



# 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



## 471 Lively Elk Grove Village, Illinois

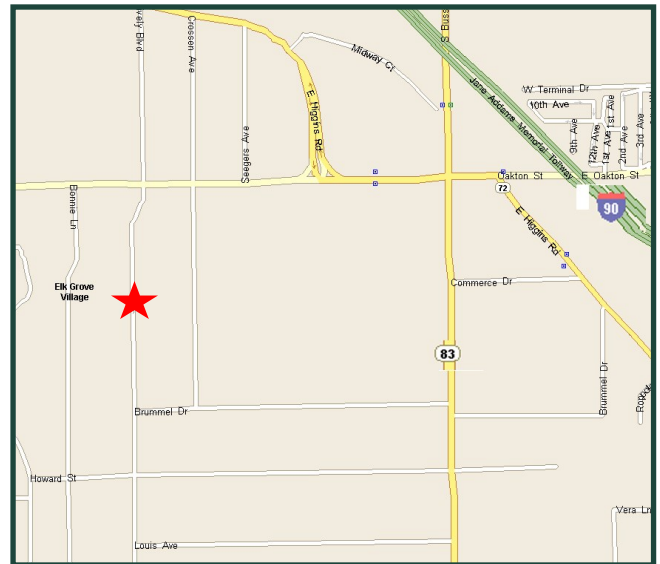
## FOR LEASE 22,550 SF

### Building Specifications

Building Size	22,550 SF
Office:	10%
Ceiling Height:	18'
Loading:	2 Interior Truck Docks 1 Drive-in Door
Power:	600 Amps, 120/240 Volt, 3 Phase
Sprinklered:	Yes
Real Estate Taxes:	\$3.99 PSF
CAM:	\$0.65 PSF

### Comments

- Professionally owned and managed
- Great O'Hare area location
- Freestanding building



**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.

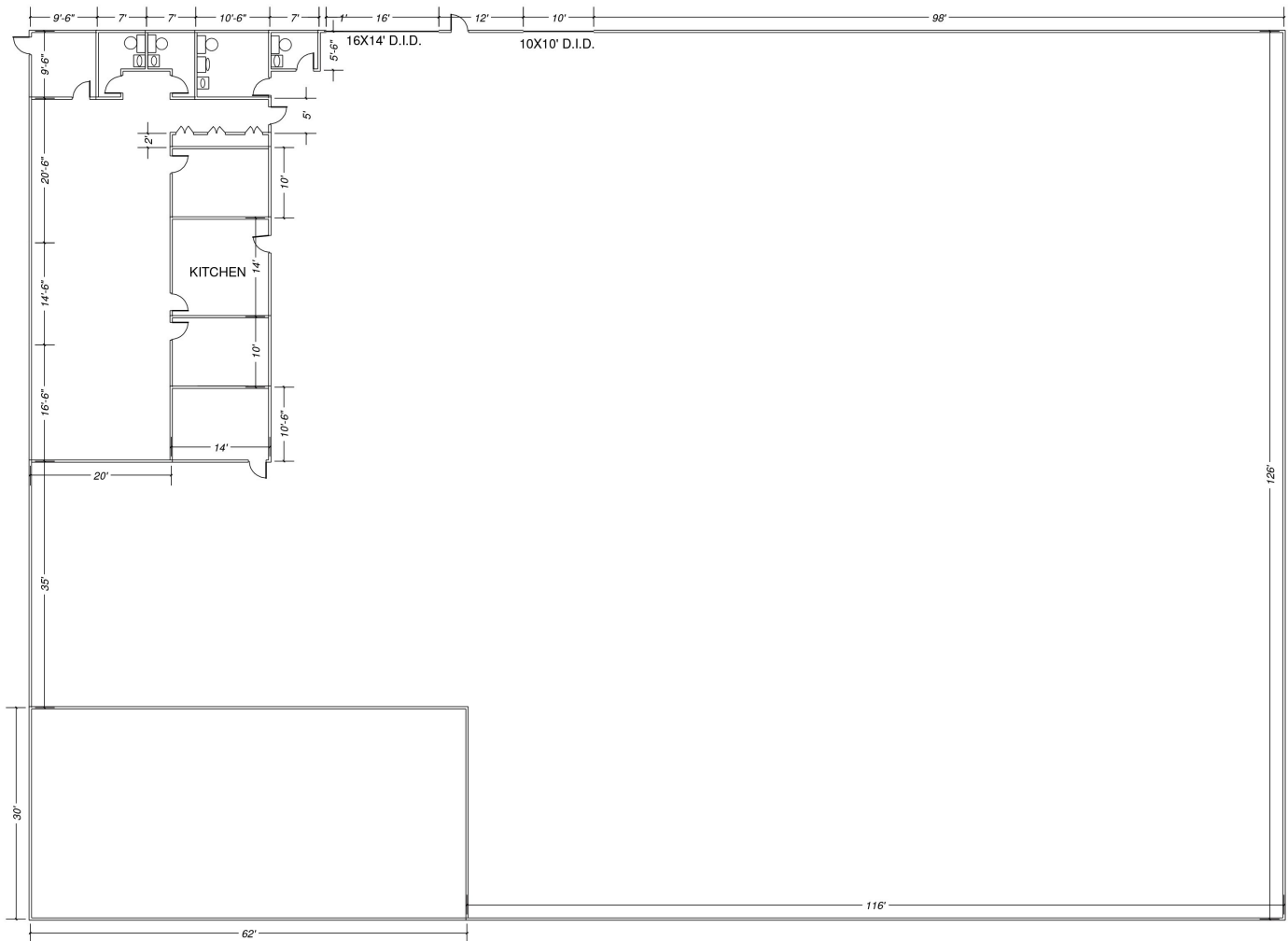


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# LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED

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