



**BROWN**  
COMMERCIAL GROUP, INC.

**5,624 SF**

Industrial / Retail Property For Sale or Lease

**7213 W. ROOSEVELT RD., FOREST PARK, IL 60130**

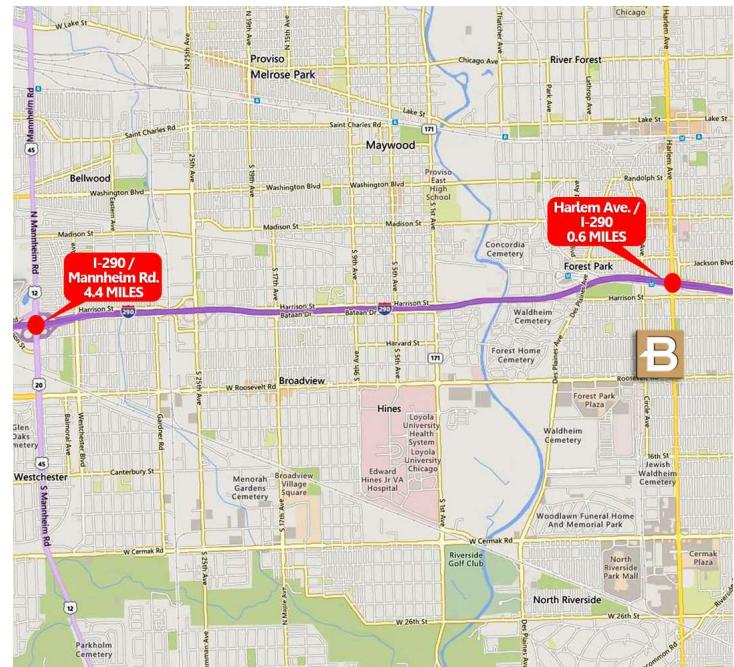


#### LOCATION DESCRIPTION

Located in the heart of retail / commercial area on busy Roosevelt Rd. (Rt. 38), just 3 buildings east of Harlem Ave. Easy access to major transportation routes via nearby I-290 (4 blocks north).

#### PROPERTY OVERVIEW

- 5,624 SF Building
- Divisible - 2,352 SF and 3,272 SF Units Possible
- 12' Clear Ceiling Height
- French Floor Drains
- 1 (8' x 10') Drive-in Door; 2 (10' x 10') Drive-in Doors
- 10+ Car Parking
- Zoned B-2 Community Shopping
- Currently automotive electronics and accessories business featuring a showroom, 3 DIDs and ample shop area.
- Great location to grow your business - current owners moving to larger site!
- Lease Price: BELOW MARKET RATES! \$12.00/SF Gross
- Sale Price: \$599,000



**JIM PIETRAROSSO**

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.

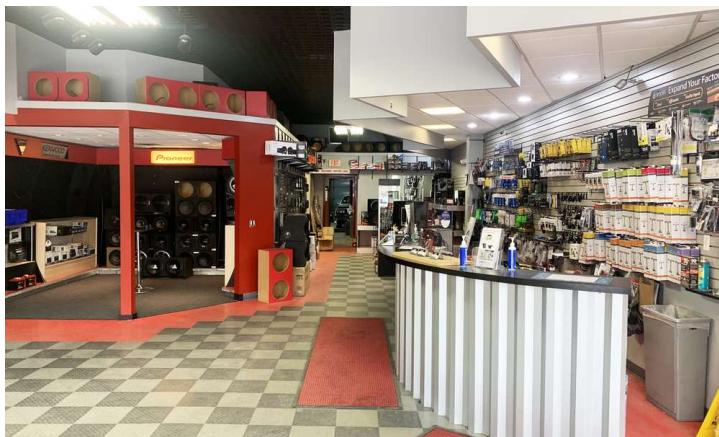


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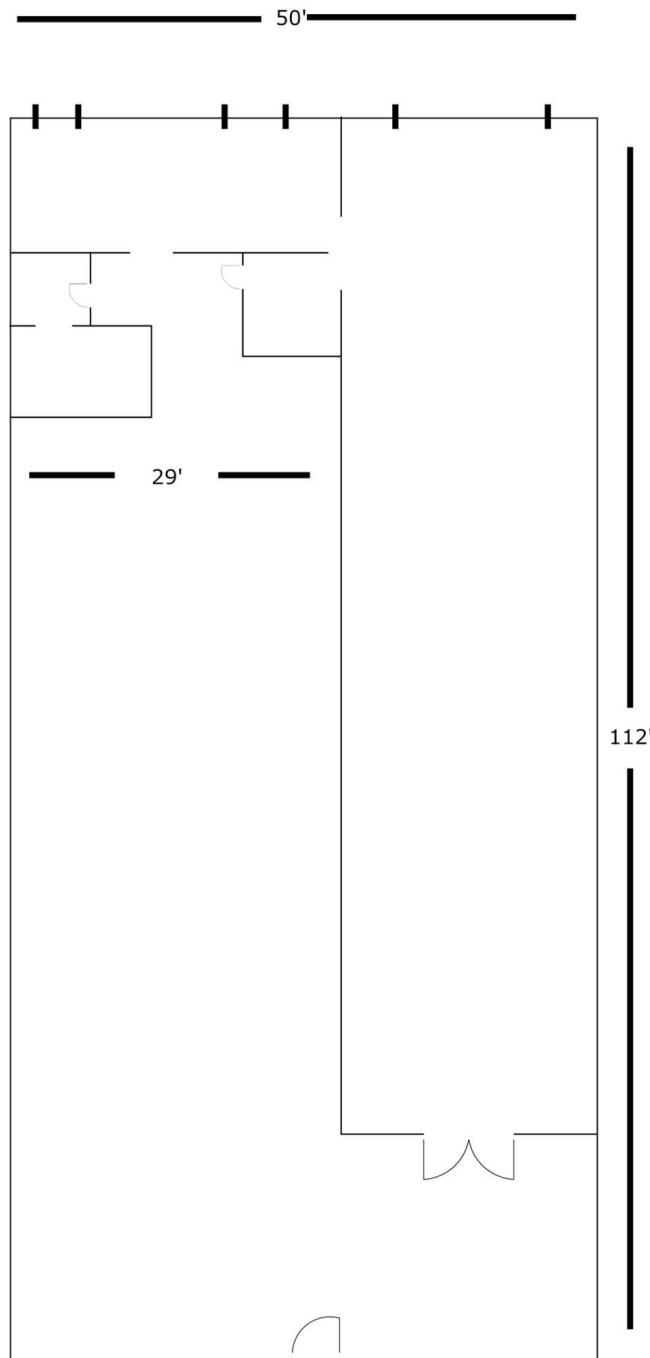


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