



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

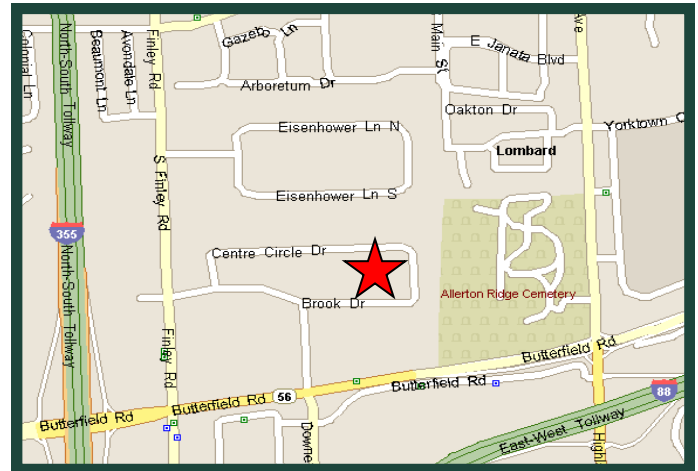


1401 Centre Circle Downers Grove, Illinois

FOR LEASE 4,550 SF

Building Specifications

Available Size:	4,550 Square Feet
Building Size:	137,678 Square Feet
Office:	Approximately 15%
Ceiling Height:	16'
Loading:	1 Exterior Dock
Power:	200 Amps
Sprinklers:	Yes
CAM:	Included with Current Stop
Real Estate Taxes:	Included with Current Stop



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

Comments

- Professionally owned and managed
- Located minutes from I-355 and I-88 at Butterfield Road

Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status, or withdrawal without notice.

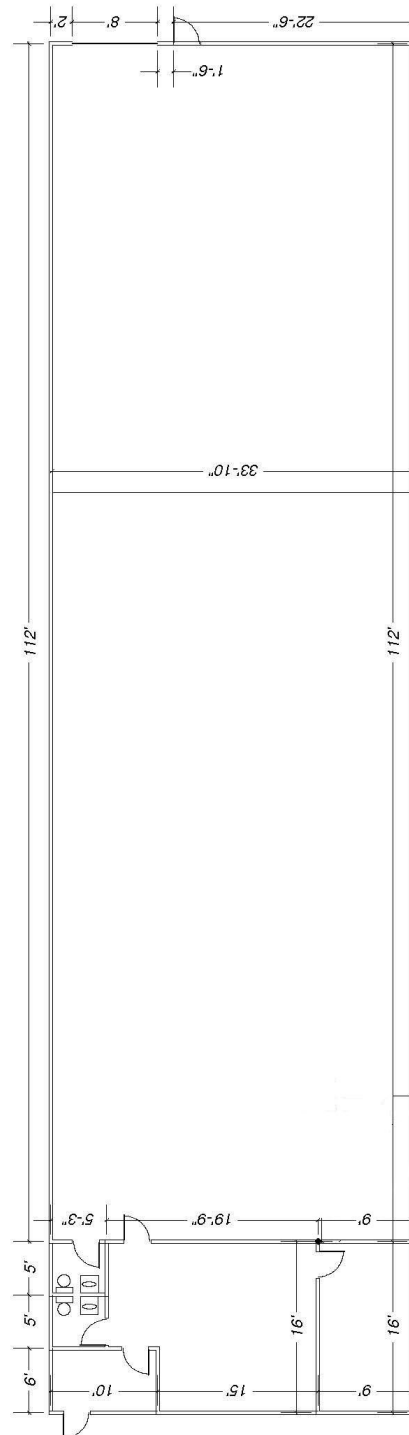


VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

477 W. Wrightwood Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910

LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status, or withdrawal without notice.