

FOR LEASE
4,495 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
- 1 Dock and 1 Drive-In Door
- Business Park Setting with Quick Access to I-294
- Professionally Owned & Managed

BUILDING DETAILS

Building Size	25,533 SF
Suite Size	4,495 SF
Office Size	618 SF
Clear Height	15' Clear
Loading	1 Dock Door 1 Drive-in Door
Parking Ratio	1.25 Stalls per 1,000 SF
Power	200a / 240v
Sprinkler	Wet

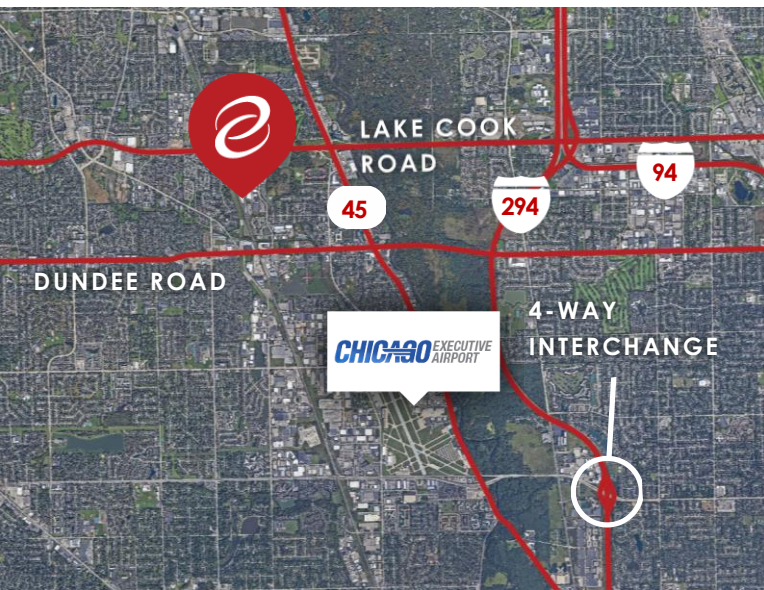
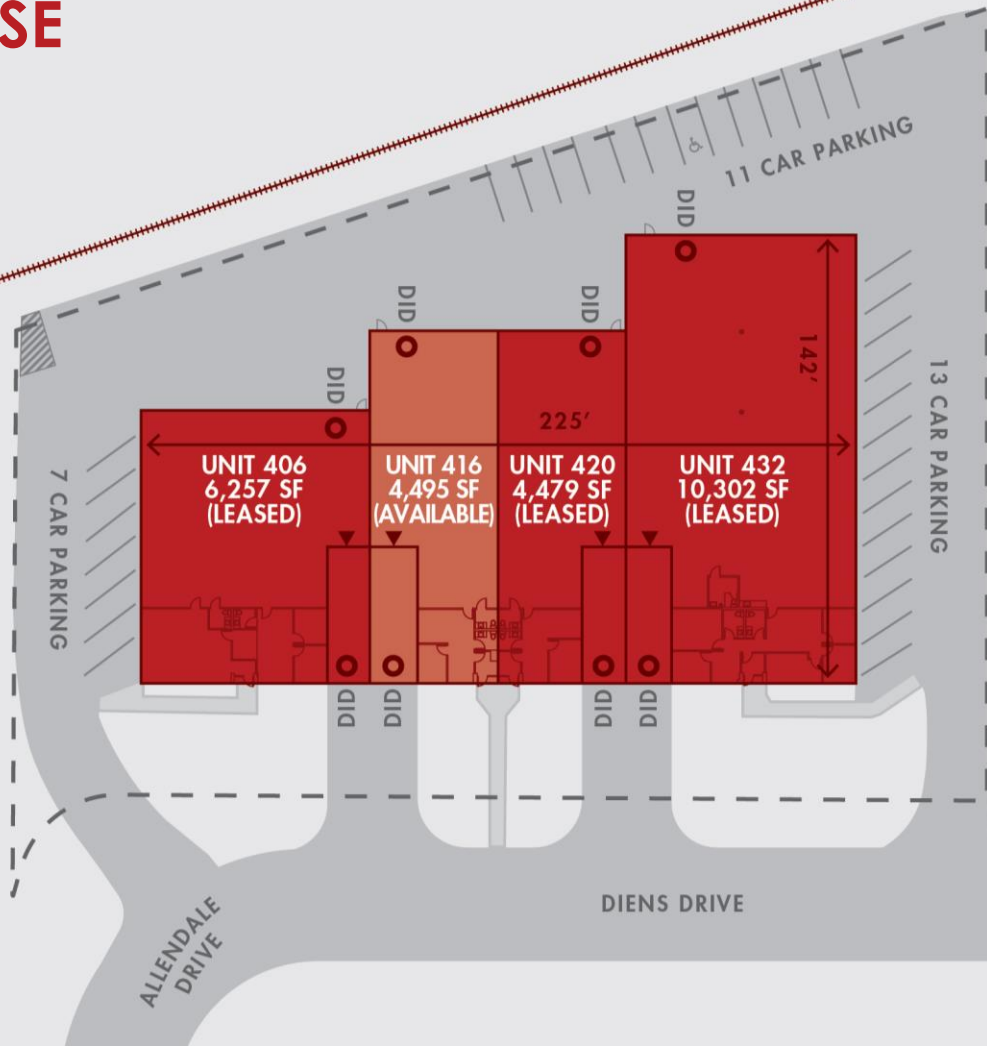
Brokered by:



Owned & Managed by:



FOR LEASE 4,495 SF



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

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