



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

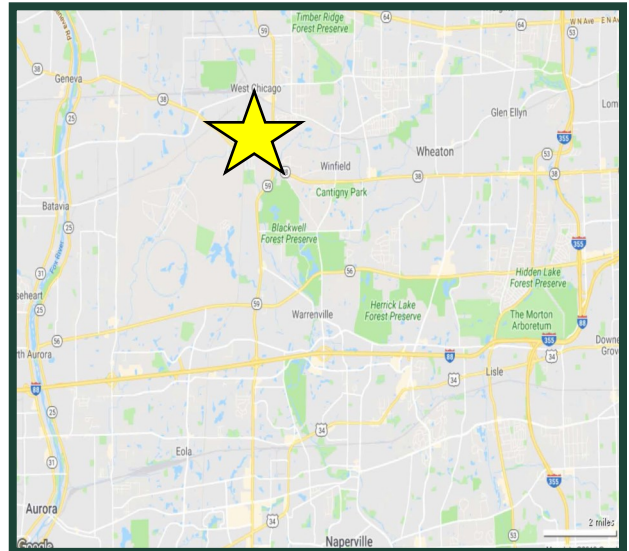


**245 W. Roosevelt Road, Building 12, Unit 88
West Chicago, Illinois**

**FOR LEASE
2,221 SF**

Building Specifications

Available Size:	2,221 Square Feet
Building Size:	22,052 Square Feet
Office:	50%
Ceiling Height:	12.5'
Loading:	1 Drive-In Door
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
- Comcast Internet available
- Rare small unit with a drive-in door

For Further Information, Please Contact:

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

Jennifer L. Dobrowolski
jdobrowolski@valueindustrialpartners.com

TEL: 630-333-1900 FAX: 630-333-1910

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

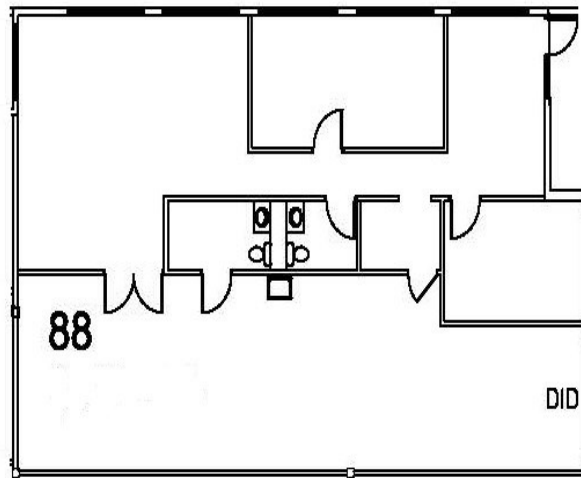


VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

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

LAYOUT



FOR ILLUSTRATION PURPOSES ONLY.

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