

# NEW CONSTRUCTION 40,000-150,000 SF AVAILABALE 6B TAX INCENTIVE • 32' CLEAR HEIGHT

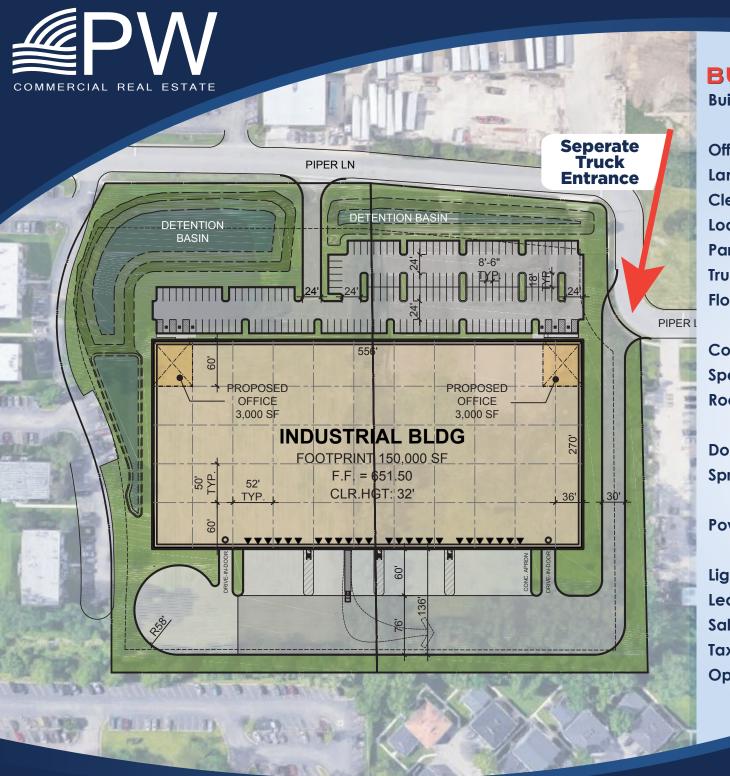
www.executivecommercecenter.com

# EXECUTIVE COMMERCE CENTER 25 EAST PIPER PROSPECT HEIGHTS, IL

#### **Differentiators**:

- Accessable to Every Chicago Market
- Up To \$2/sf Less Than O'hare Market
- Seperate Entrance For Trucks
- Next to Chicago Executive Airport For Corporate Travel
- High End Corporate Image and Landscaping
- Parking 1.1/ 1,000 (Expandable)

CONNOR COMMERCIAL REAL ESTATE



### **BUILDING HIGHLIGHTS**

ilding Size:	150,000 SF
	(Divisible to 40,000)
fice Size:	Built-to-suit
nd Size:	10.07 Acres
ear Height:	32'
ading:	2 DID, up to 25 docks
ırking:	up to 217 stalls
uck Apron:	60'
oors:	7" unreinforced
	concrete at 4,000 PSI
olumn:	52' x 56'
eed Bay:	60'
of:	45 mil ballasted EPDM
	R-value: 25
ock Leveler:	35,000# leveler
rinkler:	ESFR Fire sprinkler system
	throughout
ower:	1,600 amp, 277/480 volt,
	3PH electrical service
ghting:	T-5 fluorescent lighting
ase Rate:	\$6.50/SF net
le Price:	STO
xes (est) :	\$1.50
oex (est):	\$.45

CONMERCIAL REAL ESTATE



Beat.

South Facing Loading Docks. Expandable Up To 25 Docks.





## Chicago Executive Airport (PWK)

#### 53 25 EAST PIPER PROSPECT HEIGHTS, IL

O'Hare International Airport

# LOCATION ADVANTAGES

- Close to O'Hare market via Wolf Road or I-294
- Low congestion area with great lease value
- Easy access to I-294, I-94, Rte. 53 (to I-290/I-355)
- Near 4 way intersection at Palatine Road (Willow Road) and Wolf Road
- Centrally located in Northeast Illinois with easy access to industrial markets in O'Hare, Cook County, Lake County, DuPage, and Southeast Wisconsin
- Convenient for residential areas in north suburbs, northwest suburbs, and western suburbs
- Next to Chicago Executive Airport for private aviation options
- Prospect Heights Metra Station 1.3 miles away
- Quality labor market for both professional and unskilled labor

# TRAVEL TIMES

- 5 minutes to I-294 at Willow Road (4-way interchange)
- 15 minutes to Route 53 to I-290
- 15 minutes to I-94
- 15 minutes to O'Hare International Airport
- 30 minutes to Wisconsin border





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### CHICAGO EXECUTIVE AIRPORT

#### **AREA INDUSTRIAL COMPANIES WITHIN 2 MILES**

Valspar Corporation AGSCO Crescent Cardboard LLC. Durable Packaging International SG360 Crothall Laundry Services Protect-A-Bed USA FedEx Ground Fluid Management, Inc. (IDEX) Midland Paper, Packaging & Supplies Tomoegawa (U.S.A.), Inc. Handi-Foil Corporation Industrial Motion Control LLC Richelieu Foods Block and Company U.S. Tsubaki Power Transmission, LLC Aargus Plastics YRC/USF Holland WorldPac Hidden Valley Ranch Reynolds Consumer Products Destaco

# MARKET HIGHLIGHTS

The location is suitable for a user with a heavy distribution focus due to highway proximity and reach to the surrounding metropolitan area and tri-state access. It is also suitable for a production research facility with limited distribution, as is historically common in the Wheeling area.

The project site is located in an area with a strong labor force and conveniently near north and northwest suburban communities.

Just north of Prospect Heights, the \$110 Million Wheeling Town Center is under construction with a large 100,000 SF retail development and 300 residential units off of Dundee Road.

Chicago Executive Airport, immediately across Palatine Road, provides an excellent corporate transportation option for private aviation and high-end corporate image. It is one of the top 10 corporate airports in the United States, and is the third busiest airport in the State of Illinois for trips further than 20 miles. The Cities of Wheeling and Prospect Heights are currently undergoing an update of the Master Plan for the airport.

Industrial land suitable for developing 150,000+ SF industrial spec buildings is scarce in north Cook County.





# FOR MORE INFORMATION PLEASE CONTACT DENISE CHAIMOVITZ OR SEAN SLOAN



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