

Land Available for Purchase or BTS

# DuPage Business Center

@ Roosevelt Road - West Chicago, Illinois 60185

## PROPERTY HIGHLIGHTS

- Approximately 50 acres (north of Roosevelt)
- Approximately 45 acres (south of Roosevelt)
- Part of the prestigious DuPage Business Center
- Approximately 18 acres (west of Fabyan Parkway)
- Low DuPage County taxes



ABUNDANT  
LOADING



TO SUIT CEILING  
HEIGHT



STRONG LABOR  
FORCE



AMPLE CAR  
PARKING



QUICK ACCESS TO  
I-88 VIA KIRK ROAD



2 MINUTES TO  
DUPAGE AIRPORT

## Contact

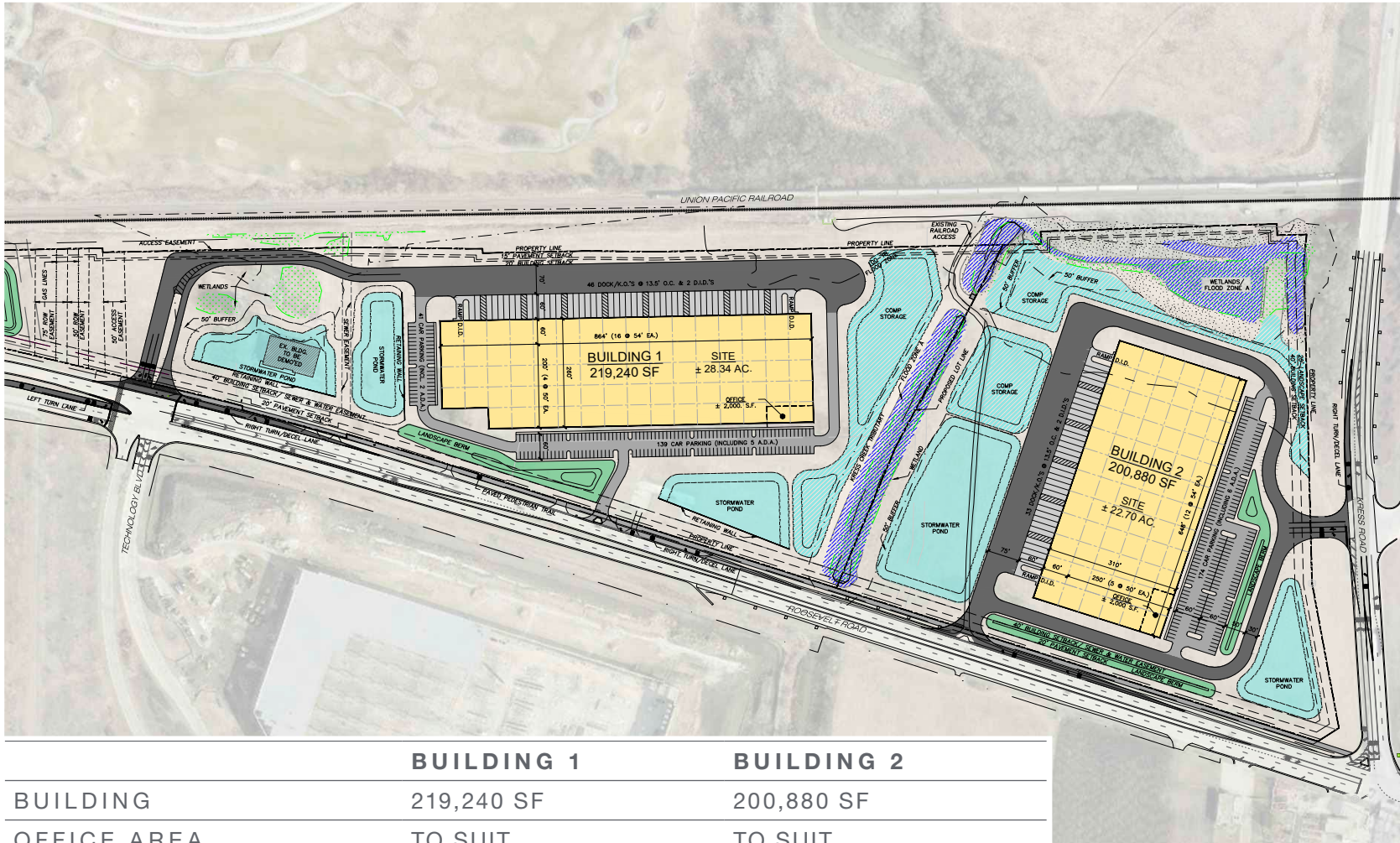
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CONCEPT #1 - NORTH SIDE OF ROOSEVELT ROAD



	BUILDING 1	BUILDING 2
BUILDING	219,240 SF	200,880 SF
OFFICE AREA	TO SUIT	TO SUIT
SITE SIZE	28.34± ACRES	22.70± ACRES
LOADING	46 Exterior Docks 2 Drive-In Doors	33 Exterior Docks 2 Drive-In Doors
CAR PARKING	180 Car Spaces	174 Car Spaces
LEASE RATE	Subject to Offer	Subject to Offer
SALE PRICE	Subject to Offer	Subject to Offer

Contact

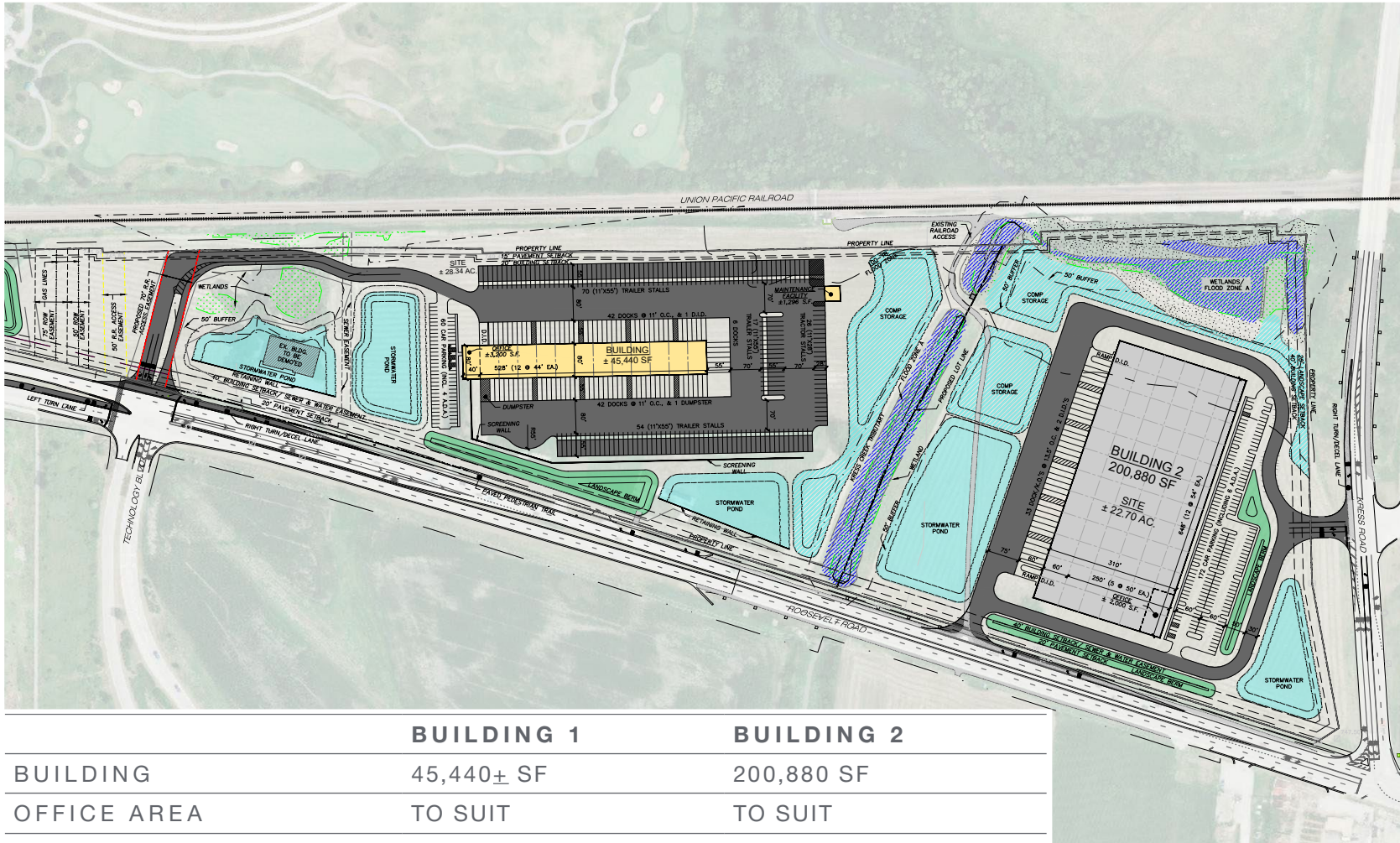
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CONCEPT #2 - NORTH SIDE OF ROOSEVELT ROAD



	<b>BUILDING 1</b>	<b>BUILDING 2</b>
BUILDING	45,440± SF	200,880 SF
OFFICE AREA	TO SUIT	TO SUIT
SITE SIZE	28.34± ACRES	22.70± ACRES
LOADING	90 Exterior Docks 1 Drive-In Door 167 Trailer Stalls	33 Exterior Docks 2 Drive-In Doors
PARKING	60 Car Spaces	174 Car Spaces
LEASE RATE	Subject to Offer	Subject to Offer
SALE PRICE	Subject to Offer	Subject to Offer

Contact

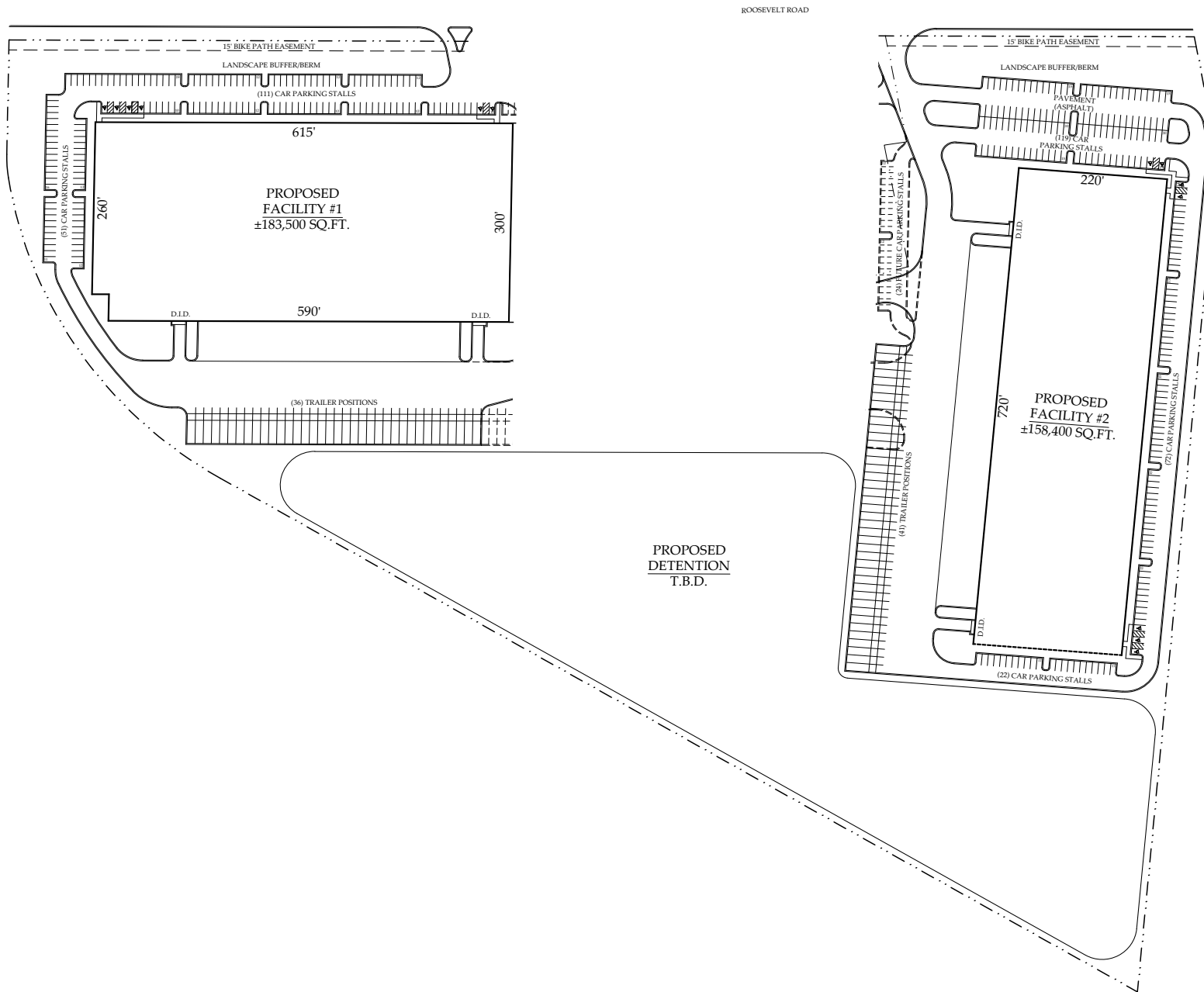
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CONCEPT #3 - SOUTH SIDE OF ROOSEVELT ROAD



Contact

Mark Moran

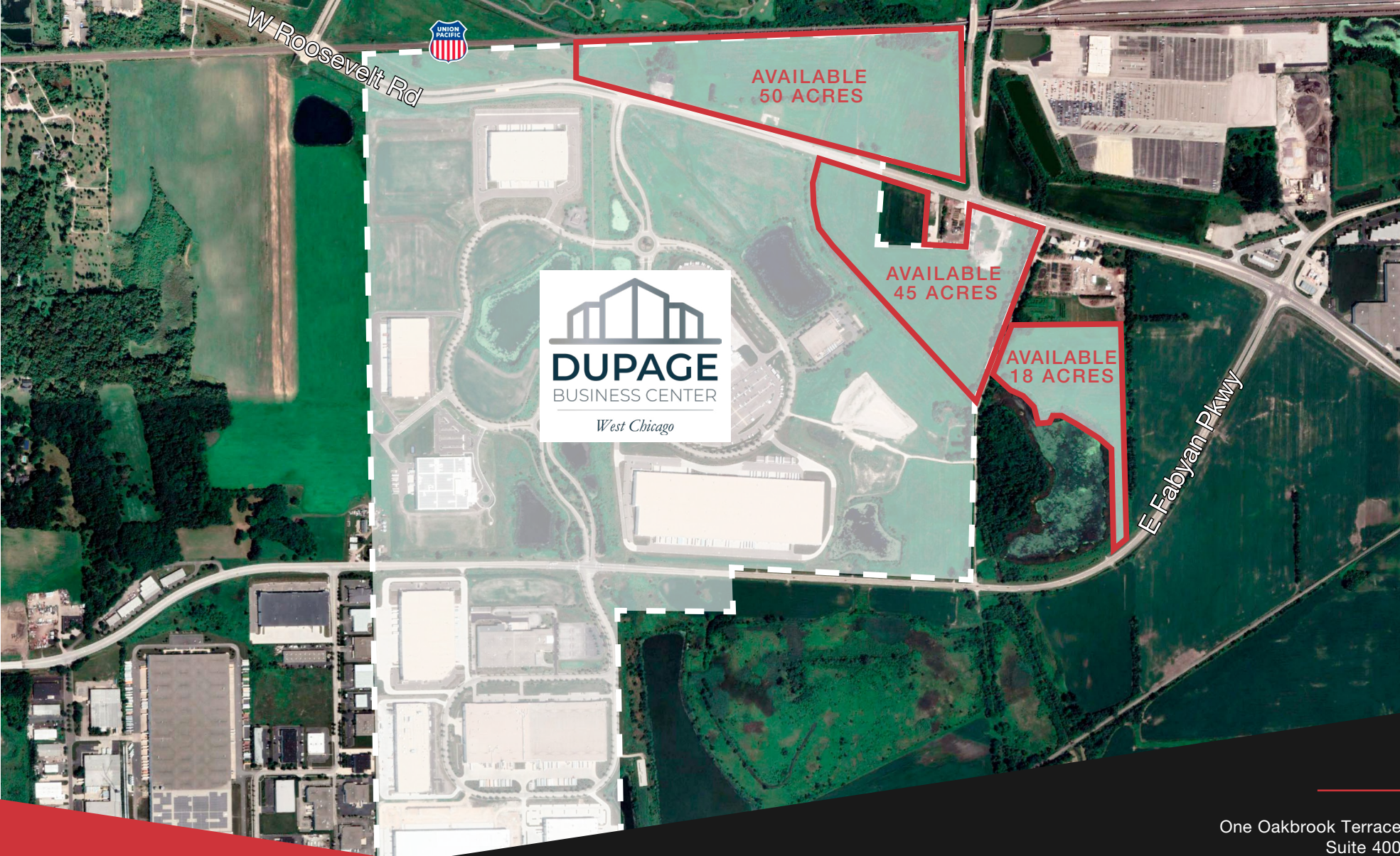
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VACANT LAND OPPORTUNITY - WEST CHICAGO, ILLINOIS | FOR SALE OR LEASE

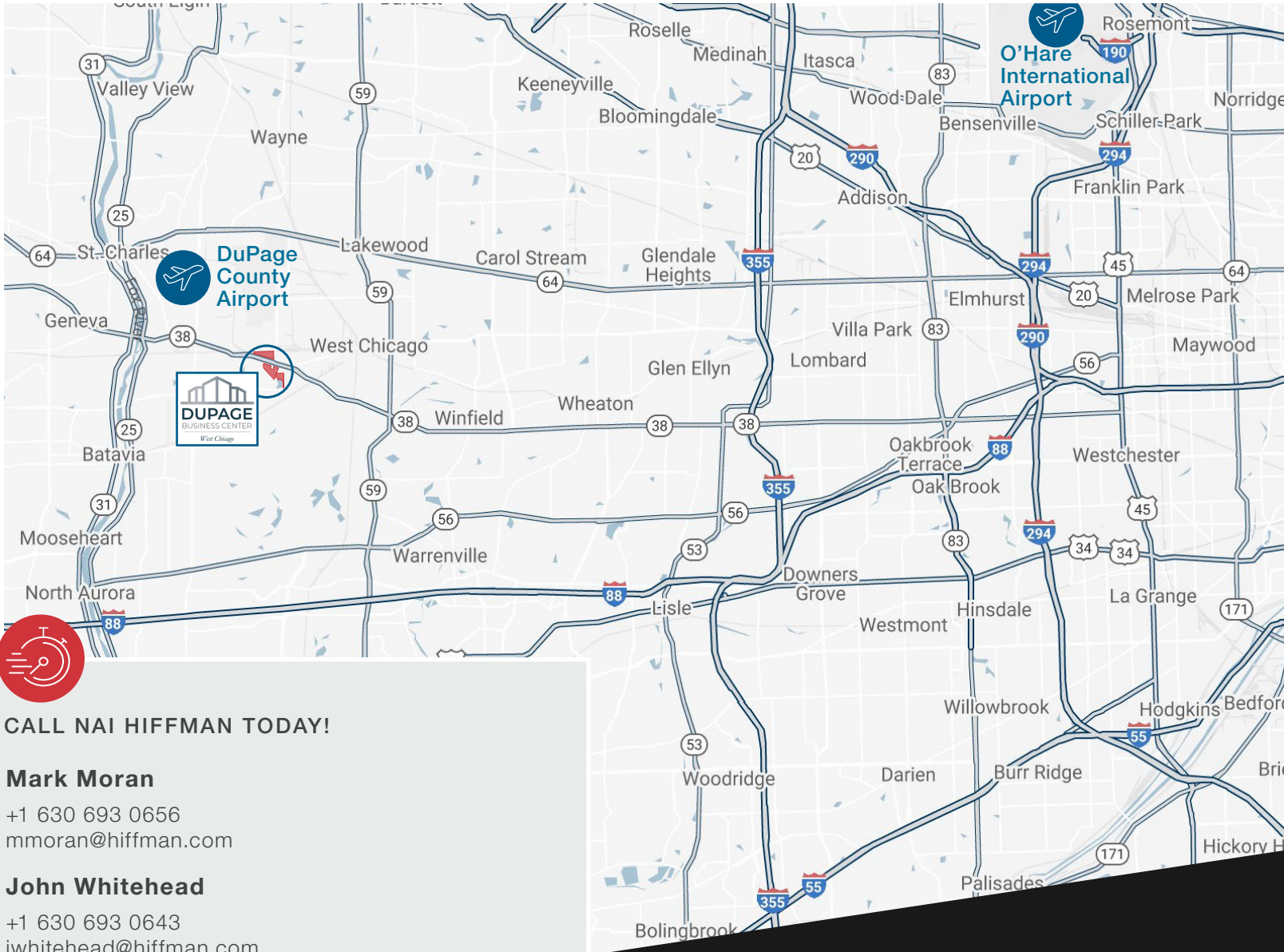
LOCATION, LOCATION, LOCATION



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VACANT LAND OPPORTUNITY - WEST CHICAGO, ILLINOIS | FOR SALE OR LEASE

LOCATION, LOCATION, LOCATION



LOW DUPAGE COUNTY TAXES



STRONG LABOR FORCE



GREAT CENTRAL ACCESS TO I-88 & NORTH AVENUE



ROOSEVELT ROAD EXPOSURE



2 MILES TO THE DUPAGE AIRPORT



CALL NAI HIFFMAN TODAY!

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