



**CUSHMAN &
WAKEFIELD**

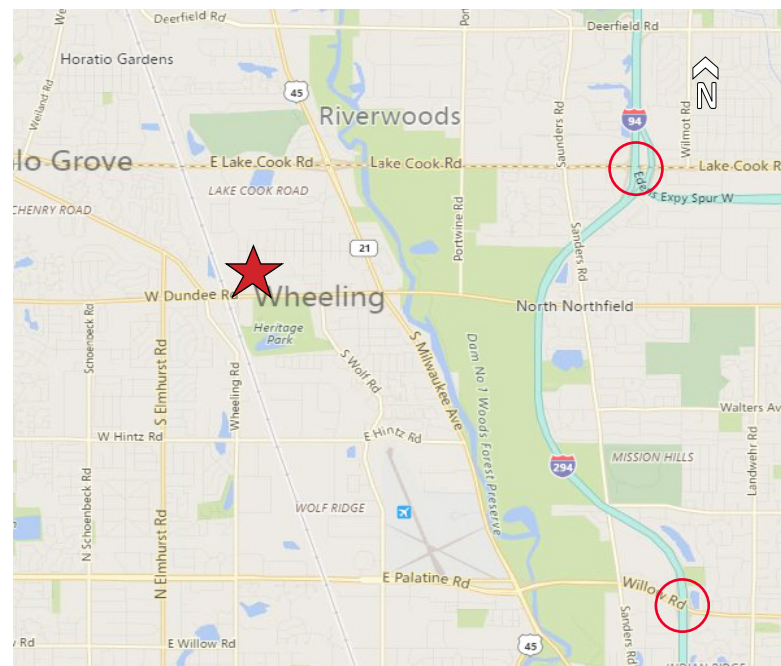
FOR SALE | LEASED INDUSTRIAL/FLEX BUILDING - 8,532 SF
339 EGIDI DRIVE
WHEELING, IL



Investment Highlights

Building Size:	8,532 SF
Office Size:	4,108 SF
Lot Size:	0.83 acres
Power:	400 amps
Ceiling Height:	18'
Parking:	25 Spaces
Year Built:	1988
Loading:	1 drive-in door
Zoning:	I-2, limited industrial

- New roof and parking lot
- Leased through 12/31/2024
- Current NOI of \$72,000 annually
- Current Tenant is a reliable security solutions company for home, business, and enterprise
- Close proximity to The Wheeling Town Center (opening in 2018) www.thewheelingtowntowncenter.com



Sale Price: \$850,000

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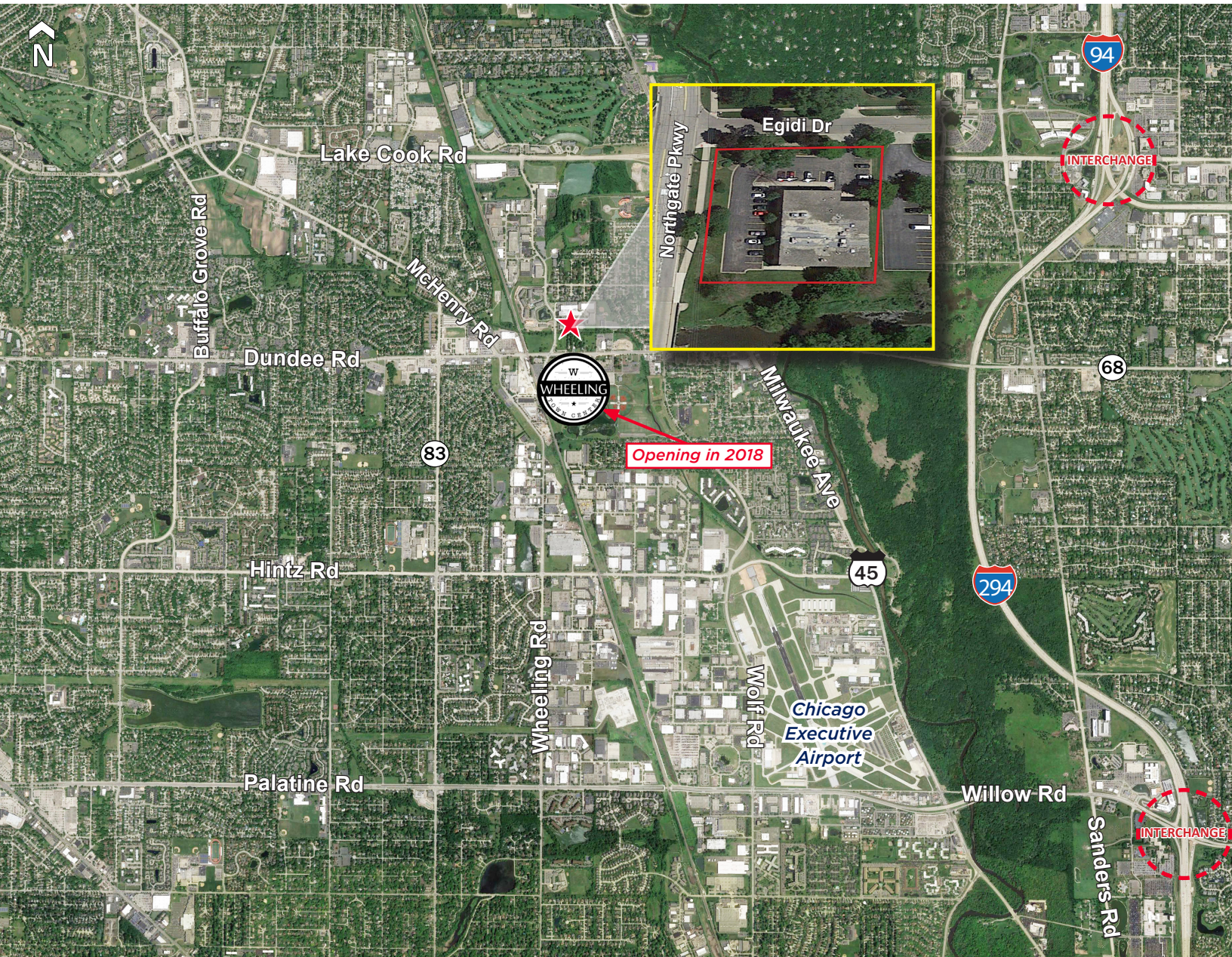
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