

200-222 E. Marquardt Drive

±30,000 SF INDUSTRIAL BUILDING FOR SALE

Wheeling, IL 60090

[Property Website](#)

Three-Unit
Building

User/Investor
Opportunity

Open Office
Layout

Less than 3 Miles
from I-294

**FULLY
LEASED!**



Ross Lehrman

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

Justin Lerner, SIOR

Executive Vice President
(847) 588-5665
justin.lerner@transwestern.com

Joe Karmin, SIOR

Executive Vice President
(847) 588-5670
joe.karmin@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 © 2020 Transwestern.

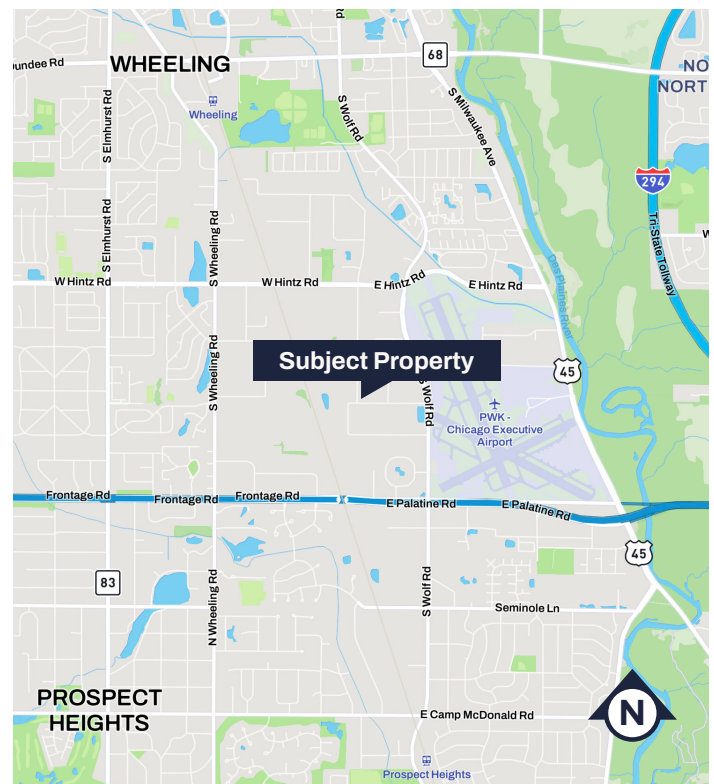


Property Highlights

- ±30,000 SF three-unit industrial building for sale
- Open office layout
- Excellent distribution and storage space
- Less than 3 miles from the 4-way interchange at I-294 and Willow Road

- **User/Investor Opportunity**
- **Fully leased with short-term leases in place**
- **Contact listing brokers for rent roll**

BUILDING SIZE	±30,000 SF
LAND AREA	±1.62 AC
UNIT 200	±10,000 SF
UNIT 220	±10,000 SF
UNIT 222	±10,000 SF
OFFICE SIZE	±1,500 SF Per Unit
CEILING HEIGHT	15' Clear
LOADING	1 Dock / 1 DID Per Unit
PARKING	±36 Spaces
ZONING	I-3, RPZ
CONSTRUCTION	Masonry
YEAR BUILT	1979
RE TAXES	\$3.74 PSF (2024)
SALE PRICE	Subject to Offer



Ross Lehrman

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

Justin Lerner, SIOR

Executive Vice President
(847) 588-5665
justin.lerner@transwestern.com

Joe Karmin, SIOR

Executive Vice President
(847) 588-5670
joe.karmin@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.

200-222 E. Marquardt Drive

±30,000 SF INDUSTRIAL BUILDING FOR SALE

Wheeling, IL 60090

[Property Website](#)



OFFICE



OFFICE



WAREHOUSE



WAREHOUSE

Ross Lehrman

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

Justin Lerner, SIOR

Executive Vice President
(847) 588-5665
justin.lerner@transwestern.com

Joe Karmin, SIOR

Executive Vice President
(847) 588-5670
joe.karmin@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.