

# Industrial Space with High Visibility in West Chicago

33W461 ROOSEVELT RD  
WEST CHICAGO, IL





## BUILDING HIGHLIGHTS

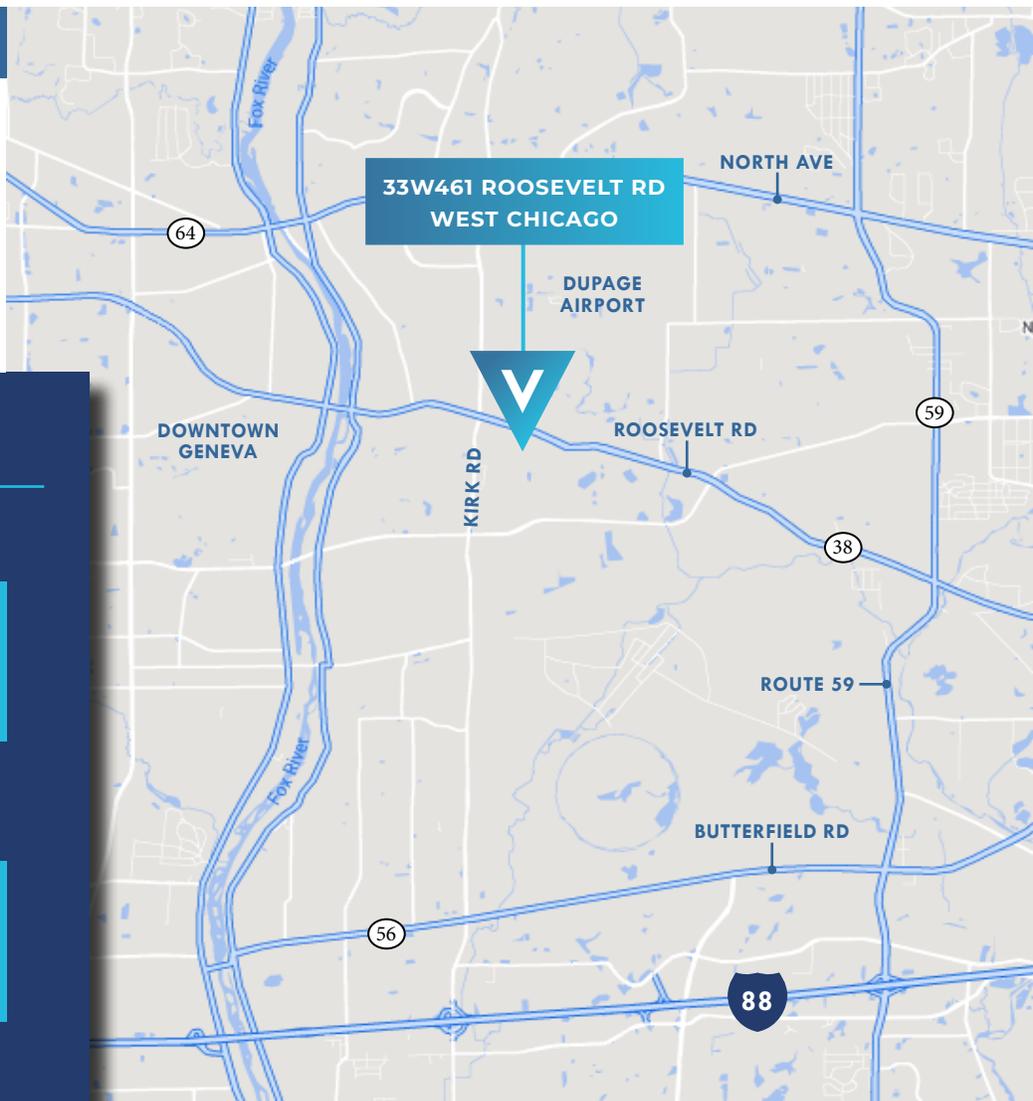
- ▶ Frequently Traveled Roosevelt Rd with Signage Opportunity
- ▶ 1,225 SF of Office / Showroom
- ▶ 6,329 SF Warehouse with 13ft Clear Ceilings & Overhead Door
- ▶ Abundant Parking Behind and on the Side of Building
- ▶ Zoned B3 Business Allowing for Many Different Uses & Potential for Special Uses Upon Application
- ▶ Good Power with 200 amp 3-Phase & an Additional 100 amp 3-Phase

## AREA AMENITIES

- ▶ Access to Numerous Arterial Roads
- ▶ Located in Growing Warehouse / Distribution Corridor
- ▶ Minutes from DuPage Airport
- ▶ Close Proximity to I-88 / Farnsworth Rd Exit

## PROPERTY SUMMARY

ASKING LEASE RATE:	\$11.50 PSF MG
AVAILABLE SF:	7,554 SF
YEAR BUILT:	1970
BUILDING SF:	7,554 SF
CEILING HEIGHT:	13ft



## CALL OR TEXT FOR MORE INFO:



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