



Colliers

**OFFICE/FLEX AVAILABLE
POTENTIAL REDEVELOPMENT OPPORTUNITY**

100 E Palatine Road

Wheeling, IL

- Building Size: 62,757 SF
- Site Size: 3.313 Acres (144,327 SF)
- 1st Floor 47,956 SF
- Lower Level 14,801 SF
- Office: +/- 90%
- Loading: 1 Dock, 1 Drive in Door
- +/- 70 car parking
- Industrial Redevelopment Opportunity: I-2 Zoning

Amenities:

- Industrial redevelopment opportunity
- Multiple training rooms
- Fully equipped cafeteria
- Sophisticated multi-media throughout
- Perfect corporate headquarters office or training facility
- Flexible uses in play

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Available:

62,757 SF

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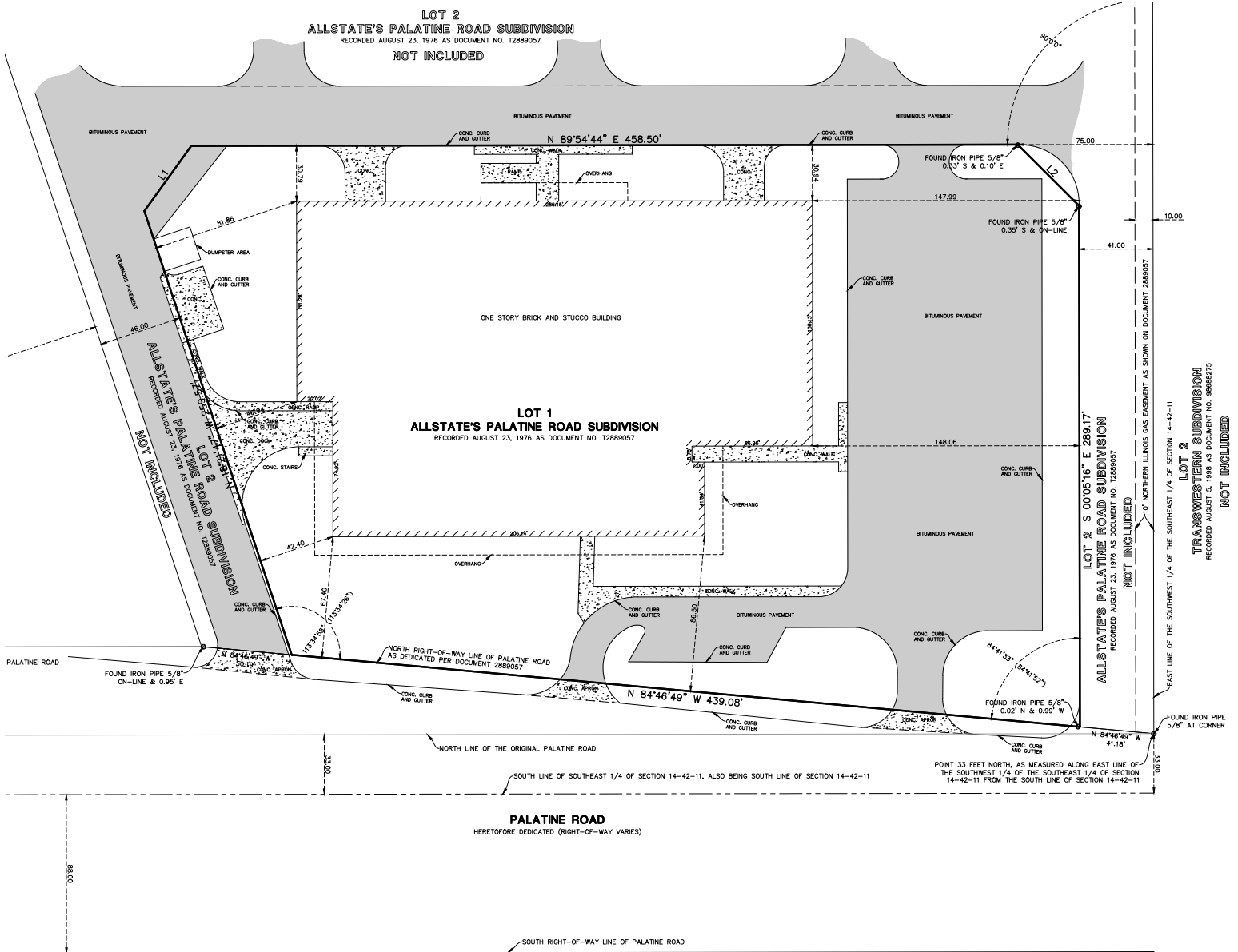
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www.colliers.com/chicago

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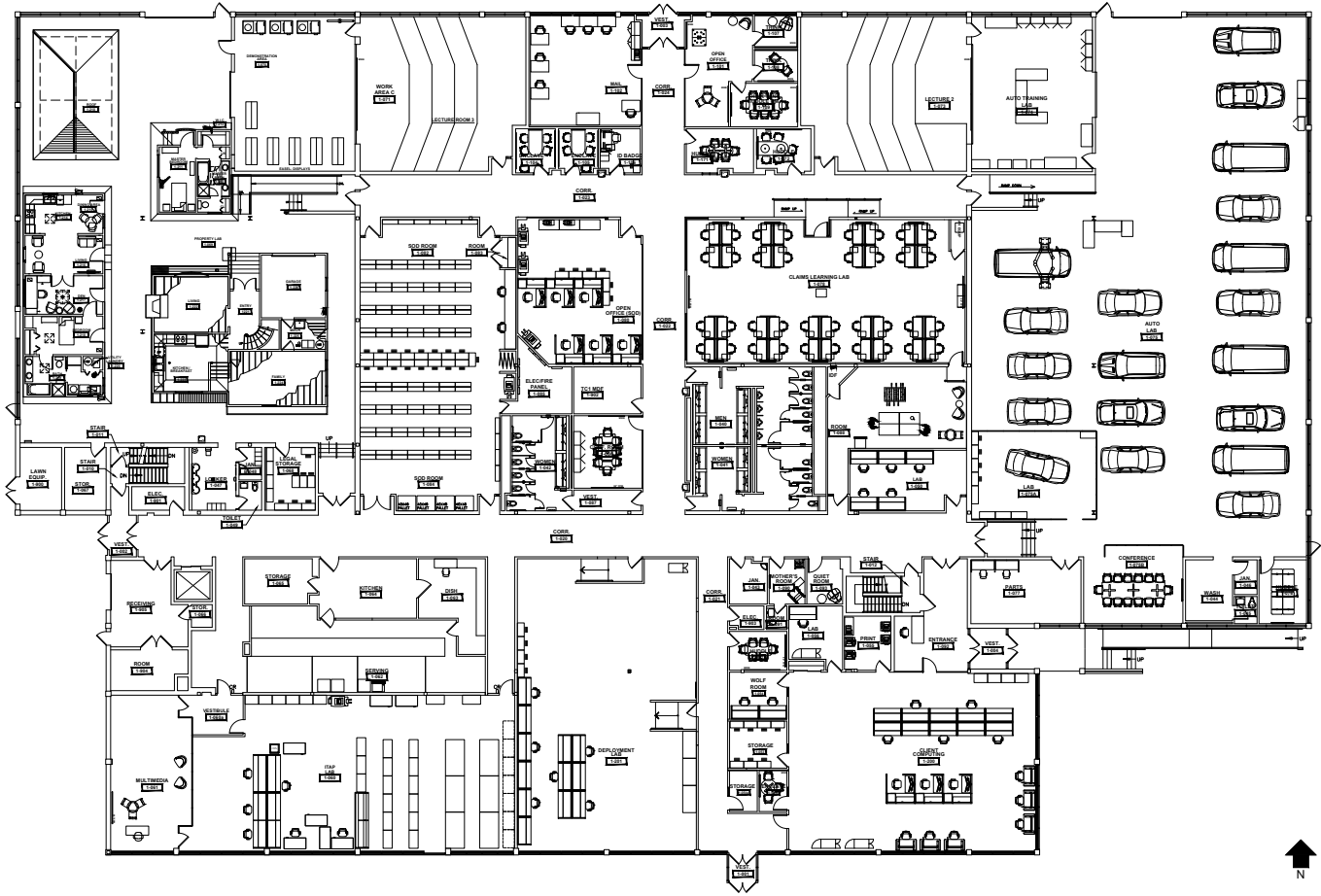
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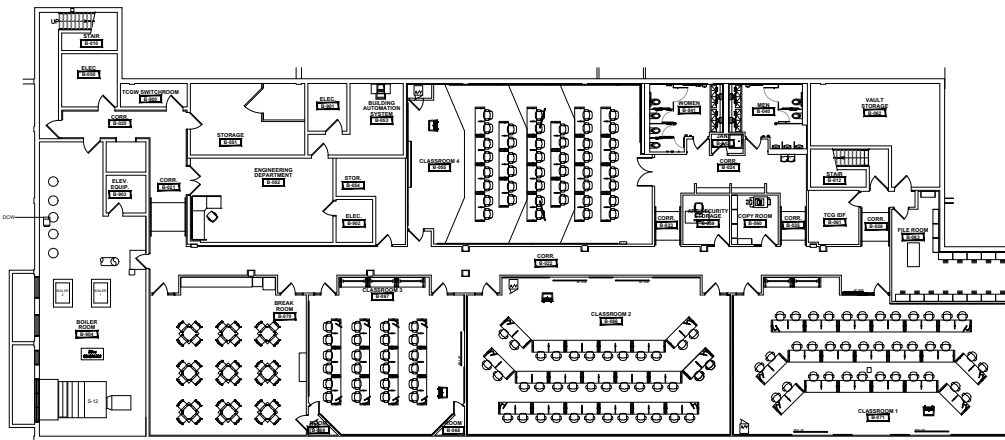
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1ST FLOOR



LOWER LEVEL



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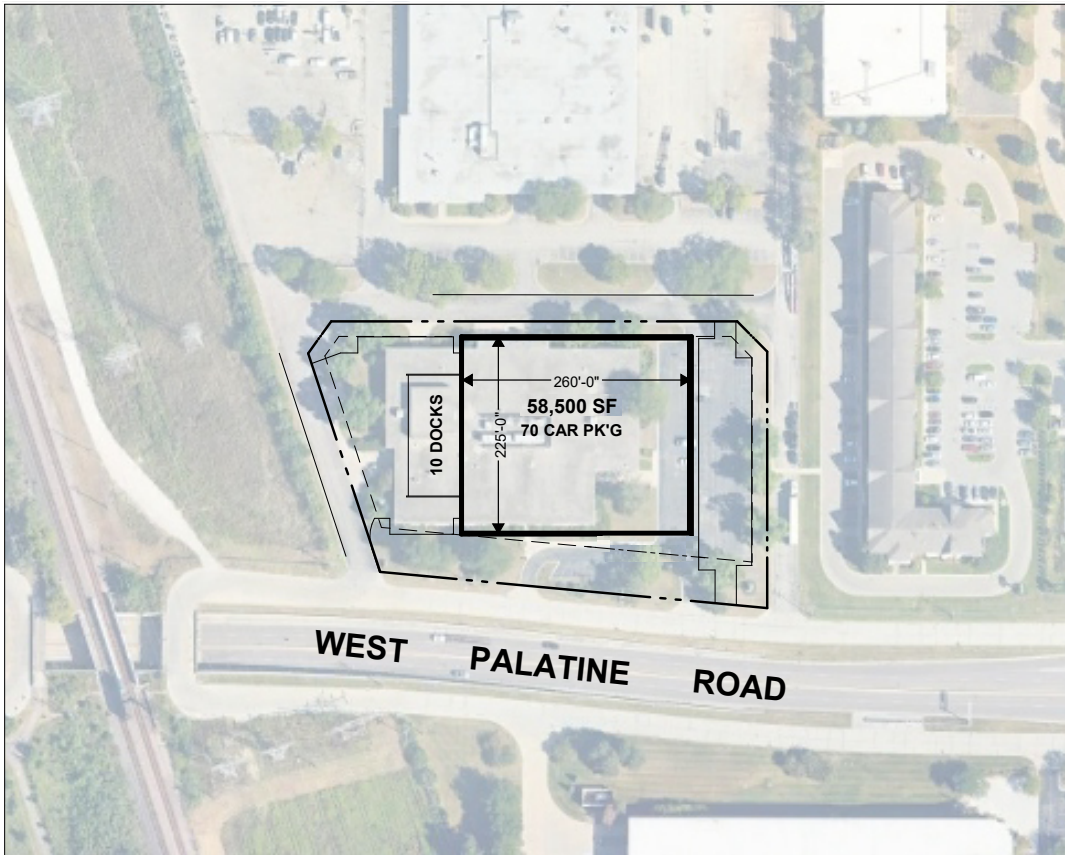
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CONCEPTUAL DEVELOPMENT PLAN



CONCEPTUAL SITE PLAN FOR:
NEW OFFICE/WAREHOUSE
WHEELING, ILLINOIS

SITE AREA (±3.313 AC.)	±144,327 S.F.
BUILDING AREA	58,500 S.F.
OFFICE	TBD S.F.
WAREHOUSE	58,500 S.F.
TOTAL BUILDING AREA	58,500 S.F.
CAR PARKING	70 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL EXTERIOR DOCKS	10 DOCKS
CLEAR HEIGHT	32'

SCHEME B

SITE PLAN



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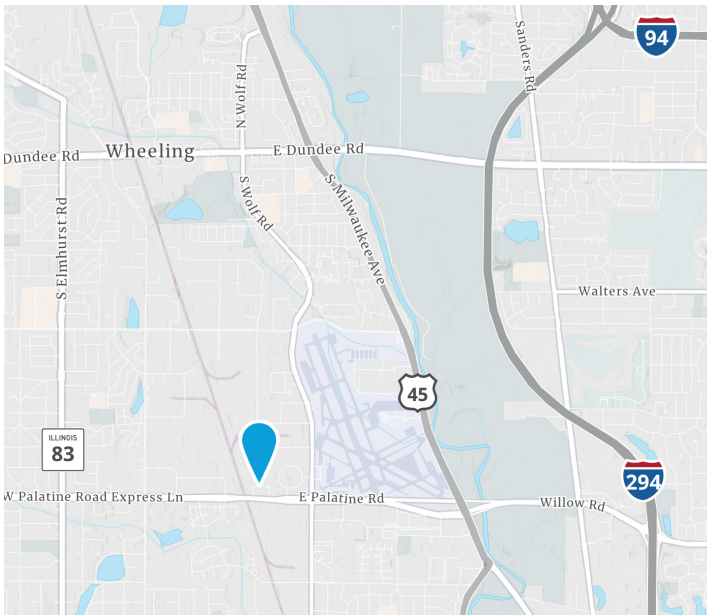
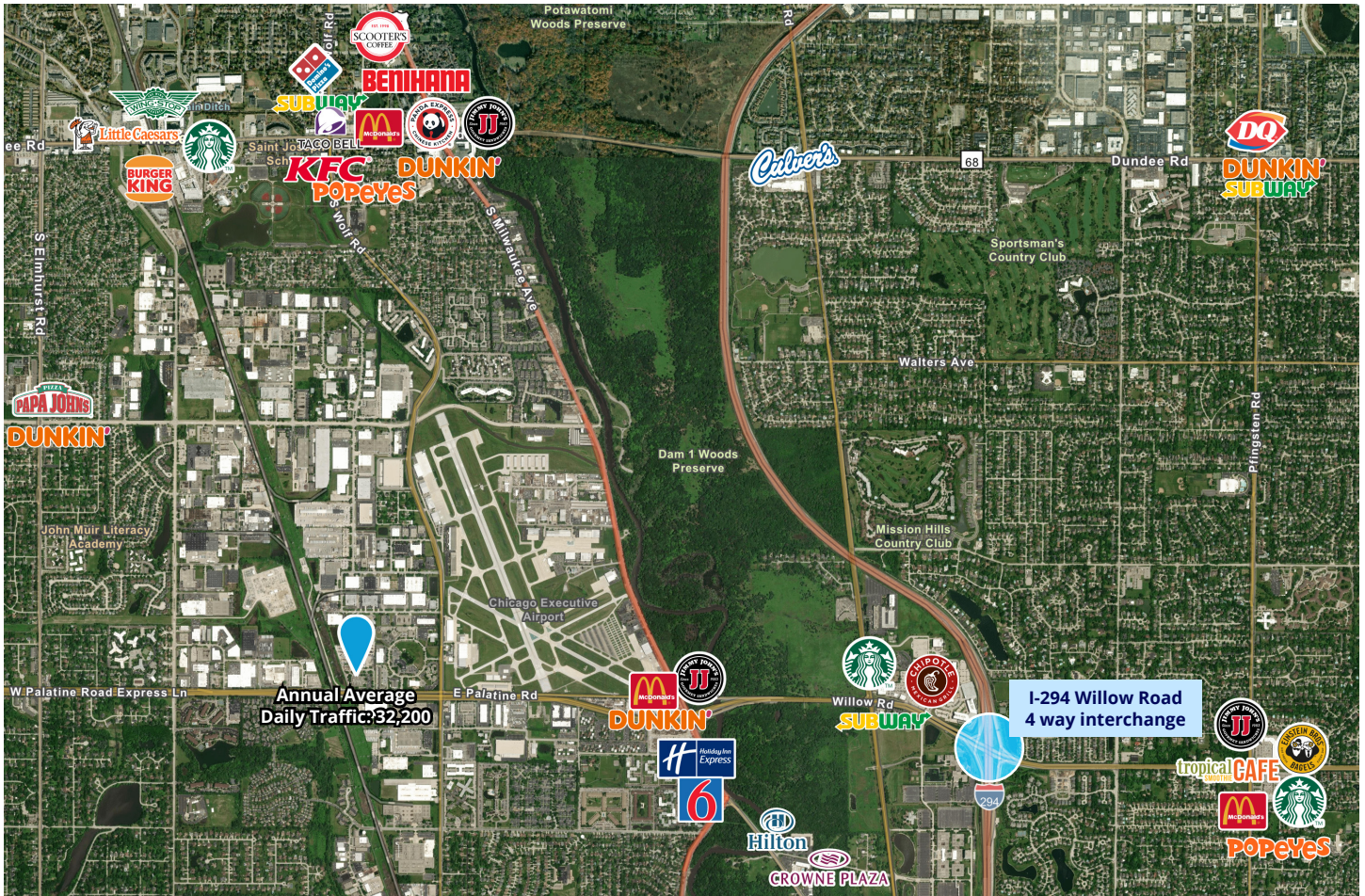
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