



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 8, Unit 53
West Chicago, Illinois**

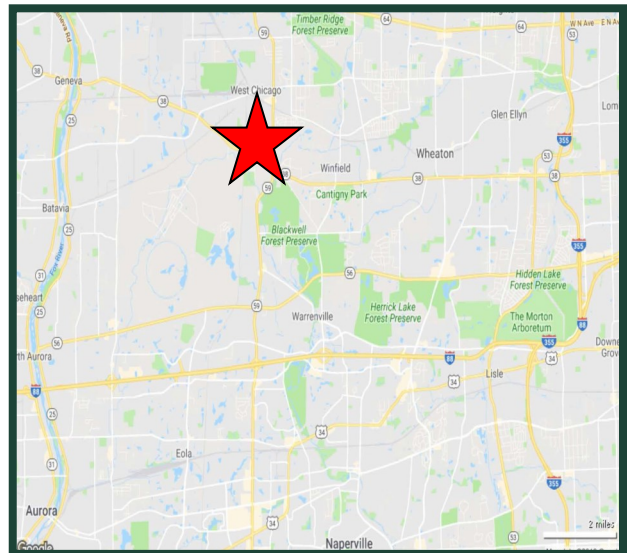
**FOR LEASE
3,900 SF**

Building Specifications

Available Size:	3,900 Square Feet
Building Size:	17,000 Square Feet
Office:	+/-25%
Ceiling Height:	12.5'
Loading:	1 Truck 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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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.

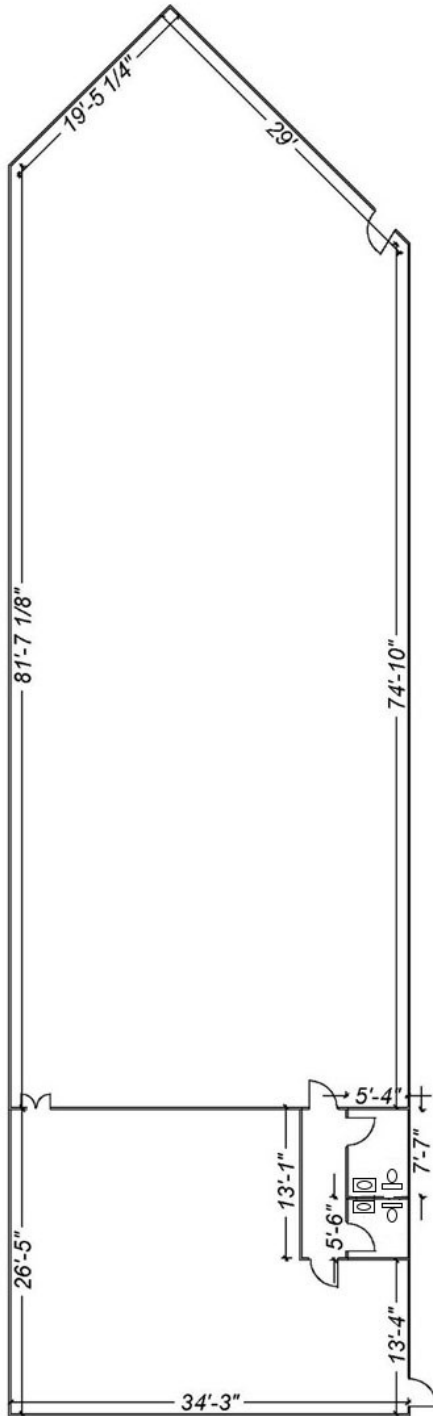


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LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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