



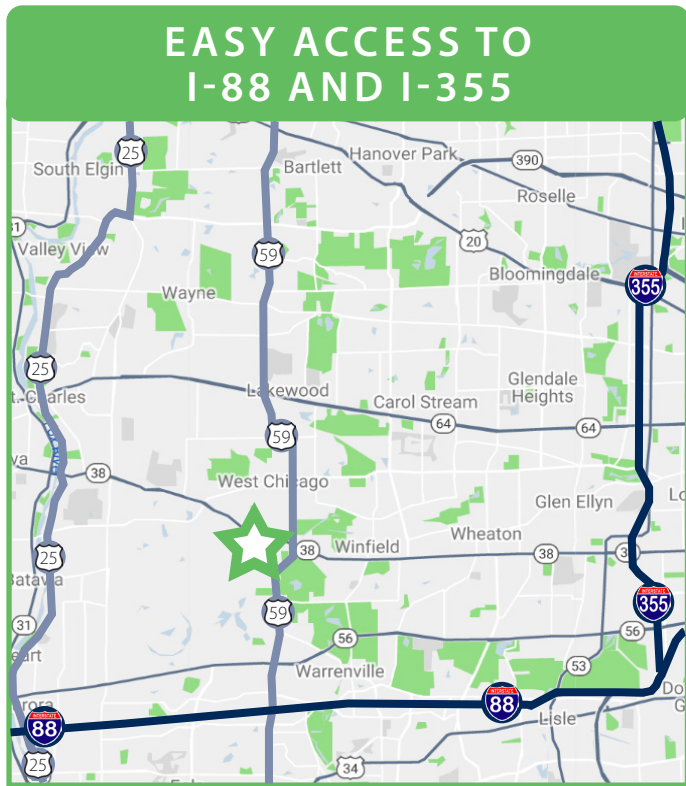
# PRAIRIE CENTER OFFICE CAMPUS

460-470 E. ROOSEVELT RD. | WEST CHICAGO, ILLINOIS

## AVAILABLE FOR SALE - M ZONING LAND



460  
★  
470



### AVAILABLE

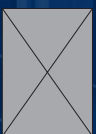
460 E. Roosevelt Rd.	1.43 Acres (62,176 SF)
470 E. Roosevelt Rd.	1.55 Acres (67,804 SF)
<b>Total:</b>	<b>2.98 Acres (129,890 SF)</b>

### PRICING

Sale Price:	<b>\$549,000</b>
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### HIGHLIGHTS

- City of West Chicago agreeable to M (Manufacturing) Zoning Change
- Outside Storage Potential
- Detention in Place
- Easy Access to I-88 and I-355 at Rt 38 and Rt 59



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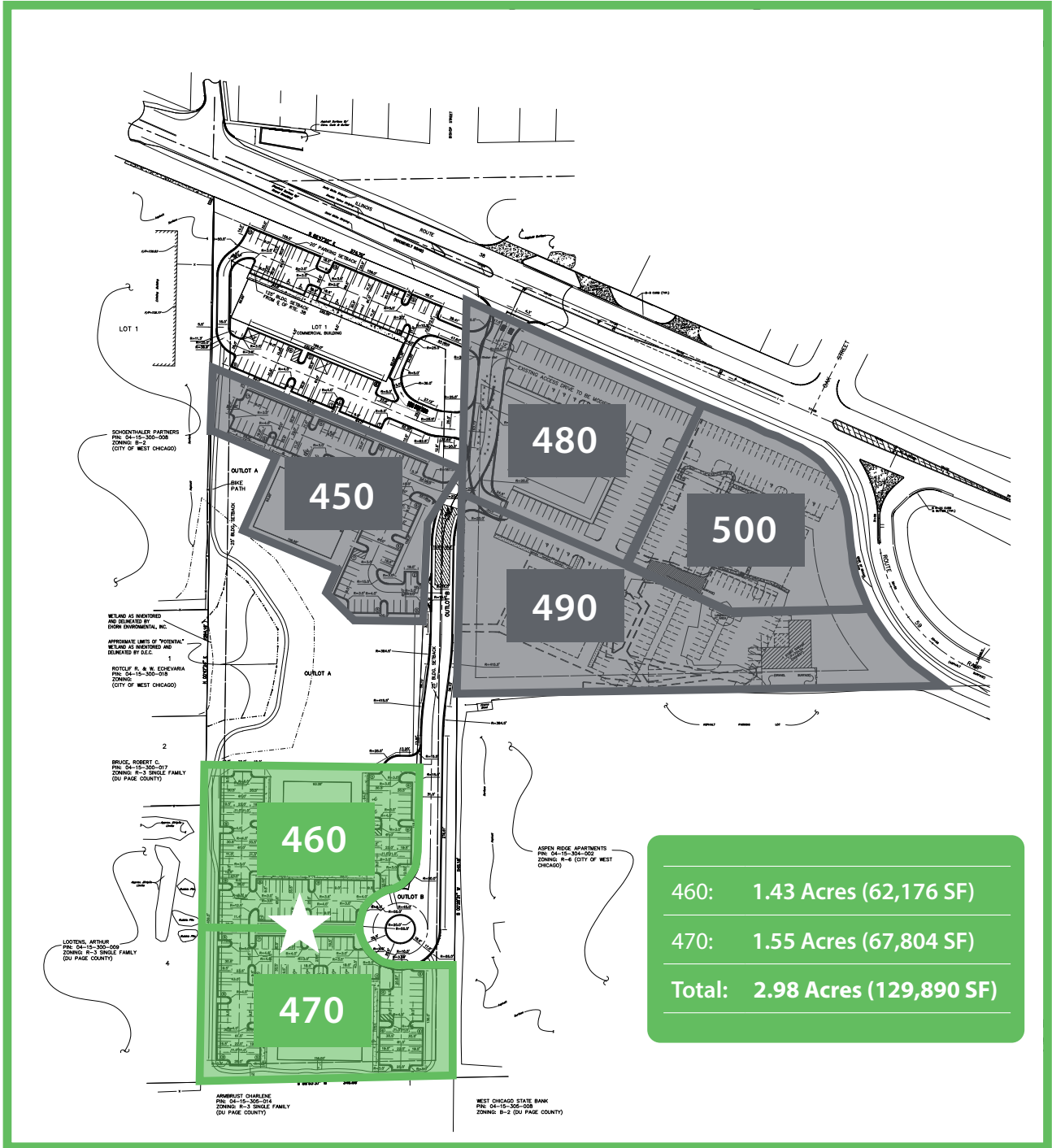
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# 460-470 E. ROOSEVELT RD. | WEST CHICAGO, ILLINOIS

## PLAT SURVEY



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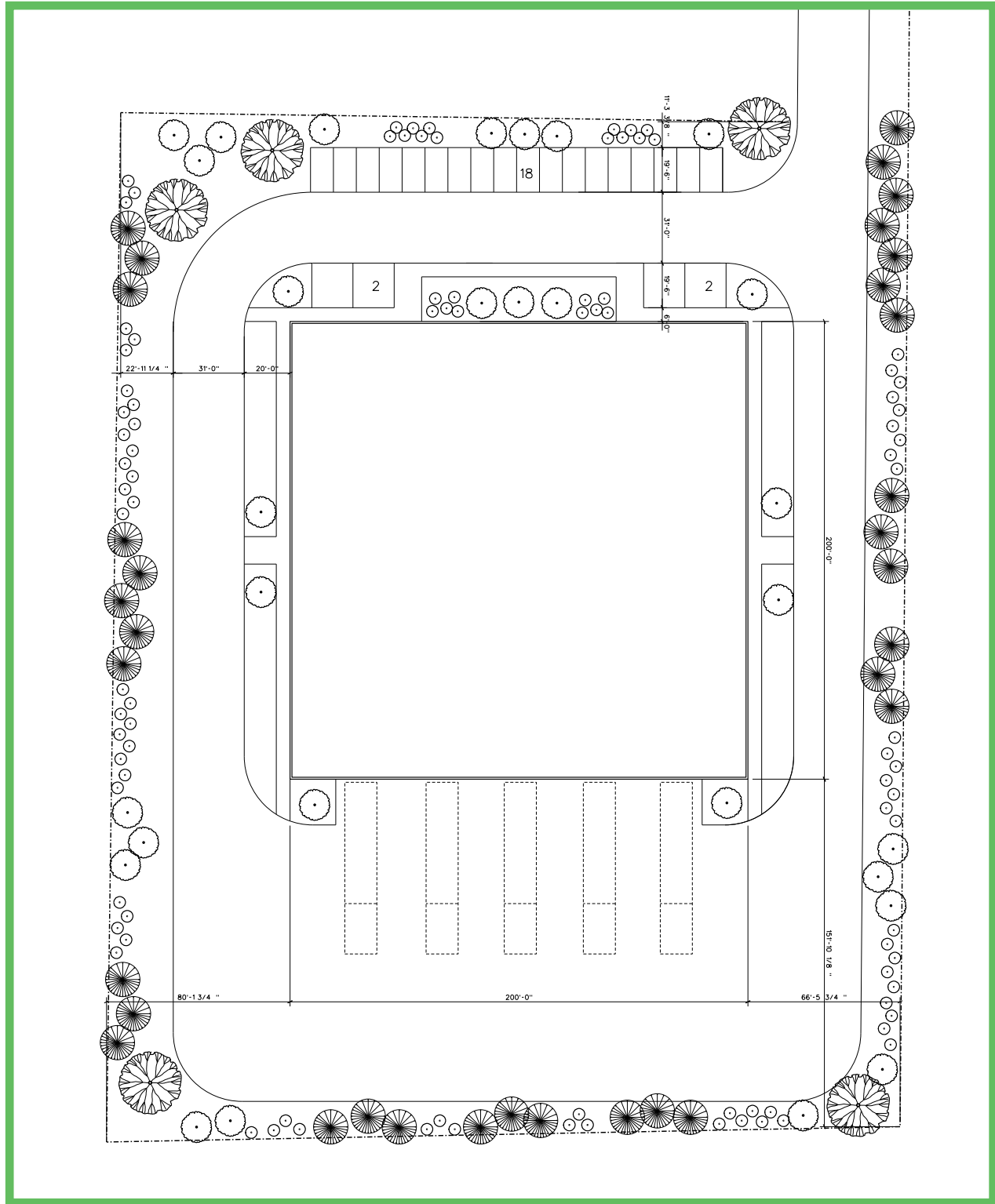
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460-470 E. ROOSEVELT RD. | WEST CHICAGO, ILLINOIS

EXAMPLE WAREHOUSE LAYOUT | 40,000 SF



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