

FOR LEASE

4,479 – 25,333 SF

WHEELING, IL

432 DIENS DRIVE

LEASE RATE
Subject To Offer

COMMENTS

- New 6B Tax Incentive In Place
- Renovations Underway: Efficient Floor Plans for Tenants of Varying Sizes
- Access to Large, Diverse Labor Pool
- Heavy Power Available
- 1 Dock and 1 Drive-In Door per Suite
- Business Park Setting with Quick Access to I-294
- Professionally Owned & Managed

BUILDING DETAILS

Building Size	25,533 SF
Suite Size	Suite 406: 6,257 SF Suite 416: 4,495 SF Suite 420: 4,479 SF Suite 432: 10,302 SF
Office Size	618-1,401 SF
Clear Height	15' Clear
Loading	1 Dock Door per Suite 1 Drive-in Door per Suite
Parking Ratio	1.25 Stalls per 1,000 SF
Power	200 A to 800 A
Sprinkler	Wet

Brokered by:

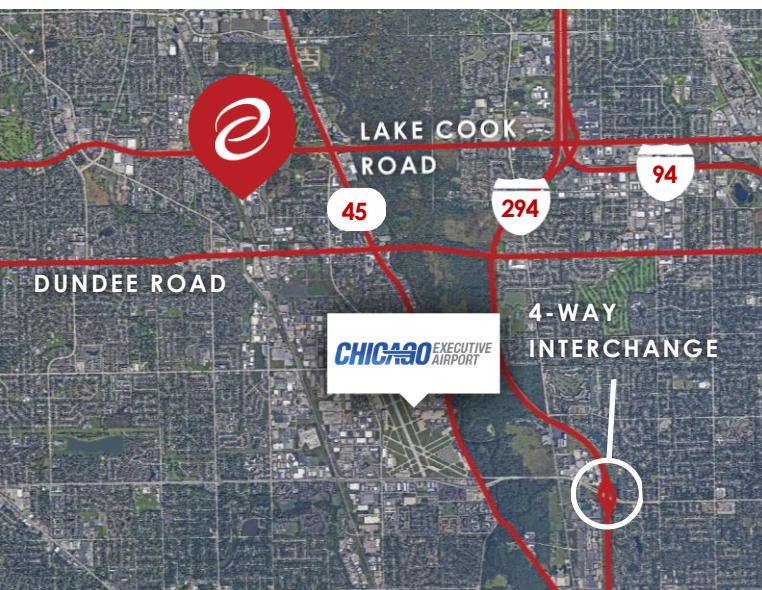
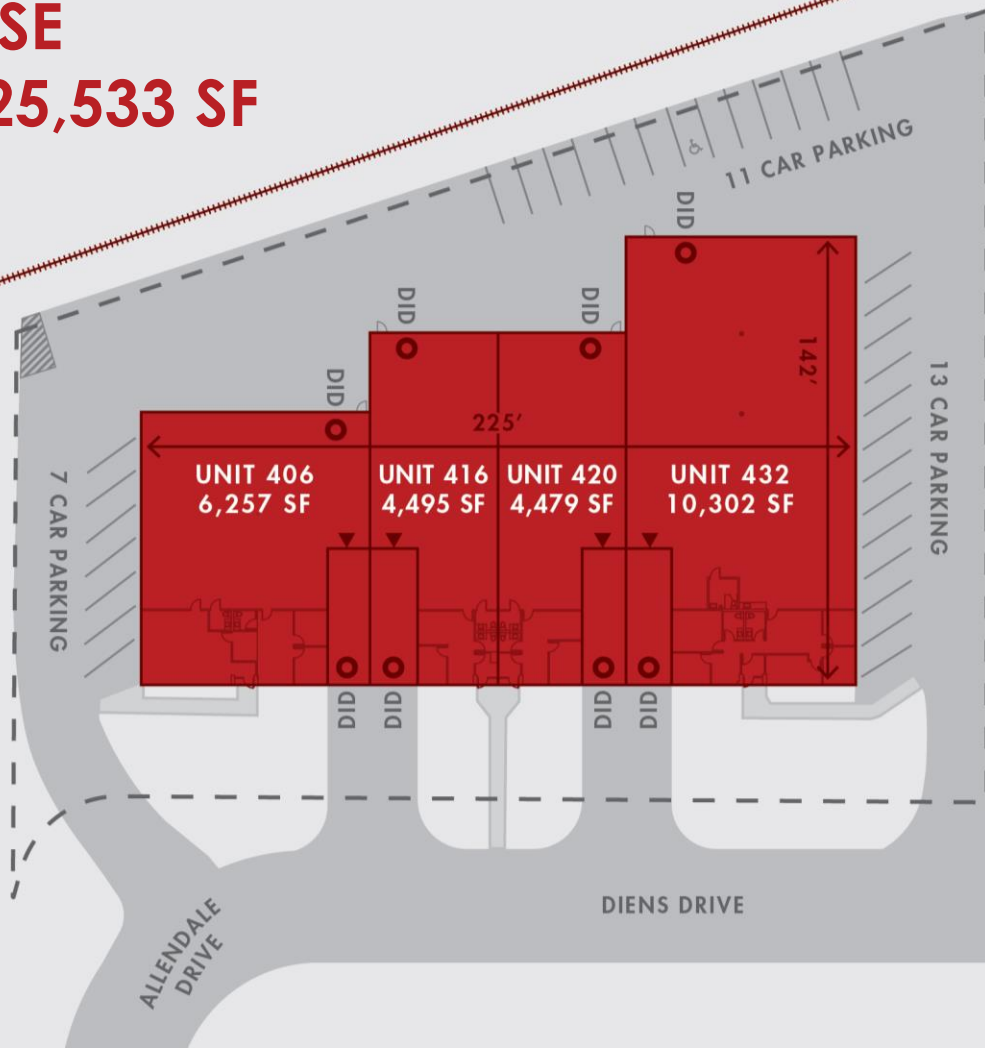


Owned & Managed by:



FOR LEASE

4,479 – 25,533 SF



SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
406	6,257	1,393	Subject to Offer
416	4,495	618	Subject to Offer
420	4,479	618	Subject to Offer
432	10,302	1,401	Subject to Offer
TOTALS	25,533		

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