



# 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 2, Unit 9  
West Chicago, Illinois**

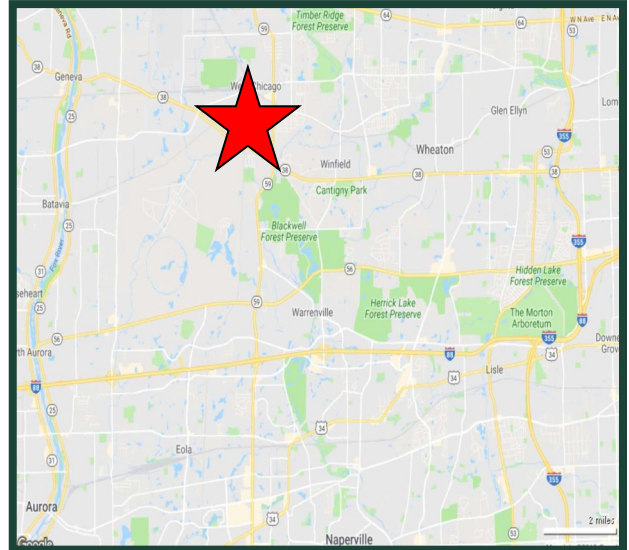
**FOR LEASE  
4,317 SF**

## Building Specifications

|                     |                            |
|---------------------|----------------------------|
| Available Size:     | 4,317 Square Feet          |
| Building Size:      | 21,707 Square Feet         |
| Office:             | 15%                        |
| Ceiling Height:     | 12.5'                      |
| Loading:            | 1 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

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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.

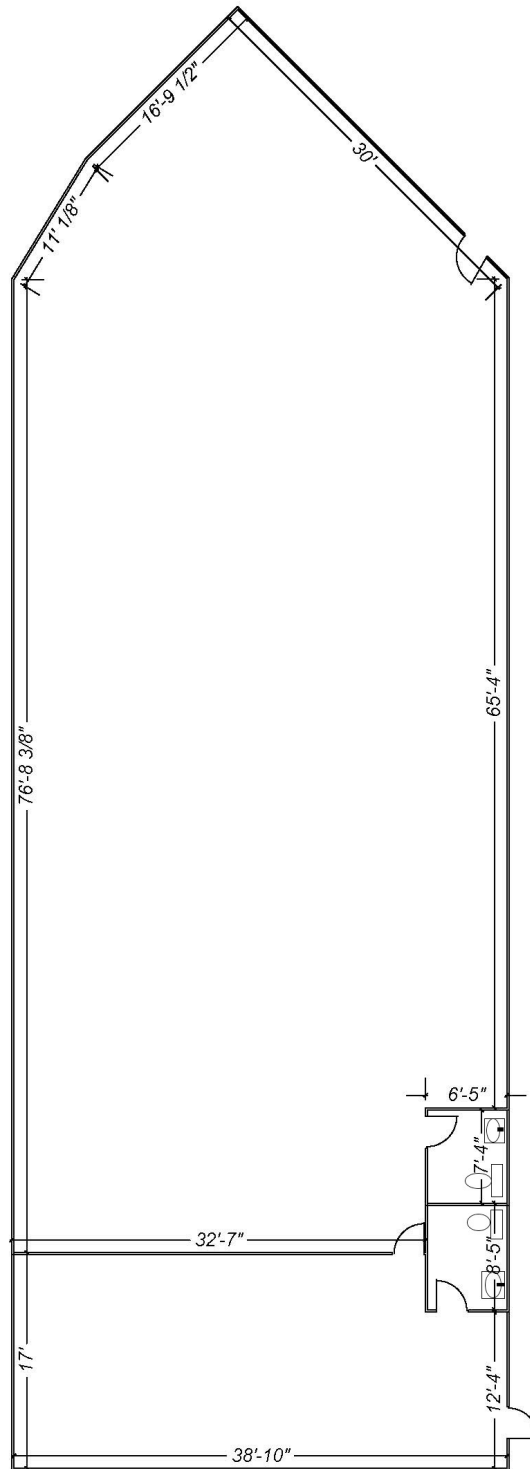


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## LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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