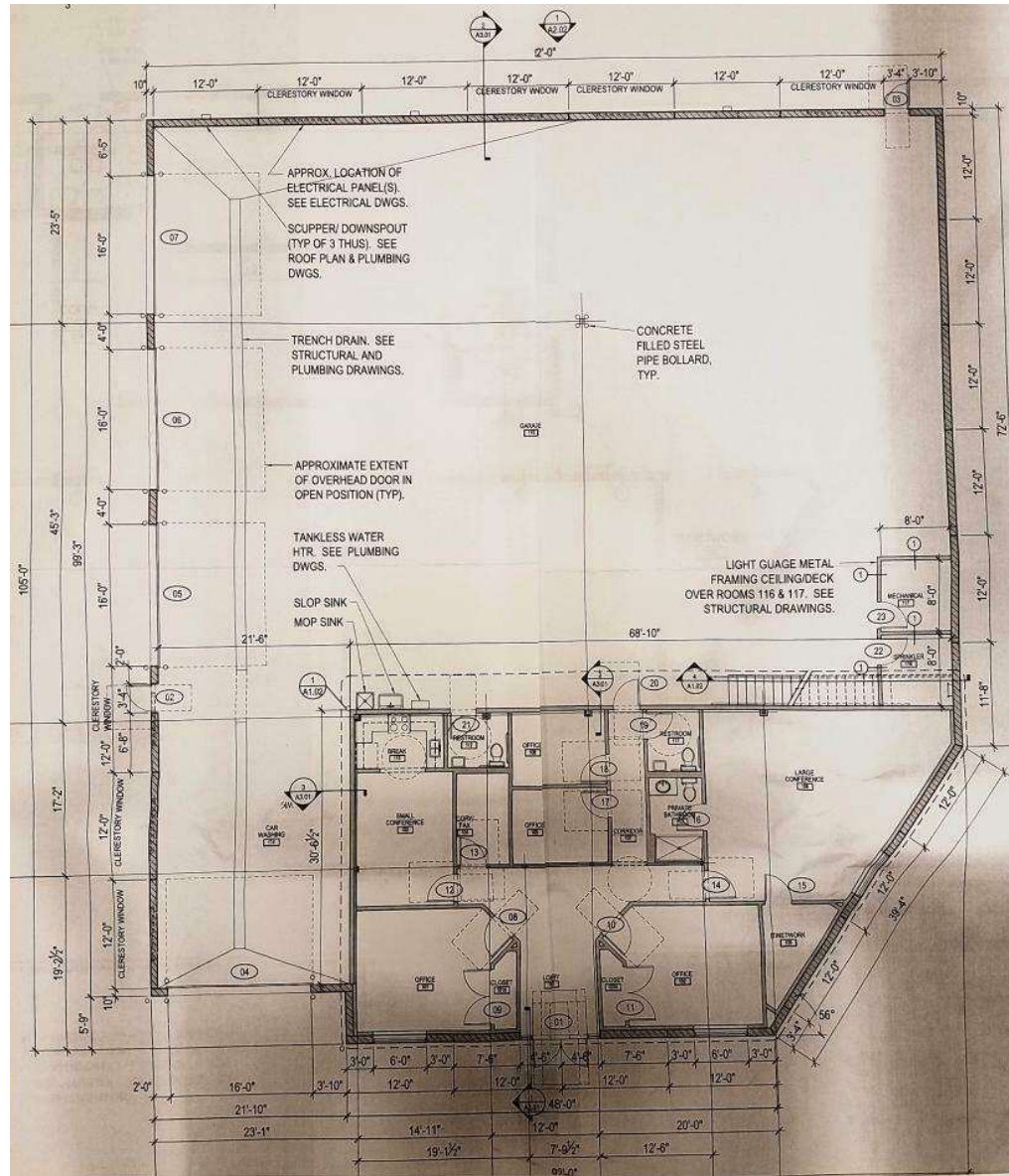
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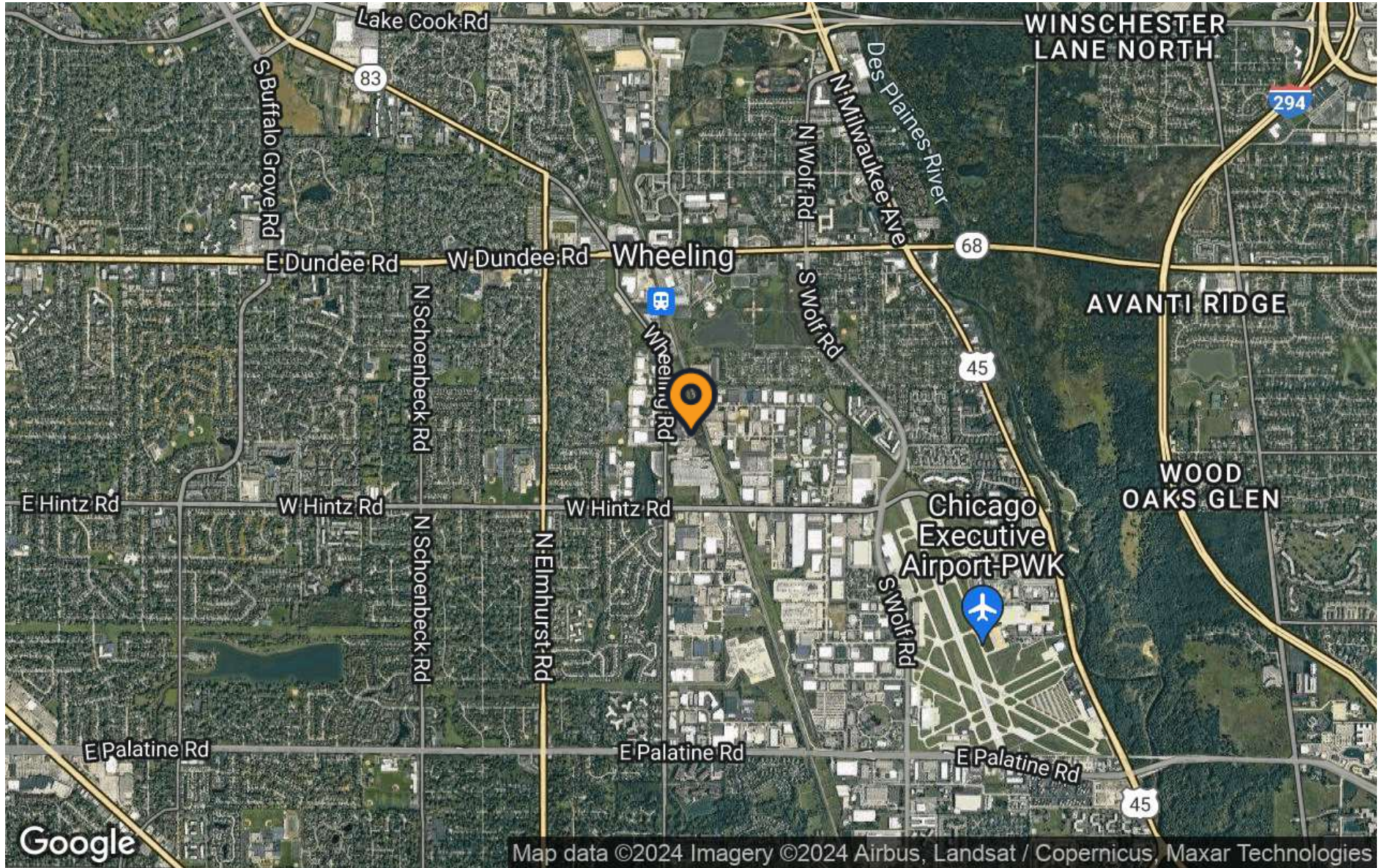
SITE PLAN



FLOOR PLAN



AERIAL MAP





DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,304	100,888	268,716
Average Age	40	44	44
Average Age (Male)	40	42	42
Average Age (Female)	41	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,389	40,441	104,803
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$102,861	\$128,955	\$158,029
Average House Value	\$314,409	\$392,982	\$485,539

Demographics data derived from AlphaMap

