

**INDUSTRIAL/  
FLEX SPACE  
FOR LEASE**

**±3,098 -  
±10,696 SF**

Flexible Space  
Options

Unique Flex  
Units with  
Immediate  
Availability

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 270 LARKIN DRIVE

Wheeling, IL 60090

[Property Website](#)

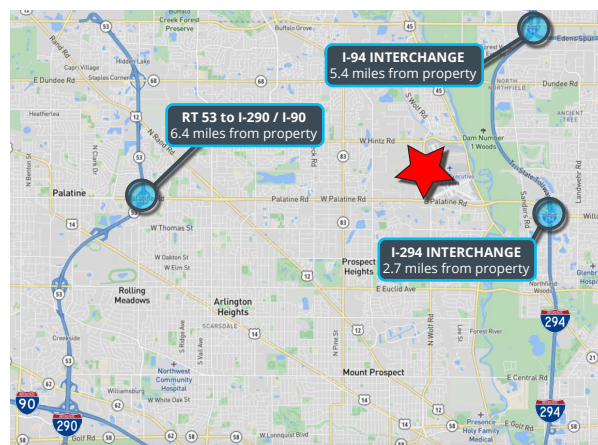


## Specifications

- Building Size: ±16,330 SF
- Land Area: ±0.92 AC
- Available Size: ±10,696 SF
- Divisible To: ±3,098 SF
- Office Size: ±20% - ±80%
- Ceiling Height: 16'
- Loading: 1 Shared Dock and 1 Exclusive DID per unit
- Year Built: 1995
- Construction: Masonry
- Heating: Gas
- **Lease Rate: Subject to Offer**

## Highlights

- Flexible space options - units can be combined
- High-image and well-maintained facility
- Unique flex units with immediate availability
- Ample parking
- Excellent loading access
- Direct access to I-294 and Chicago Executive Airport



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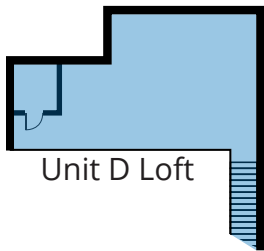
## BUILDING LAYOUT

### UNIT C

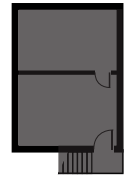
±3,098 SF  
±20% Office

### UNIT B

±3,700 SF  
±30% Office



Unit D Loft



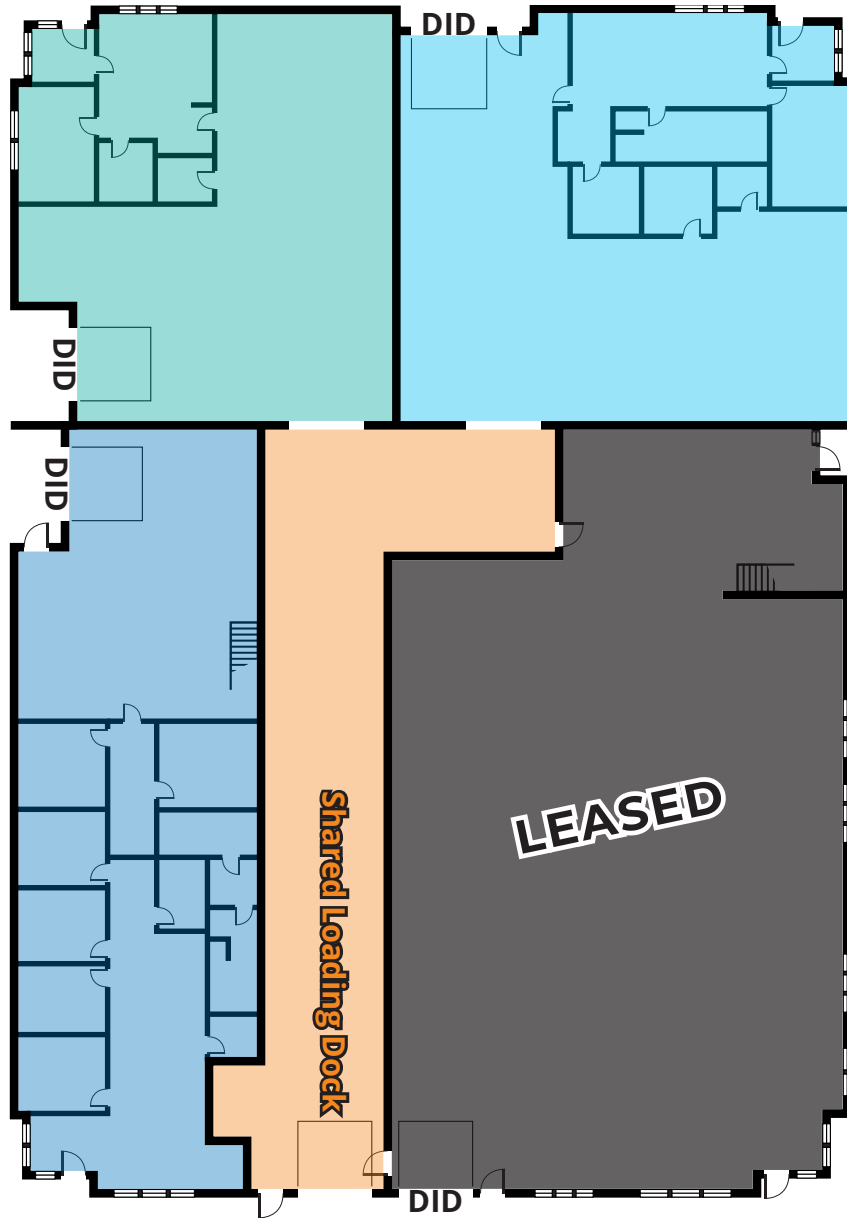
Unit A Loft

### UNIT D

±3,898 SF  
±80% Office

### UNIT A

LEASED



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