



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



1208 Independence Blvd. Romeoville, Illinois

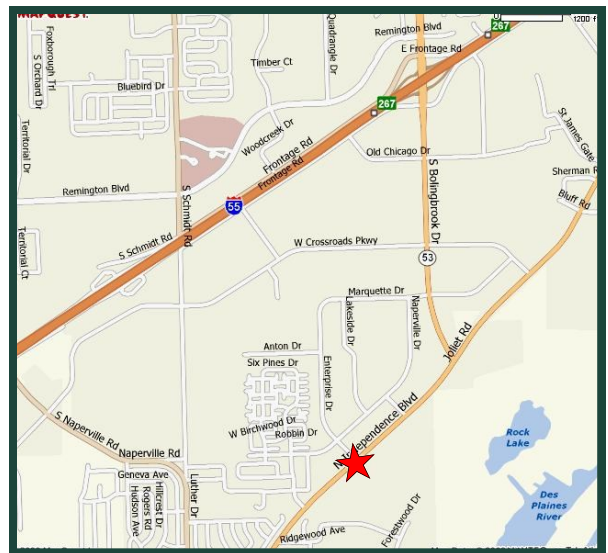
FOR LEASE 10,250 SF

Building Specifications

Available Size	10,250 SF
Building Size:	42,802 SF
Office:	15%
Ceiling Height:	18'
Loading:	1 Exterior Dock 1 Drive-in Door
Power:	200 Amps Active Additional 600 Amps Available
Sprinklered:	Yes
Heat:	Gas
Real Estate Taxes:	Included with Current Stop
Operating Expenses:	Included with Current Stop

Comments

- Professionally owned and managed
- Minutes to I-55 at Route 53 or Joliet Road
- Frontage on Independence



For Further Information, Please Contact:

Brian P. Gedvilas, Director of Leasing
bgedvilas@valueindustrialpartners.com

Brian M. Liston, Principal
bliston@valueindustrialpartners.com

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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.

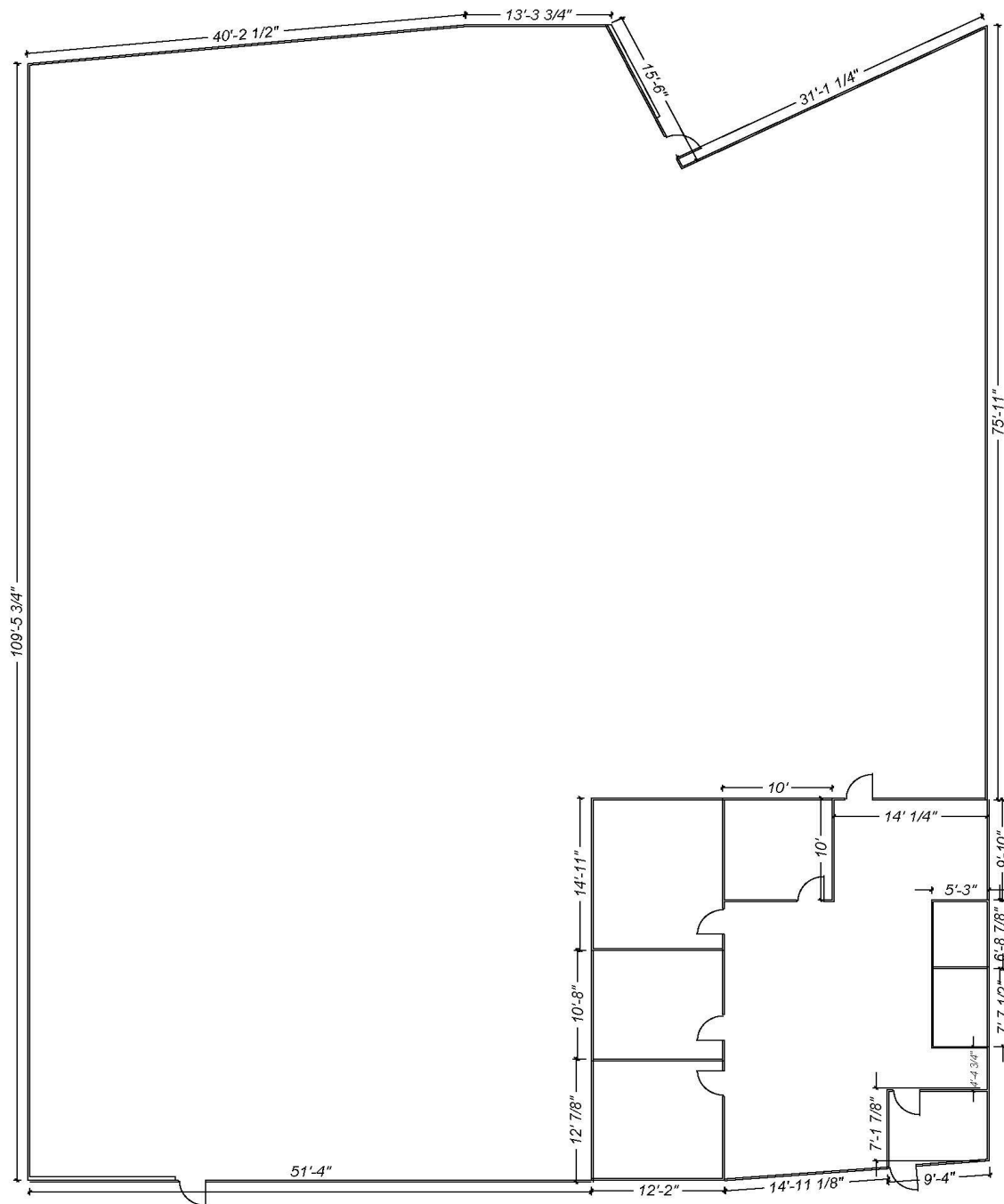


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LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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