

# 300 Marquardt Drive

**INDUSTRIAL FLEX BUILDING FOR SALE OR  
LEASE ON 1.38 AC SITE!**

Wheeling, IL 60090

**JOHN JOYCE, CCIM SIOR**

O: 847.233.1178

[john.joyce@svn.com](mailto:john.joyce@svn.com)

**PRESENTED BY:**

**CAITLIN CRAWFORD**

O: 847.464.8469

[caitlin.crawford@svn.com](mailto:caitlin.crawford@svn.com)

## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	300 Marquardt Drive
<b>SALE PRICE</b>	\$825,000
<b>AVAILABLE SF FOR LEASE</b>	2,787 SF
<b>LEASE RATE</b>	\$12.00 PSF MG
<b>BUILDING SIZE</b>	12,400 SF
<b>LOT SIZE</b>	1.38 Acres
<b>YEAR BUILT</b>	1978
<b>CEILING HEIGHT</b>	12'
<b>LOADING</b>	1 DID 10' W X 10' H
<b>PARKING SPACES</b>	47
<b>ROOF</b>	Replaced in 2020
<b>ZONING</b>	I-3

2,787 SF of flex space is available for lease for immediate occupancy. Multi-Tenant Owner/User/Investment Property for sale. The property is ideally located, 2.6 miles from the 4-way interchange on I-294 at Willow Road. Adjacent to the Chicago Executive Airport. Rare opportunity with a small building on a large land site.

**JOHN JOYCE, CCIM SIOR**  
O: 847.233.1178  
john.joyce@svn.com

**CAITLIN CRAWFORD**  
O: 847.464.8469  
caitlin.crawford@svn.com



- Flex space and Build-to-Suit Lease Opportunity Available
- Up to 10,000 SF of Outside Storage Is Available
- 15 Mins from O'Hare International Airport
- High Image Business Campus
- Parking Ratio: 3.8/1,000 SF Leased
- Ideal for Sales/Service/Fleet Parking/Outdoor Storage
- \*Broker Owned\*

# AVAILABLE LEASE SPACES

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	-----------	------------	------------	-------------

Suite 107	2,787 SF	Modified Gross	\$12.00 SF/yr	400 Amps 10 Parking Spaces Drive-In Door Tenant pays pro-rate share of utilities
Build to Suit	13,685 SF	Modified Gross	Negotiable	Build-to-suit industrial opportunity in Wheeling, Illinois immediately West of the Chicago Executive Airport. Landlord is approved for a +/-13,700 SF industrial building for tenant specific plans. Proposed building will have 20' clear height, one (1) truck level dock and one (1) drive-in-door.

**JOHN JOYCE, CCIM SIOR**

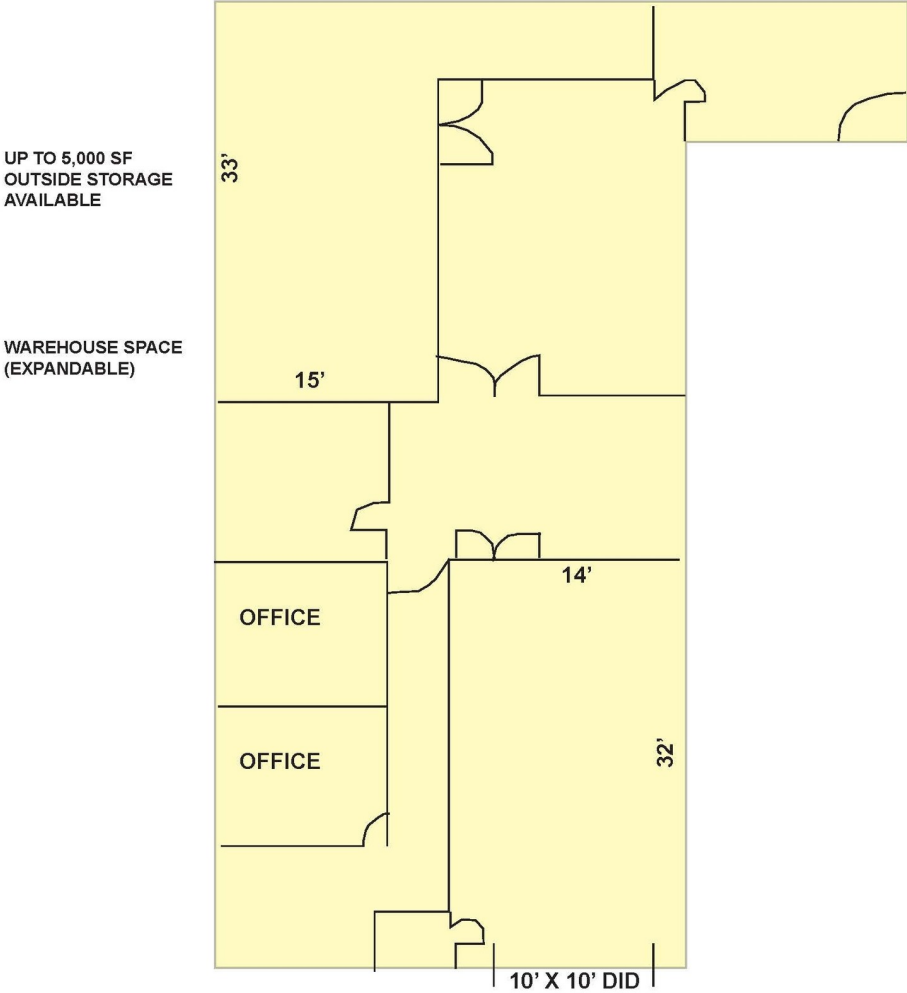
O: 847.233.1178  
john.joyce@svn.com

**CAITLIN CRAWFORD**

O: 847.464.8469  
caitlin.crawford@svn.com

**SUITE 107**

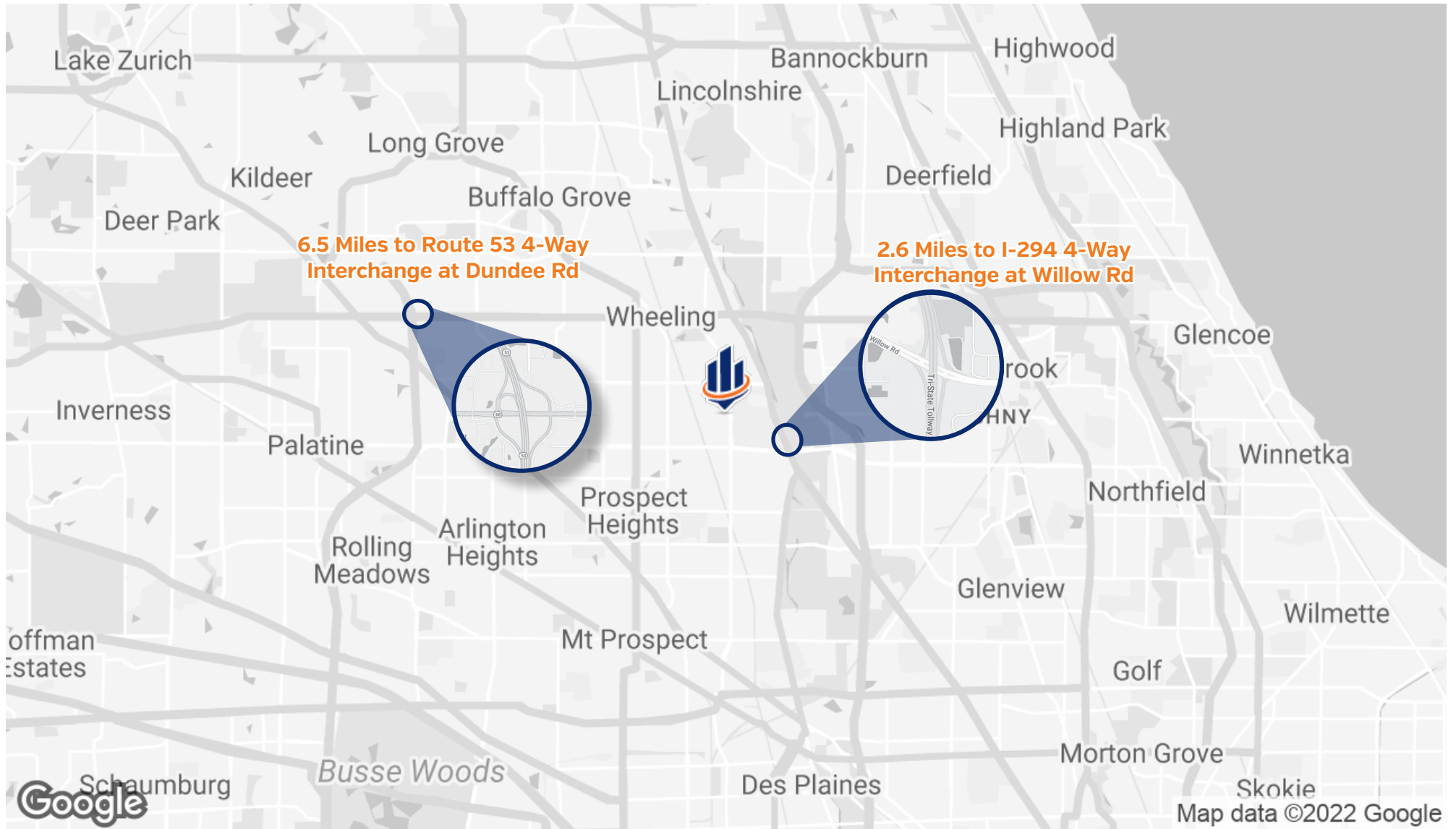
**UNIT 107 - 2,787 SF**  
**300 MARQUARDT DRIVE**  
**Wheeling, Illinois**



**JOHN JOYCE, CCIM SIOR**  
O: 847.233.1178  
john.joyce@svn.com

**CAITLIN CRAWFORD**  
O: 847.464.8469  
caitlin.crawford@svn.com

# LOCATION MAP



**HARRISON WRIGHT**  
O: 847.233.1139  
harrison.wright@svn.com  
IL #47517715

**JOHN JOYCE, CCIM**  
O: 847.233.1178  
john.joyce@svn.com

# DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**JOHN JOYCE, CCIM SIOR**

O: 847.233.1178

john.joyce@svn.com

**CAITLIN CRAWFORD**

O: 847.464.8469

caitlin.crawford@svn.com