



# 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



## 9981 W. 190th Street, Unit G Mokena, Illinois

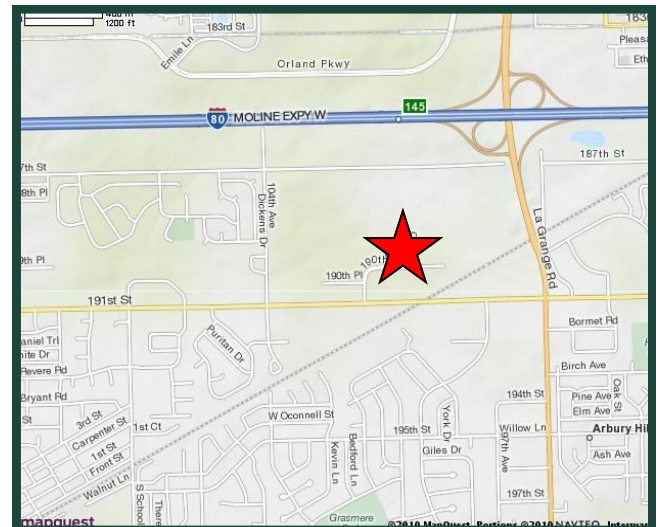
## FOR LEASE 5,463 SF

### Building Specifications

Available Size:	5,463 Square Feet
Building Size:	57,936 Square Feet
Office:	15%
Ceiling Height:	20'
Loading:	1 Dock (Common) 1 Drive-in Door (12' x 14')
Power:	200 Amps, 277/480 Volts
Parking:	Ample
Heat:	Gas
Sprinklered:	Yes
Real Estate Taxes:	Included with Current Stop
CAM:	Included with Current Stop

### Comments

- Professionally owned and managed
- Less than one mile from I-80 at Route 45/LaGrange
- Floor drains with triple catch basin
- **\*Lease rate includes real estate taxes and CAM\***



**For Further Information, Please Contact:**

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

**Brian M. Liston, Principal**  
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.

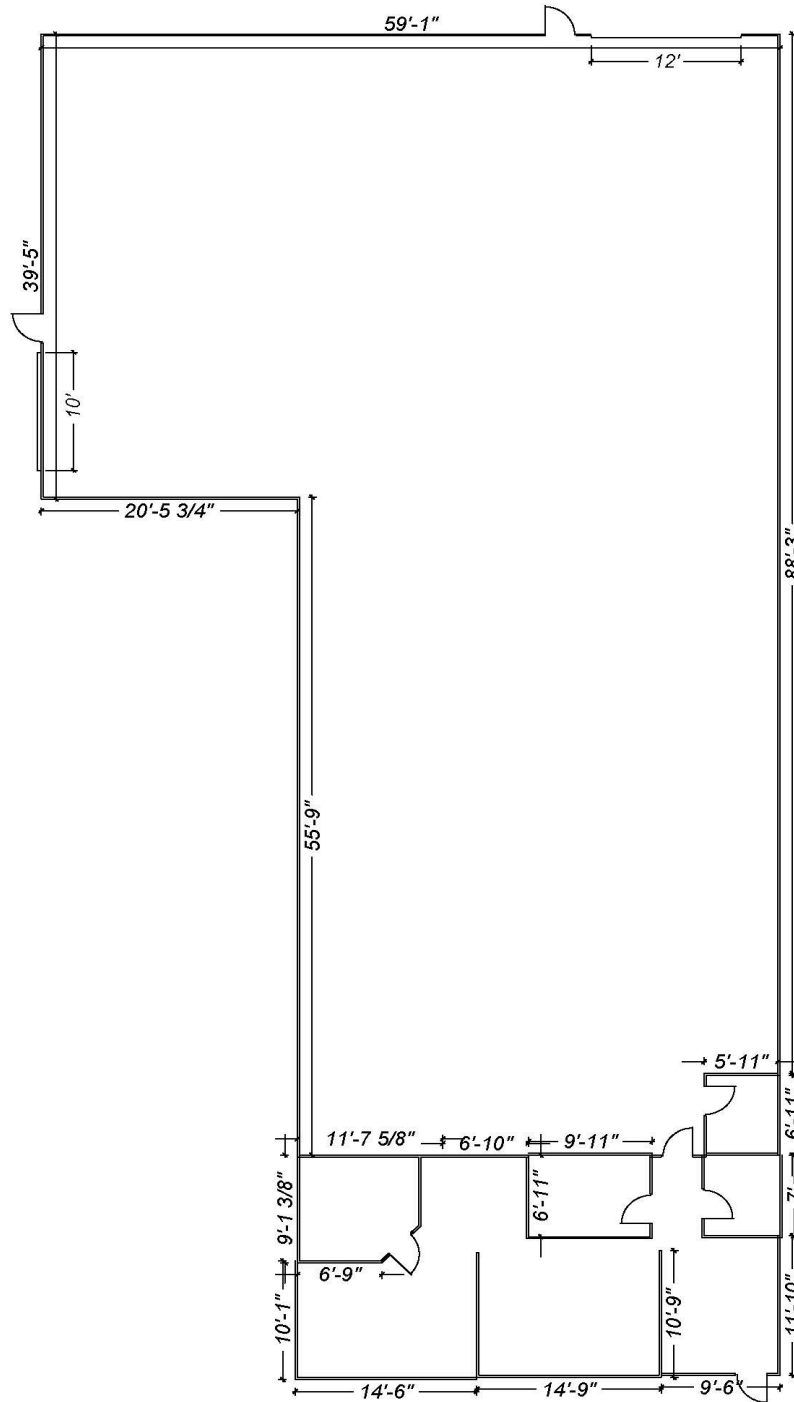


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## LAYOUT



FOR ILLUSTRATION PURPOSES ONLY . DIMENSIONS TO BE CONFIRMED.

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