Transwestern

J&L REAL PROPERTIES

925 Seton Court

INDUSTRIAL UNITS AVAILABLE FOR LEASE

925 Seton Ct, Wheeling, IL 60090
Property Website

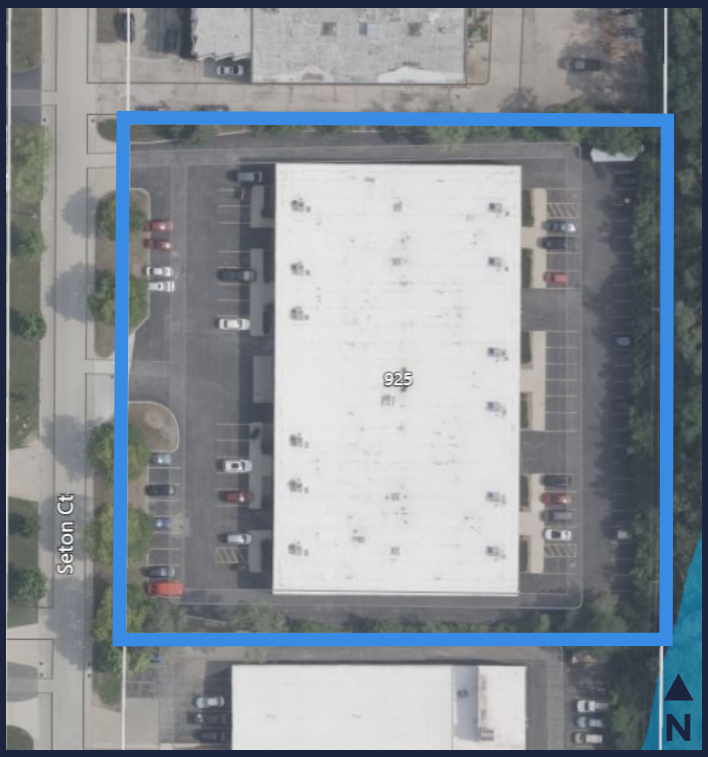
±2,800 - ±8,400 SF Available | Well-maintained Multi-tenant Facility | Close Proximity to I-294 | Professionally Owned & Managed

Joe Karmin, SIOR
Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Ethan Schwartz
Associate
(847) 354-4248
ethan.schwartz@transwestern.com

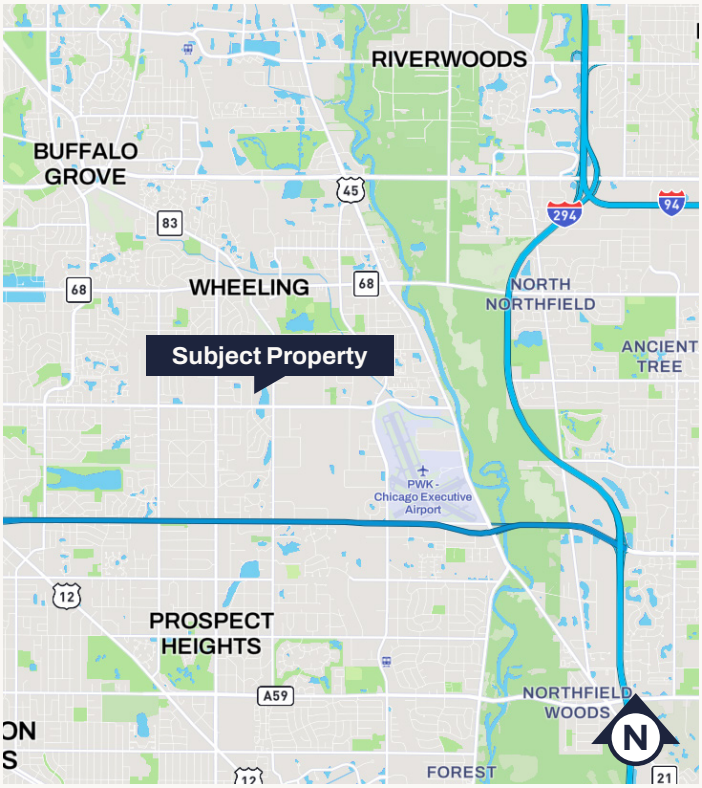
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.



Property Highlights

- Well-maintained multi-tenant facility with ±2,800 SF - ±8,400 SF industrial space for lease
- Close proximity to the 4-way interchanges at I-294 and Lake Cook Road and Palatine Road
- Great access to Routes 83, 68, 53, 45, 21 & 12
- Near the Chicago Executive Airport
- Professionally owned and managed building

BUILDING SIZE	±32,325 SF
LAND AREA	±1.95 AC
AVAILABLE SIZE	±2,800 - ±8,400 SF
CEILING HEIGHT	14' Clear
LOADING	Unit 4 has 1 DID and all units have access to 2 shared interior docks
PARKING	±65 Cars (Bldg Total)
YEAR BUILT	1989
SPRINKLERED	Yes
CONSTRUCTION	Masonry
LEASE RATE	Subject to Offer



Transwestern

J&L REAL PROPERTIES

Joe Karmin, SIOR
Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Ethan Schwartz
Associate
(847) 354-4248
ethan.schwartz@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 © 2026 Transwestern.

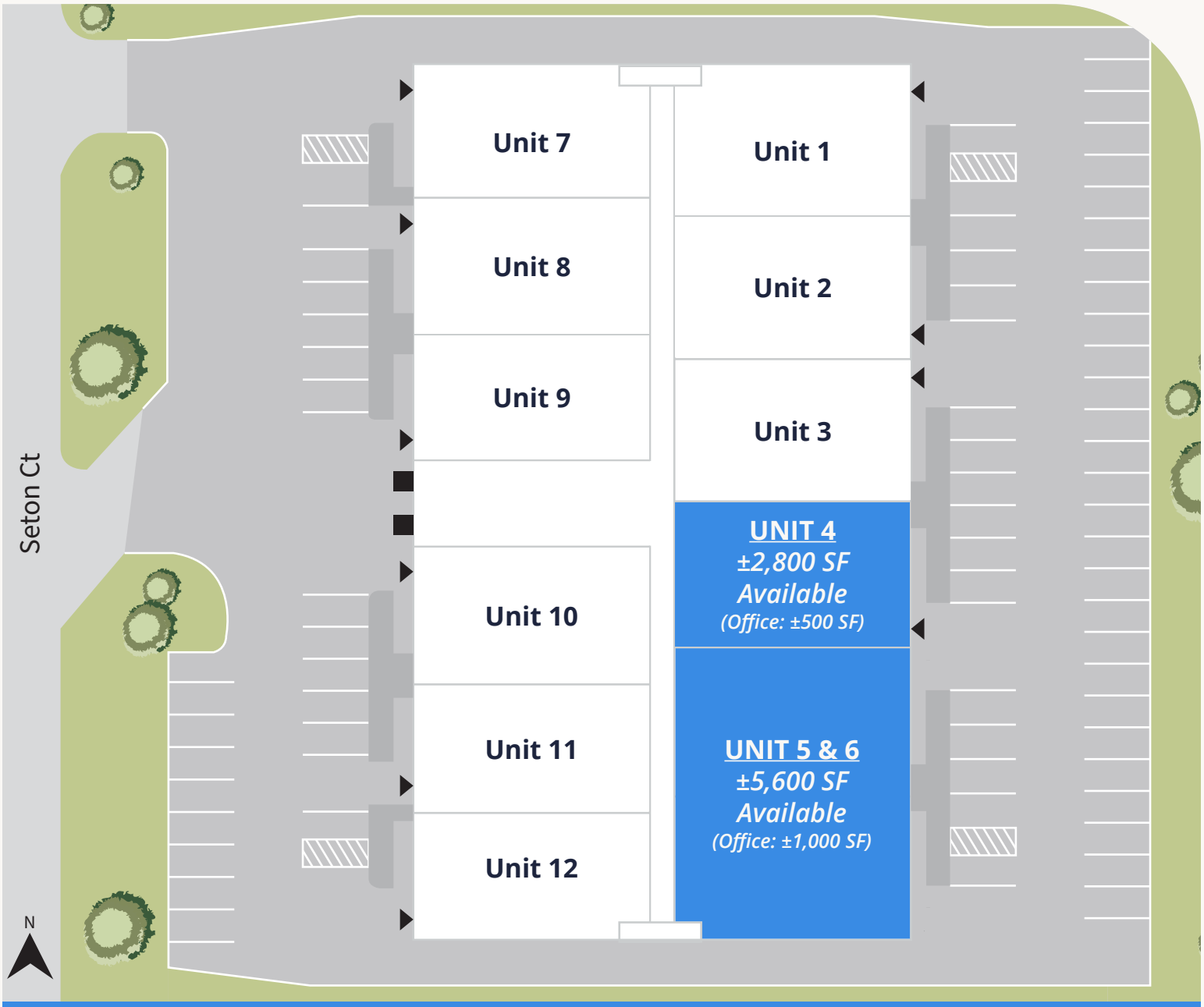
Transwestern

J&L REAL PROPERTIES

925 Seton Court

INDUSTRIAL UNITS AVAILABLE FOR LEASE

925 Seton Ct, Wheeling, IL 60090
Property Website



SITE PLAN

Joe Karmin, SIOR
Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Ethan Schwartz
Associate
(847) 354-4248
ethan.schwartz@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 © 2026 Transwestern.

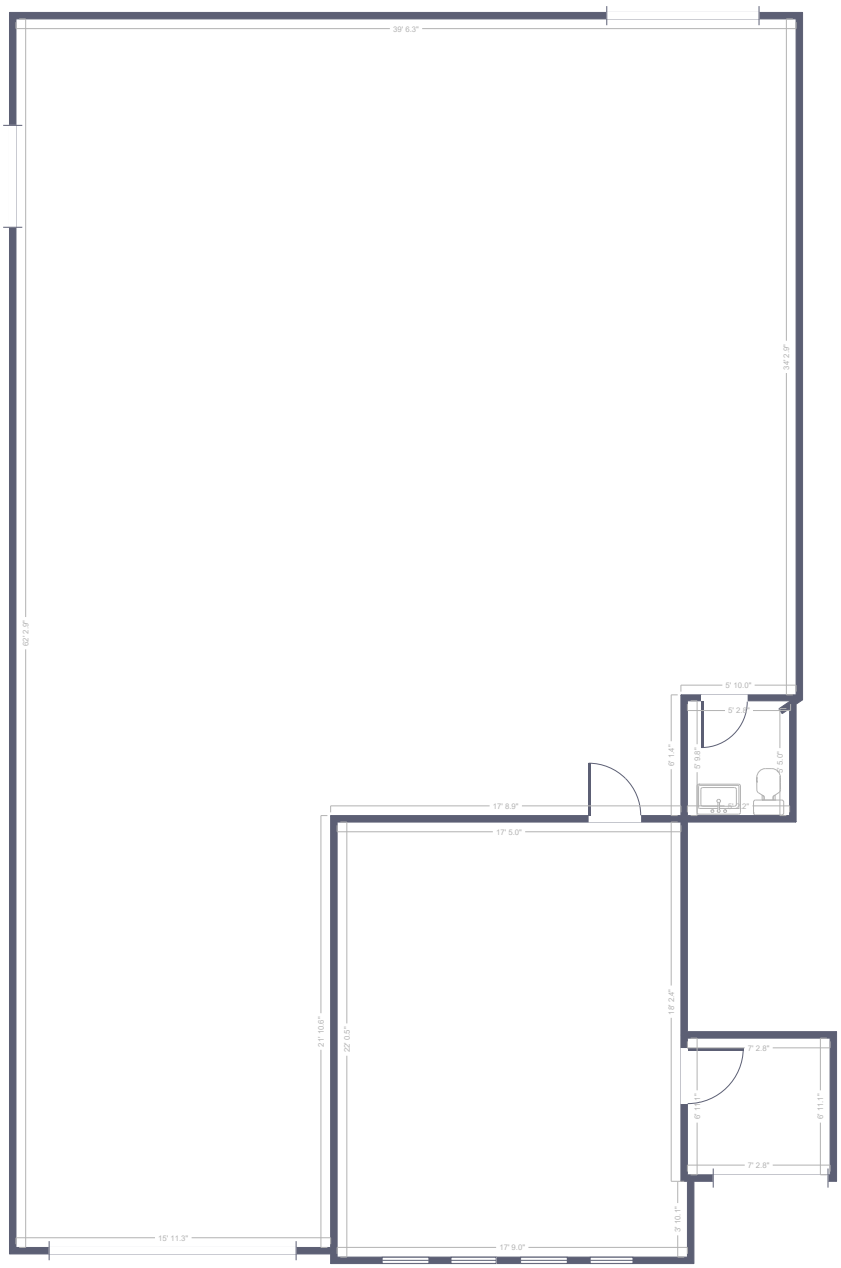
Transwestern

J&L REAL PROPERTIES

925 Seton Court

INDUSTRIAL UNITS AVAILABLE FOR LEASE

925 Seton Ct, Wheeling, IL 60090
Property Website



FLOOR PLAN - UNIT 4

Joe Karmin, SIOR
Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Ethan Schwartz
Associate
(847) 354-4248
ethan.schwartz@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 © 2026 Transwestern.

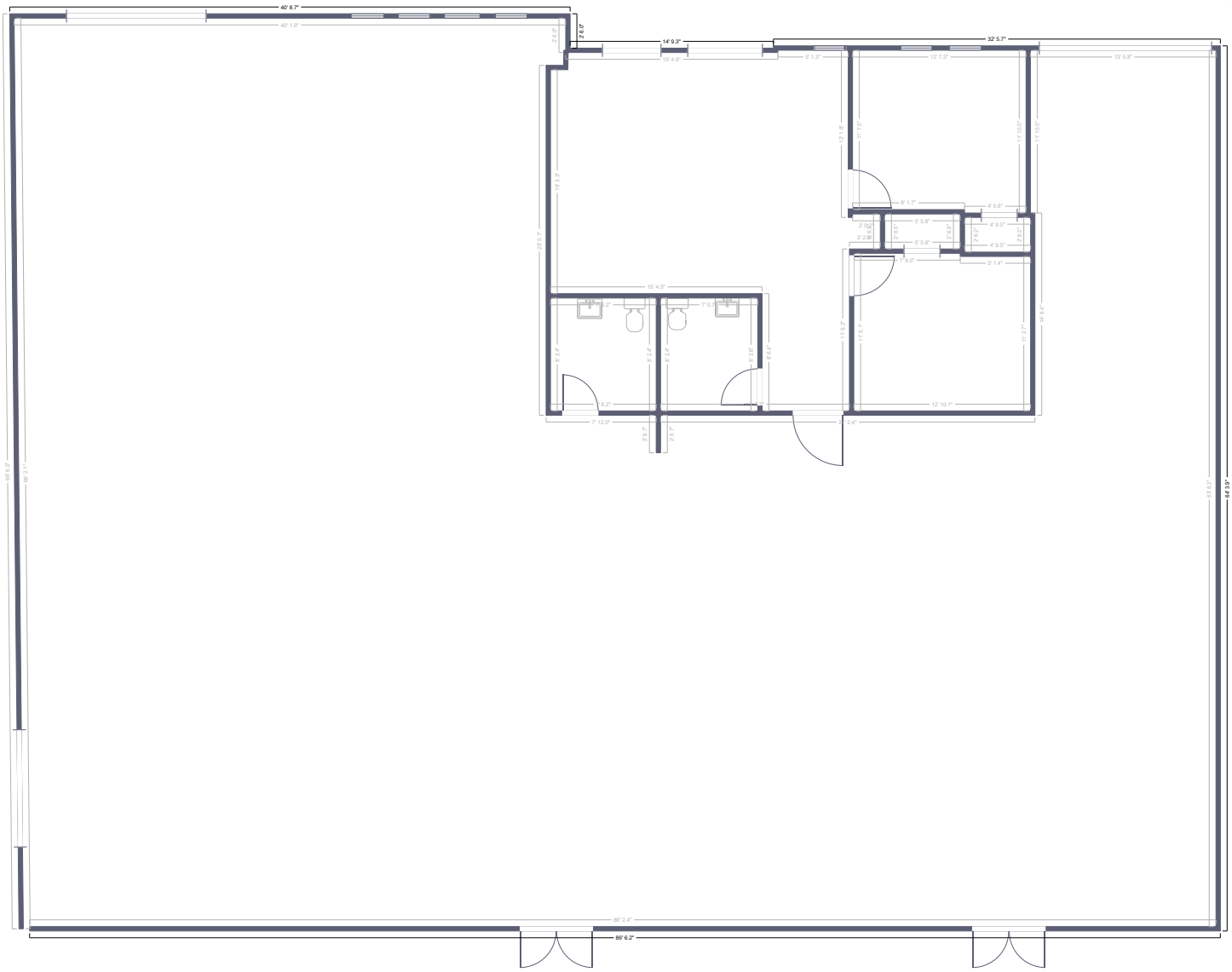
Transwestern

J&L REAL PROPERTIES

925 Seton Court

INDUSTRIAL UNITS AVAILABLE FOR LEASE

925 Seton Ct, Wheeling, IL 60090
Property Website



FLOOR PLAN - UNIT 5 & 6

Joe Karmin, SIOR
Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Ethan Schwartz
Associate
(847) 354-4248
ethan.schwartz@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 © 2026 Transwestern.