

**INDUSTRIAL  
SPACE  
FOR LEASE**

**±3,000 SF**

Close Proximity  
to Major  
Expressways

Professionally  
Owned and  
Managed

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 140 SHEPARD AVENUE

Unit A, Wheeling, IL 60090

[Property Website](#)

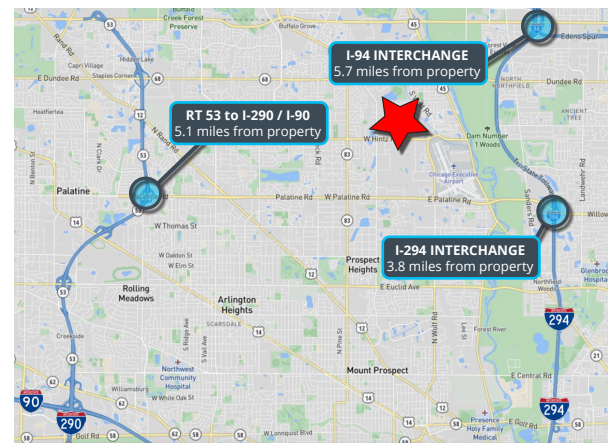


## Specifications

- Building Size: ±30,000 SF
- Land Area: ±1.72 AC
- Available Size: ±3,000 SF
- Office Size: ±1,200 SF
- Ceiling Height: 14'
- Loading: 1 Drive-in Door
- Power: 200 Amps
- Year Built: 1960
- Construction: Masonry
- Zoning: I-3 (General Industrial)
- **Lease Rate: \$11.50 PSF MG**

## Highlights

- Available immediately
- Ample parking
- New LED lighting
- New paint & carpet in office
- Close proximity to major expressways
- Professionally owned and managed



**Ross Lehrman**  
Vice President  
847.588.5671  
ross.lehrman@transwestern.com

**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.

**INDUSTRIAL  
SPACE  
FOR LEASE**

**±3,000 SF**

Close Proximity  
to Major  
Expressways

Professionally  
Owned and  
Managed



**TRANSWESTERN**

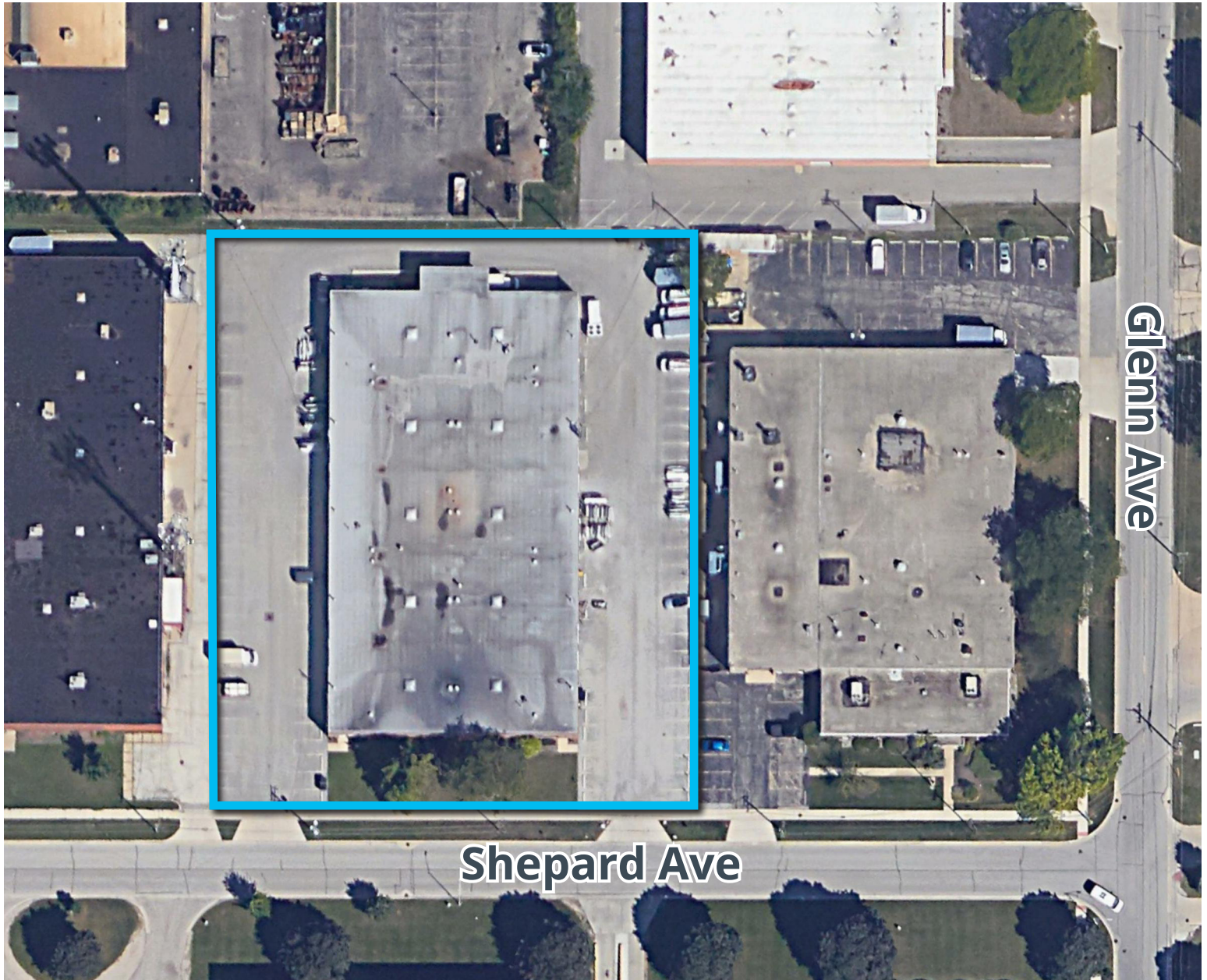
REAL ESTATE  
SERVICES

# 140 SHEPARD AVENUE

Unit A, Wheeling, IL 60090

[Property Website](#)

**PROPERTY AERIAL**



**Ross Lehrman**  
Vice President  
847.588.5671  
ross.lehrman@transwestern.com

**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2022 Transwestern.