



# 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



## 7526 Industrial Drive Forest Park, Illinois

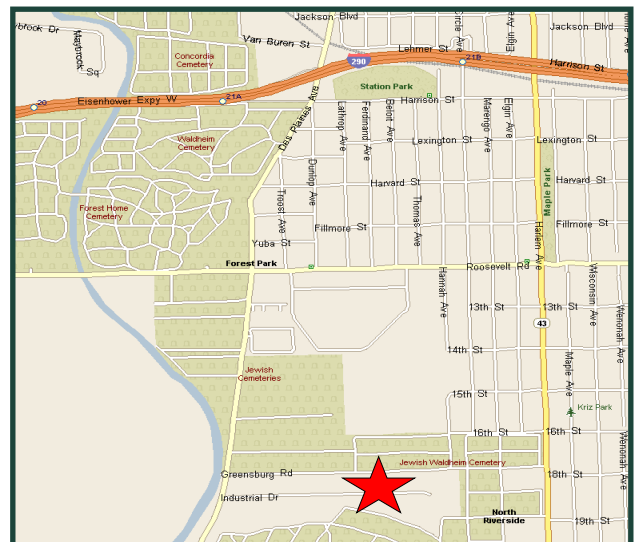
## FOR LEASE 15,480 SF

### Building Specifications

|                     |                                                                                                                      |
|---------------------|----------------------------------------------------------------------------------------------------------------------|
| Building Size:      | 15,480 SF                                                                                                            |
| Office:             | +/- 2,000 SF                                                                                                         |
| Land:               | 1.74 Acres                                                                                                           |
| Zoning:             | I-2                                                                                                                  |
| Ceiling Height:     | 18'                                                                                                                  |
| Loading:            | 2 Exterior Docks with Levelers<br>8 Drive-in Doors 8' x 7'<br>1 Drive-in Door 10' x 14'<br>1 Drive-in Door 12' x 14' |
| Power:              | 400 Amps at 120/208 Volt                                                                                             |
| Parking:            | 115 Cars or 20-25 Trailers                                                                                           |
| Real Estate Taxes:  | \$4.51 PSF (2023 paid 2024)                                                                                          |
| Operating Expenses: | Tenant Responsibility                                                                                                |
| Lease Rate:         | Subject to Offer                                                                                                     |

### Comments

- Professionally owned and managed
- Close proximity to I-290 and I-55
- Floor drains with triple catch basin
- Outside storage/trailer parking
- Ideal for service, contractors and trucking companies



**For Further Information, Please Contact:**

**Brian P. Gedvilas, Director of Leasing**  
bgedvilas@valueindustrialpartners.com

**Brian M. Liston, Principal**  
bliston@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.

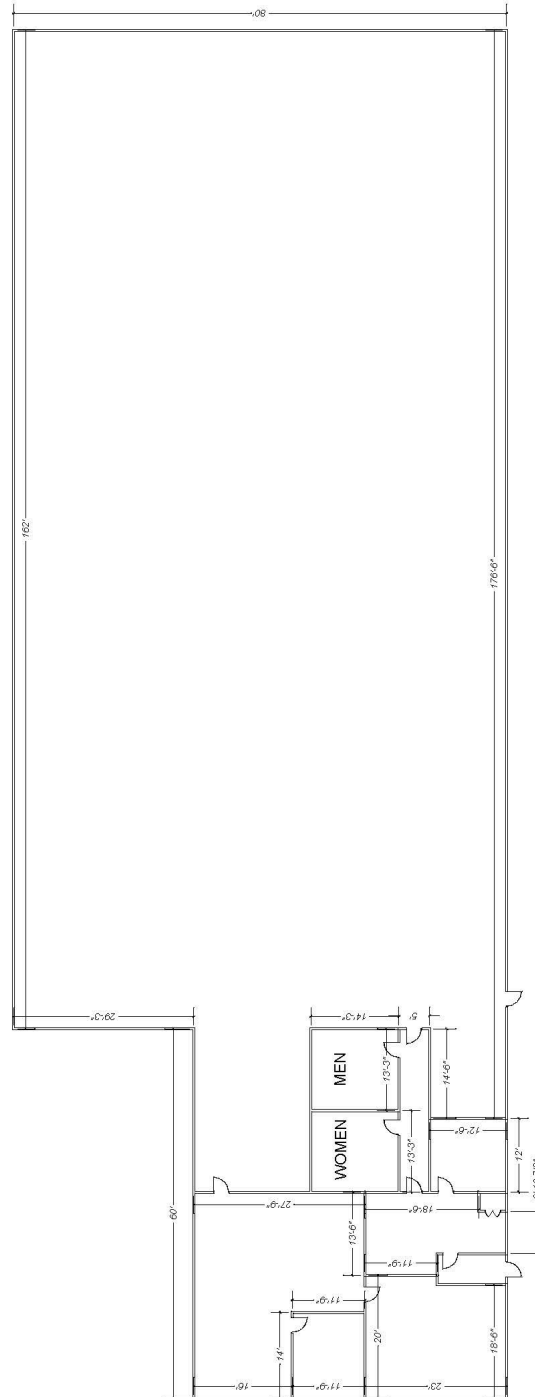


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## LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED..

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