



VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

970 N. Oaklawn Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910



463 Wrightwood Avenue Elmhurst, Illinois

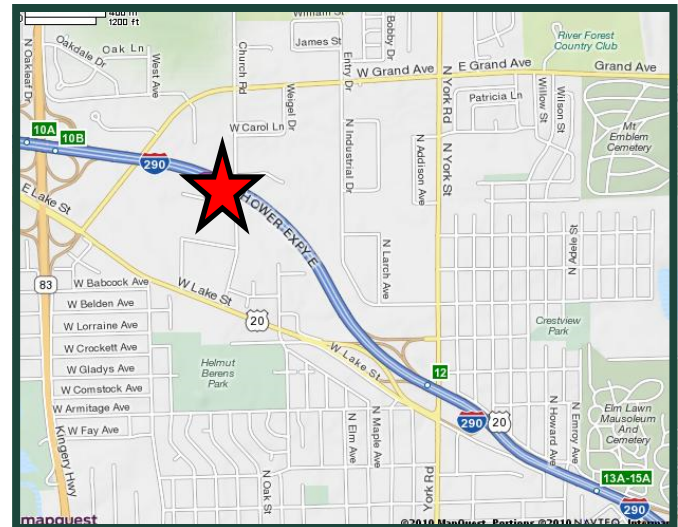
FOR LEASE 12,895 SF

Building Specifications

Available Size:	12,895 Square Feet
Building Size:	24,062 Square Feet
Office:	1,700 +/- Square Feet
Ceiling Height:	16'
Loading:	1 Dock 1 Drive-in Door
Power:	200 Amps / 240 Volts
Parking:	Ample
Heat:	Gas
Sprinklered:	Yes
Operating Expenses:	Included with Current Stop
Real Estate Taxes:	Included with Current Stop
Lease Rate:	\$9.25 PSF Gross

Comments

- Professionally owned and managed
- Minutes to I-290 at York Rd. or Rt. 83
- Minutes to I-294, I-355 and I-88 via I-290



For Further Information, Please Contact:

Brian M. Liston, Principal
bliston@valueindustrialpartners.com

Brian P. Gedvilas, Director of Leasing
bgedvilas@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.

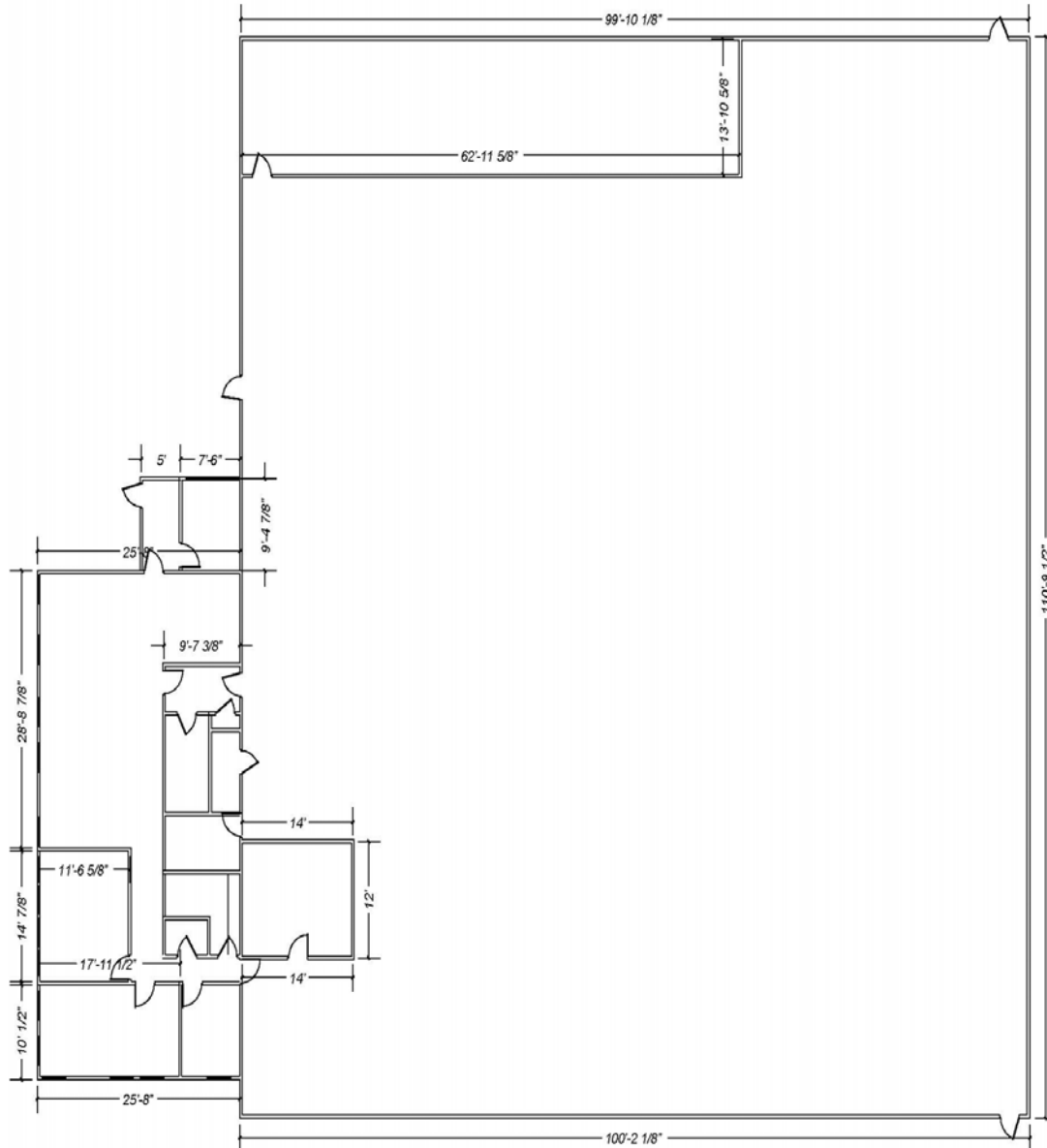


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LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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