



# 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



**764 Industrial Drive  
Elmhurst, Illinois**

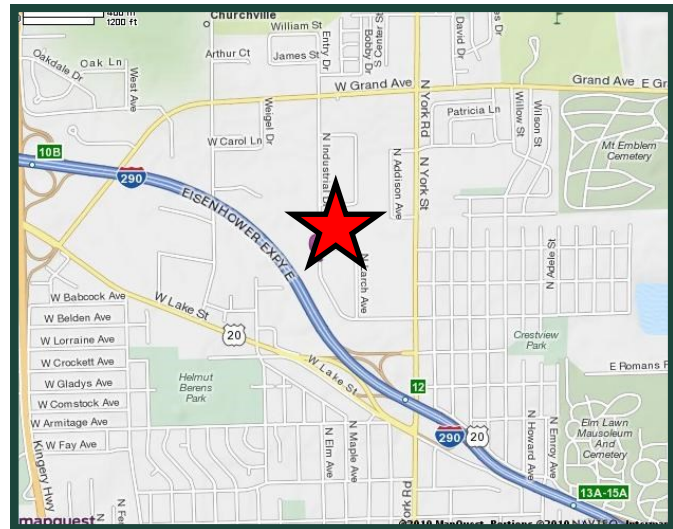
**FOR LEASE  
2,400 SF**

## Building Specifications

|                    |                            |
|--------------------|----------------------------|
| Available Size:    | 2,400 Square Feet          |
| Building Size:     | 80,180 Square Feet         |
| Office:            | 25%                        |
| Ceiling Height:    | 15'4"                      |
| Loading:           | 1 Exterior Dock            |
| Power:             | 100 Amps                   |
| Parking:           | Ample                      |
| Heat:              | Gas Unit Heaters           |
| Sprinklers:        | Yes                        |
| Real Estate Taxes: | Included with Current Stop |
| CAM:               | Included with Current Stop |

## Comments

- Professionally owned and managed
- One minute to I-290 / York Road Interchange



**For Further Information, Please Contact:**

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**Brian M. Liston, Principal**  
[bliston@valueindustrialpartners.com](mailto:bliston@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.

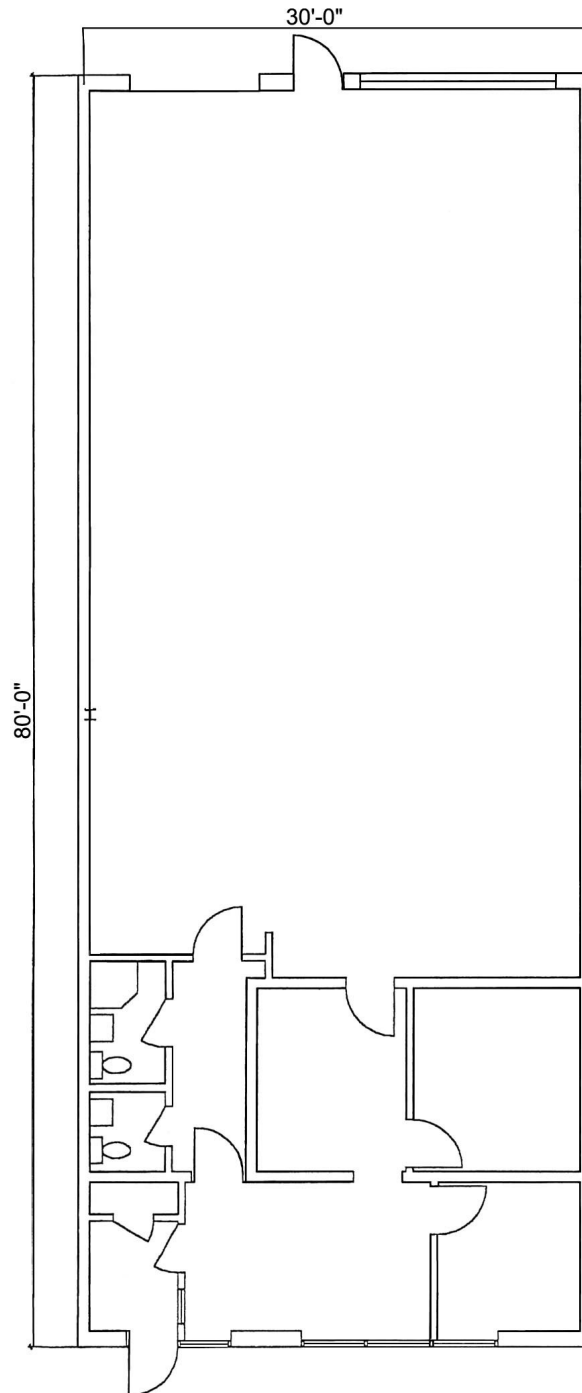


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## LAYOUT



FOR ILLUSTRATION PURPOSES ONLY

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