



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

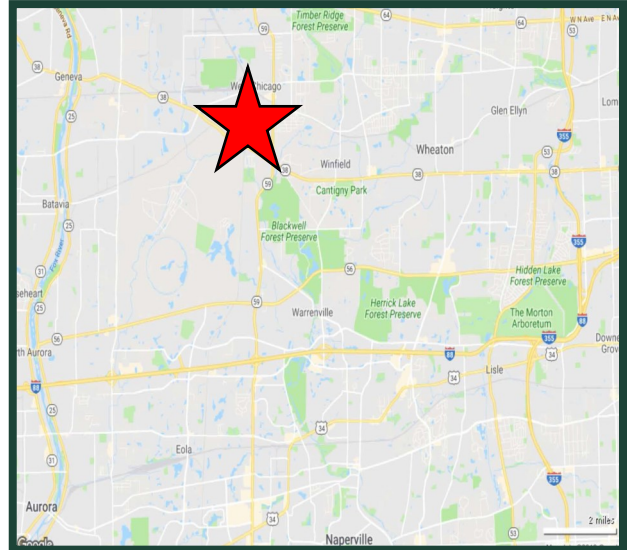


**245 W. Roosevelt Road, Building 14, Units 144-146
West Chicago, Illinois**

**FOR LEASE
3,257 SF**

Building Specifications

Available Size:	3,257 Square Feet
Warehouse/Tech Space:	+/- 1,000 Square Feet
Building Size:	18,553 Square Feet
Heat:	Gas
Loading:	One (1) Dock (Shared) One (1) Drive-In Door (Shared)
Real Estate Taxes:	Included with Current Stop
Operating Expenses:	Included with Current Stop



Comments

- Professionally owned and managed
- Office/flex space
- Access to I-88 and I-355 via Roosevelt Rd. & Rt. 59
- Dedicated HVAC units
- Private in-unit restrooms

For Further Information, Please Contact:

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

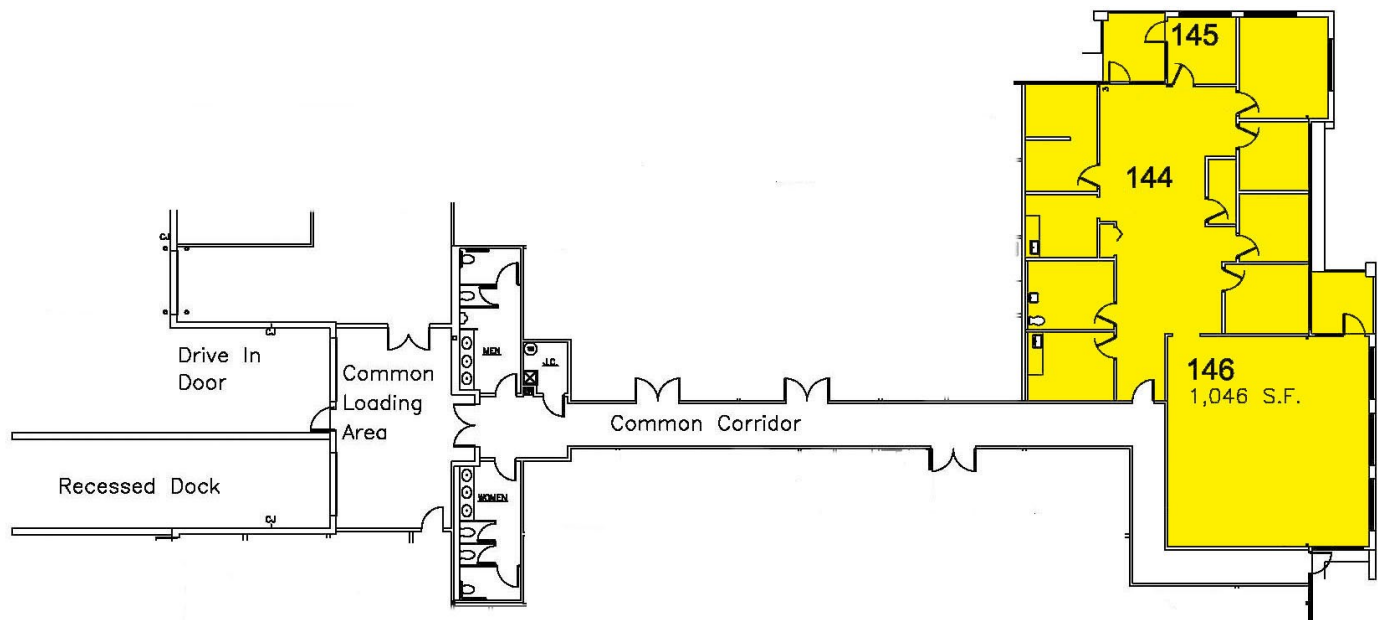


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LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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