



# 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 15, Units 115, 116 & 117  
West Chicago, Illinois

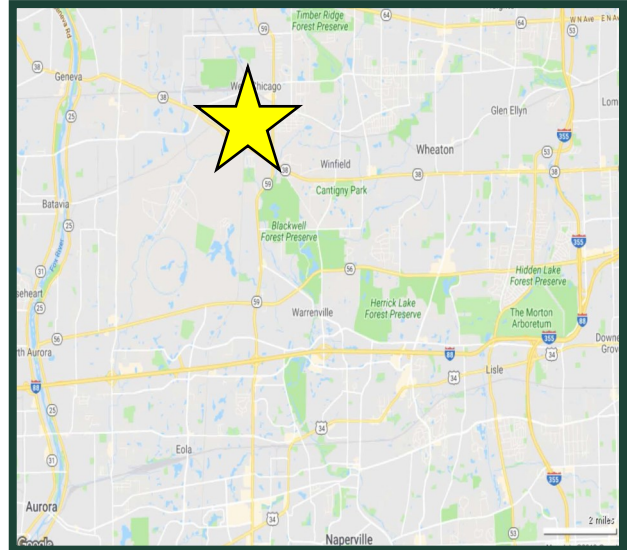
**FOR LEASE**  
**2,762 SF**

## Building Specifications

Available Size:	2,762 Square Feet
Building Size:	31,664 Square Feet
Office:	100%
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
- Single story office building
- Direct access each suite (no shared doors/hallways)
- Exclusive / in suite restrooms
- Dedicated HVAC units for each suite



**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.

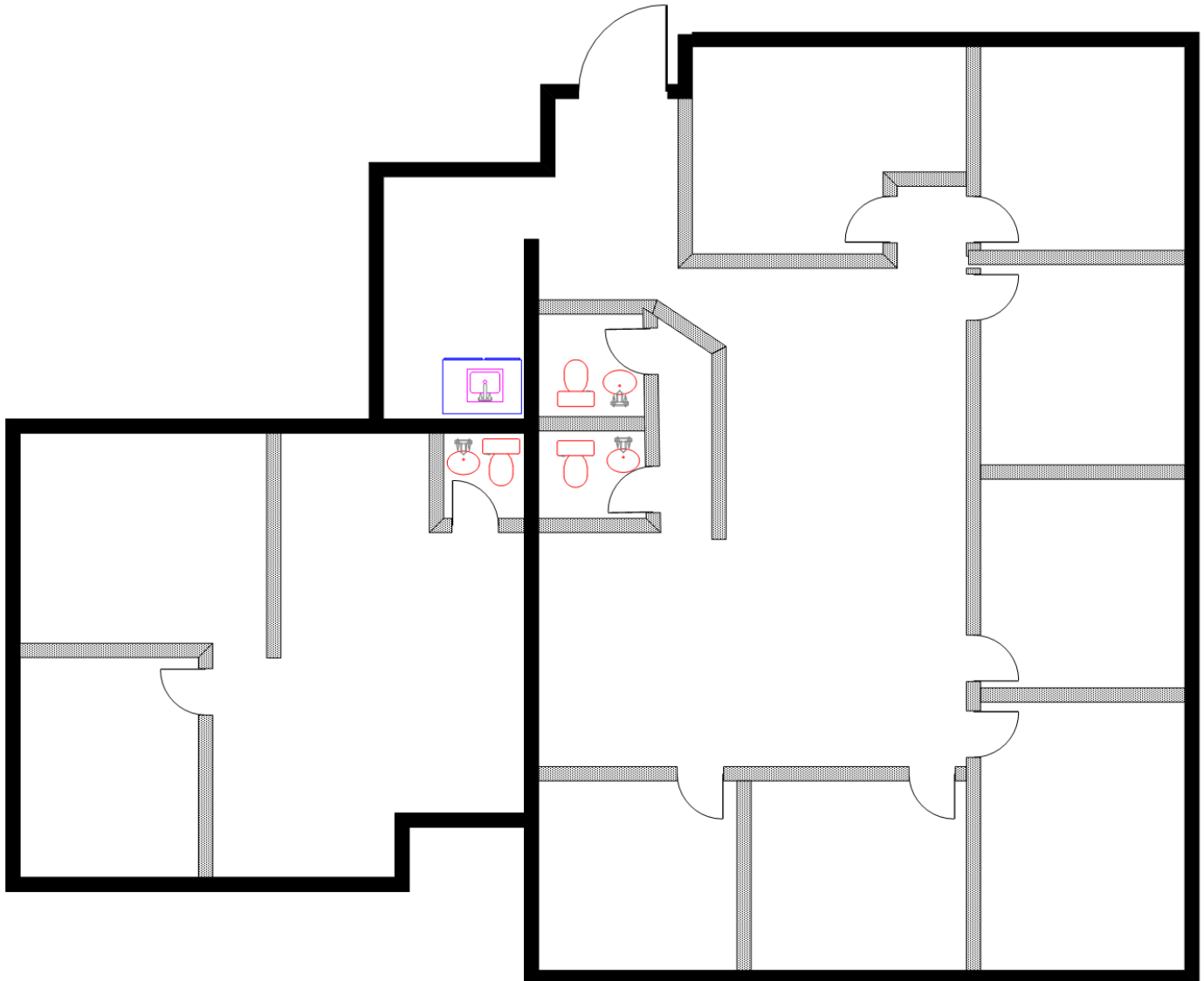


# VALUE INDUSTRIAL PARTNERS, LLC

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. DIMENSIONS TO BE CONFIRMED.

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