



VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

477 W. Wrightwood Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910

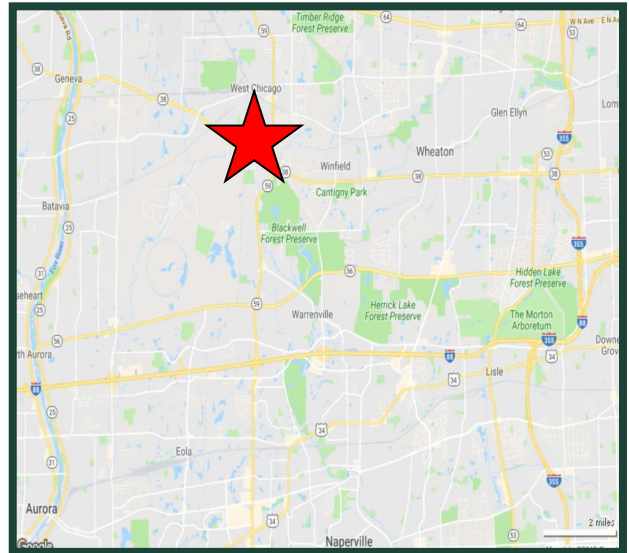


**245 W. Roosevelt Road, Building 10, Unit 69
West Chicago, Illinois**

**FOR LEASE
1,644 SF**

Building Specifications

Available Size:	1,644 Square Feet
Building Size:	19,249 Square Feet
Office:	300 Square Feet
Ceiling Height:	12.5'
Loading:	Drive-In Door (12' X 10')
Sprinklered:	Yes
Real Estate Taxes:	Included with Current Stop
Operating Expenses:	Included with Current Stop



Comments

- Professionally owned and managed
- Access to I-88 and I-355 via Roosevelt Rd. & Rt. 59
- Rare small unit with a drive-in door
- Floor drain with triple catch basin

For Further Information, Please Contact:

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Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status, or withdrawal without notice.

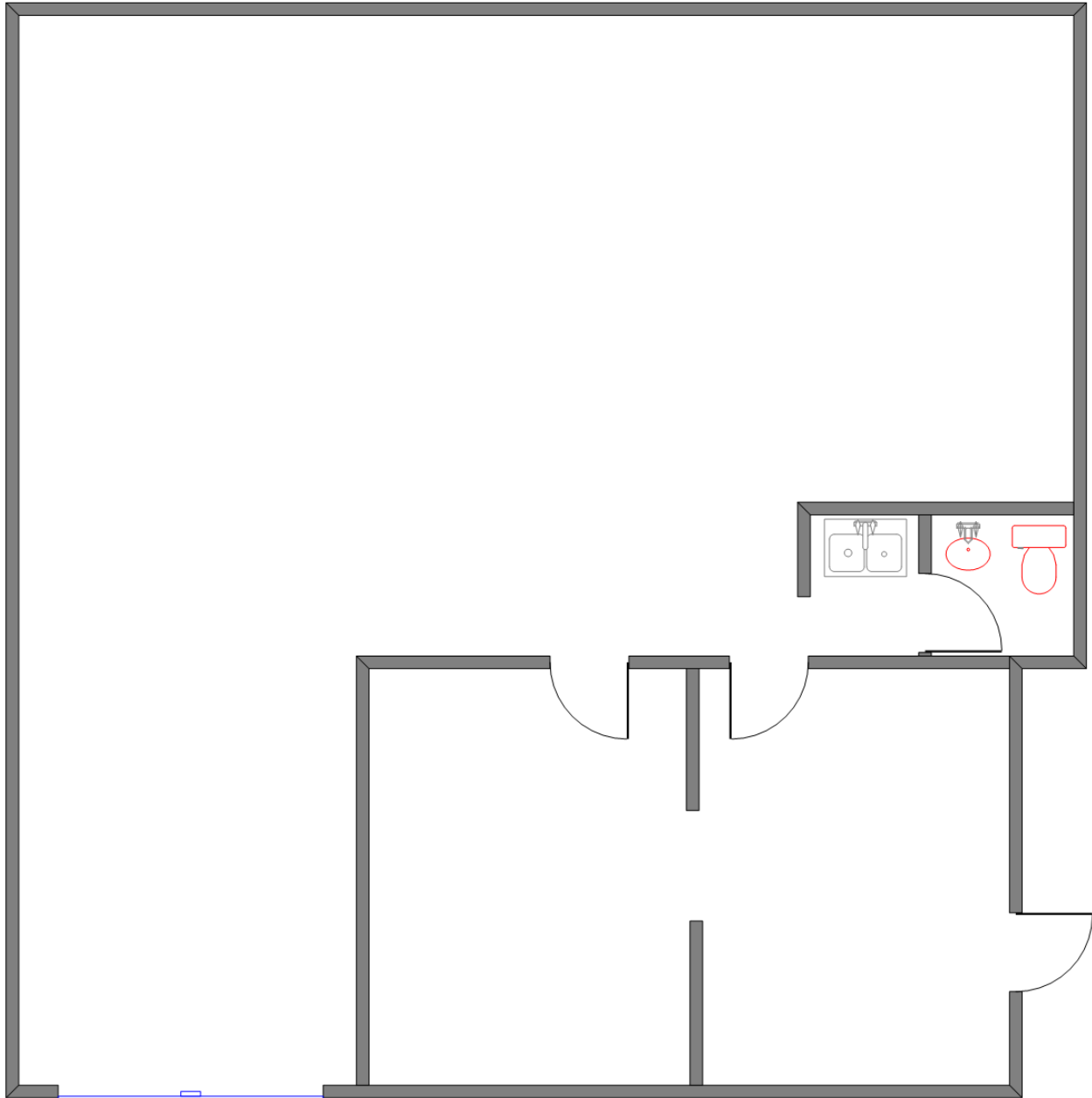


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LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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