



# 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 2, Unit 7  
West Chicago, Illinois**

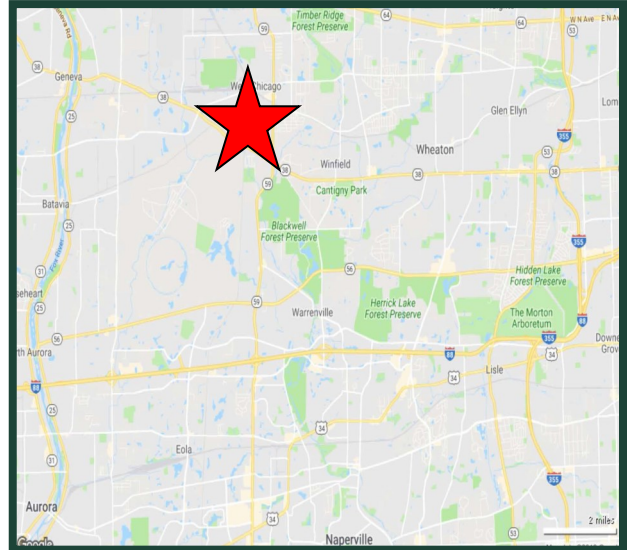
**FOR LEASE  
2,000 SF**

## Building Specifications

Available Size:	2,000 Square Feet
Building Size:	21,707 Square Feet
Office:	30%
Ceiling Height:	12.5'
Loading:	1 Dock
Heat:	Gas
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



**For Further Information, Please Contact:**

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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.

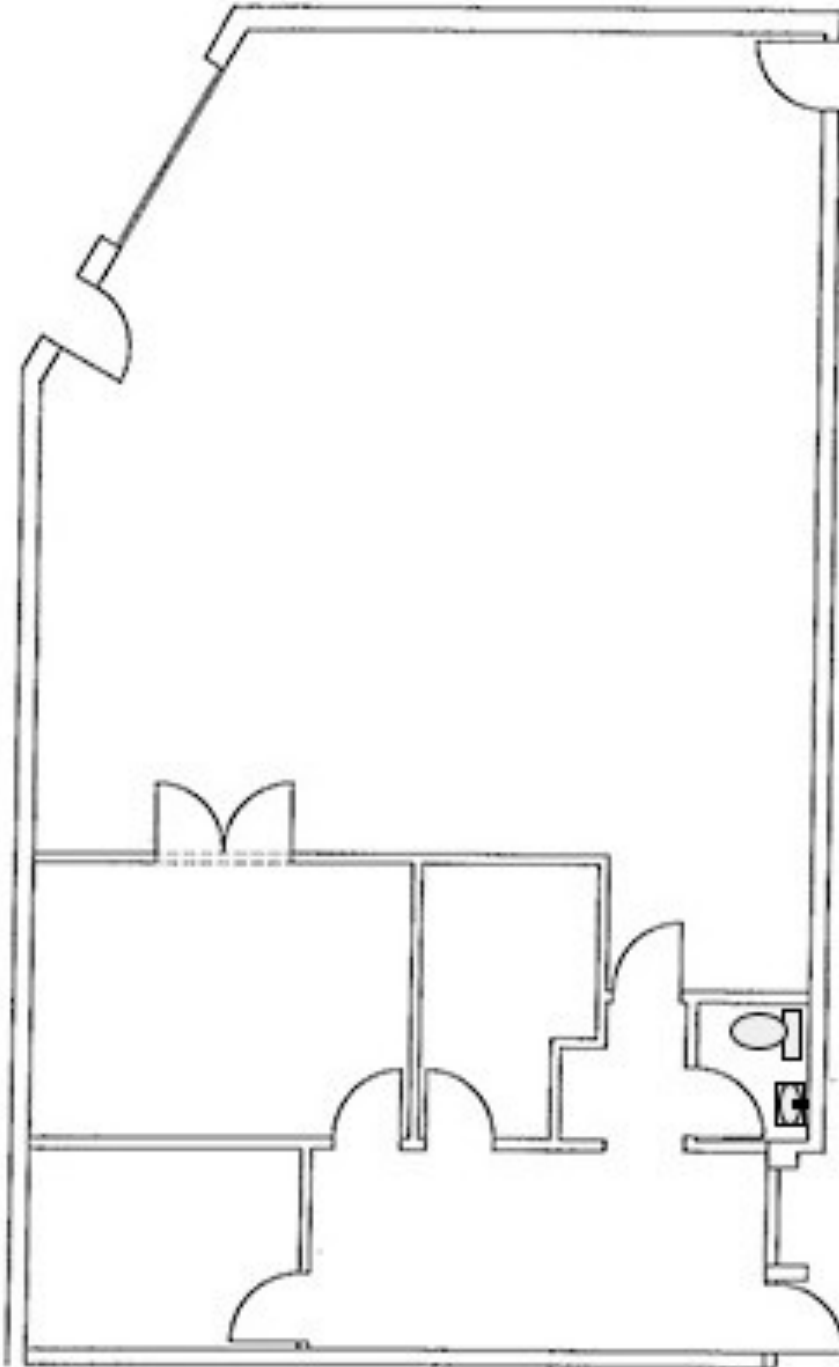


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## LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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