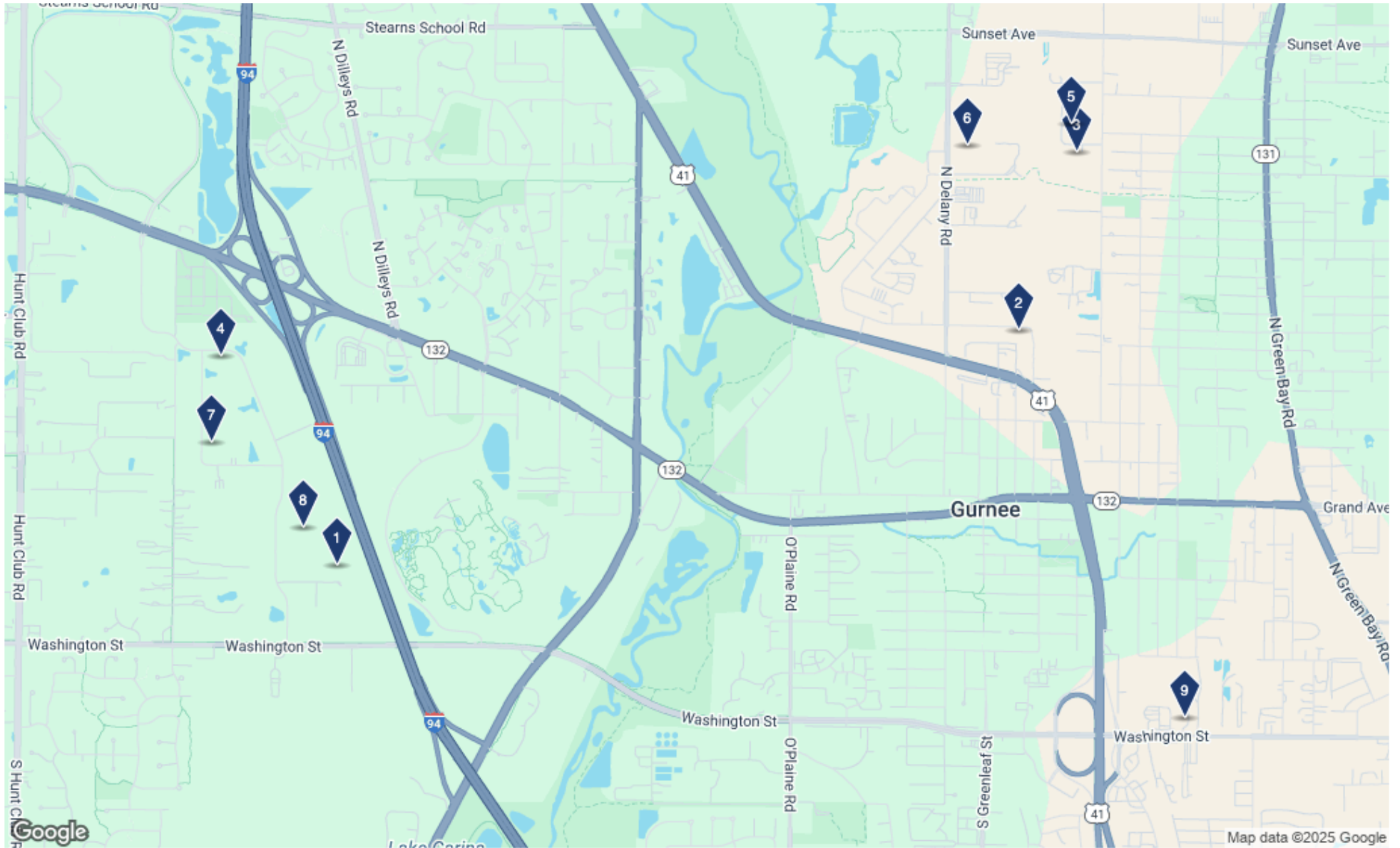




Gurnee Industrial/Flex - Lease Availability





5650 Centerpoint Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

| | |
|----------------|--------------------|
| RBA (% Leased) | 213,141 SF (0.0%) |
| Built | 2005 |
| Tenancy | Multiple |
| Available | 213,141 SF |
| Max Contiguous | 213,141 SF |
| Asking Rent | \$6.25 SF/yr/NNN |
| Clear Height | 32' |
| Drive Ins | 4 total |
| Docks | 12 exterior |
| Levelers | None |
| Parking Spaces | 69 (0.40/1,000 SF) |



Property Details

| | |
|-----------------|-------------------------|
| Land Area | 10.36 AC (451,282 SF) |
| Slab Thickness | 8"-10" |
| Cross Docks | None |
| Trailer Parking | 4 |
| Parcel | 07-22-101-006 (+1 more) |

| | |
|--------------|-------------------|
| Building FAR | 0.47 |
| Crane | Yes |
| Power | 3,000a/480v Heavy |
| Zoning | I2 |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|------------|-----------|---------|-------|-----------|
| - | Industrial | Direct | 213,141 | 213,141 | \$6.25 NNN | Vacant | 5 Years | 12 | 4 |

Cushman & Wakefield: Keith Puritz (847) 720-1366, Brett Kroner (847) 720-1367, Marc Samuels (847) 720-1368

Previous Sale

| | | | |
|-------------|-------------------|-----------------|------------------------|
| Sale Date | 1/5/2022 | Sale Price | \$19,182,667 (\$90/SF) |
| Comp ID | 5904211 | Sale Type | Investment |
| Comp Status | Research Complete | Sale Conditions | High Vacancy Property |

Transportation

| | | | |
|-----------------|--|--|--------------|
| Parking Details | 4 Industrial Trailer Spaces; 65 Surface Spaces; Ratio of 0.40/1,000 SF | | |
| Traffic Volume | 92,267 on Washington St (2022); 17,883 on I- 94 (2022); 20,104 on Tri State Pkwy (2015); 50,900 on Washington St (2018); 20,882 on I- 94 (2015); 92,749 on Washington St (2022); 646 on Milwaukee Ave (2022); 1,975 on W Orchard Valley Dr (2022); 2,836 on Not Available (2020); 89,892 on Milwaukee Ave (2022) | | |
| Commuter Rail | Prairie Crossing Station (Md-North) 🚆 | | 12 min drive |
| | Prairie Crossing Station (Ncs) 🚆 | | 14 min drive |
| Airport | Chicago O'Hare International | | 44 min drive |
| Walk Score ® | Car-Dependent (13) | | |
| Transit Score ® | Minimal Transit (24) | | |



5650 Centerpoint Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Notes

New, high cube building with great parking in a nice park with highway visibility.



3901 Grove Ave

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

| | |
|----------------|-------------------|
| RBA (% Leased) | 6,100 SF (0.0%) |
| Built | 2002 |
| Tenancy | Single |
| Available | 6,100 SF |
| Max Contiguous | 6,100 SF |
| Asking Rent | \$10.00 SF/yr/NNN |
| Clear Height | 12' |
| Drive Ins | 1 total |
| Docks | 1 exterior |
| Levelers | None |



Property Details

| | | | |
|-----------|---------------------|--------------|---------------|
| Land Area | 0.35 AC (15,246 SF) | Building FAR | 0.40 |
| Power | 200a/ | Parcel | 07-13-104-031 |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|-------------|-----------|------------|-------|-----------|
| - | Industrial | Direct | 6,100 | 6,100 | \$10.00 NNN | Vacant | Negotiable | - | - |

Nordic Properties, Ltd.: Stephanie Gullo (847) 665-7071, Stevi Joy Sweeney (847) 665-7077

Approximately 700 +/- sf of office space

Transportation

| | | | | | | | | | |
|-----------------|--|--|--|--|--|--|--|--|--------------|
| Traffic Volume | 36,334 on Blackburn St (2022); 38,744 on Estes Ave (2015); 22,753 on Grove Ave (2015); 23,077 on Grove Ave (2022); 36,217 on Grandville Ave (2015); 7,449 on Grandville Ave (2015); 6,123 on Grandville Ave (2022); 4,250 on Grandville Ave (2022); 4,477 on Northwestern Ave (2022); 22,356 on Porett Dr (2022) | | | | | | | | |
| Commuter Rail | Waukegan Station | | | | | | | | 11 min drive |
| | North Chicago Station | | | | | | | | 12 min drive |
| Airport | Chicago O'Hare International | | | | | | | | 42 min drive |
| Walk Score ® | Car-Dependent (33) | | | | | | | | |
| Transit Score ® | Some Transit (26) | | | | | | | | |

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
| Proscio Inc | 1 | - | 9 | Jul 2017 | - |

Showing 1 of 1 Tenants



3841-3865 Swanson Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Manufacturing

Property Summary

| | |
|----------------|------------------------|
| RBA (% Leased) | 100,000 SF (74.0%) |
| Built | 1978 |
| Tenancy | Multiple |
| Available | 26,033 SF |
| Max Contiguous | 26,033 SF |
| Asking Rent | \$5.50 SF/yr/N |
| Clear Height | 24' |
| Drive Ins | 5 total/ 10' w x 12' h |
| Docks | 8 interior |
| Levelers | 8 interior |
| Parking Spaces | 101 (1.01/1,000 SF) |



Property Details

| | | | |
|-------------|----------------------|----------------|---------------------------------------|
| Land Area | 5.01 AC (218,236 SF) | Building FAR | 0.46 |
| Crane | None | Column Spacing | 40'w x 40'd |
| Cross Docks | None | Power | 1,000 - 2,400a/120 - 480v 3p 4w Heavy |
| Zoning | I-3, Gurnee | Parcel | 07-12-301-006 |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|------------|-----------|--------------|-------|-----------|
| 3841 | Industrial | Direct | 26,033 | 26,033 | \$5.50 N | Vacant | 3 - 10 Years | 3 | 1 |

Cawley Commercial Real Estate: David Conroy (630) 729-7943, Joe Shapiro (630) 810-0300

26,033 SF space with 1,209 SF of office. Make ready is complete in the office and warehouse, best deal for 24'+ ceiling in the area grossing out at less than \$7.50 PSF!! Heavy power with 1,600 amps in the unit

Previous Sale

| | | | |
|-----------------|---------------------|-----------------|--------------------------|
| Sale Date | 11/30/2017 | Sale Price | \$4,094,300 (\$40.94/SF) |
| Comp ID | 4070942 | Sale Type | Investment |
| Comp Status | Research Complete | Actual Cap Rate | 8.1% |
| Sale Conditions | Bulk/Portfolio Sale | | |

Transportation

| | | | |
|-----------------|---|--------------|--|
| Parking Details | 101 Surface Spaces; Ratio of 1.01/1,000 SF | | |
| Traffic Volume | 4,363 on Clearview Ct (2022); 22,142 on St Paul Ave (2022); 23,118 on St Paul Ave (2015); 17,600 on Cty W27 (2019); 22,317 on N Barberry Ln (2022); 20,905 on Barberry Ln (2015); 2,429 on Cty W27 (2022); 21,878 on St Paul Ave (2022); 20,575 on St Paul Ave (2015); 13,153 on N Delany Rd (2015) | | |
| Commuter Rail | Waukegan Station | 12 min drive | |
| | North Chicago Station | 14 min drive | |
| Airport | Chicago O'Hare International | 45 min drive | |



3841-3865 Swanson Ct

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Manufacturing

Transportation (Continued)

Walk Score ® Car-Dependent (23)

Transit Score ® Minimal Transit (19)

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------|-------|-------------|-----------|-----------|------------|
| Suburban Scrap Metal | 1 | 72,592 | 8 | Jan 2018 | Jan 2028 |

Showing 1 of 1 Tenants

Property Notes

- * Metal skinned with brick accents
- * Features a tight truck court
- * Within 5 minutes of I-94 interchange at Route 132
- * Low Lake County taxes
- * Ideal for manufacturing or distribution facility
- * Rail access available
- * Good labor base



1350 Tri-State Pky - Lakeside Plaza

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Distribution

Property Summary

| | |
|----------------|---------------------|
| RBA (% Leased) | 56,007 SF (100%) |
| Built | 2005 |
| Tenancy | Multiple |
| Available | 3,595 SF |
| Max Contiguous | 3,595 SF |
| Asking Rent | \$11.00 SF/yr/NNN |
| Clear Height | 18' |
| Drive Ins | 9 total |
| Docks | 7 exterior |
| Levelers | None |
| Parking Spaces | 103 (1.84/1,000 SF) |



Property Details

| | | | |
|----------------|----------------------|--------------|---------------|
| Land Area | 4.67 AC (203,425 SF) | Building FAR | 0.28 |
| Column Spacing | Yes | Cross Docks | None |
| Power | 200a/ 3p | Sprinklers | Wet |
| Zoning | C | Parcel | 07-16-403-062 |



Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|-------------|-----------|-------------|-------|-----------|
| 118 | Industrial | Direct | 3,595 | 3,595 | \$11.00 NNN | 04/2025 | 3 - 5 Years | - | 1 |

Schnoll And Company Inc.: Jeffrey Schnoll (847) 444-0601, Jeffrey Meyer (847) 691-9900

High-quality industrial space available at 1350 Tri State Parkway, Gurnee, IL, featuring flexible layouts, private drive-in doors and/or private truck docks, 18' clear ceilings and modern infrastructure for various business operations. Tremendous location in the Grand Tri-State Business Park, at the intersection of I-94 and Grand Avenue, across from Gurnee Mills Shopping Mall and Six Flags Great America amusement park.

Transportation

| | |
|-----------------|--|
| Parking Details | 103 Surface Spaces; Ratio of 1.84/1,000 SF |
| Traffic Volume | 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 12,439 on Not Available (2020); 3,445 on Pvt Access Rd (2015); 88,699 on Grand Ave (2022); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017); 25,323 on I- 94 (2022); 38,159 on I- 94 (2022); 38,835 on Gurnee Cir E (2015) |
| Commuter Rail | Washington St (Grayslake) Station (Ncs)  13 min drive Prairie Crossing Station (Md-North)  13 min drive |
| Airport | Chicago O'Hare International 42 min drive |
| Walk Score ® | Car-Dependent (26) |
| Transit Score ® | Minimal Transit (23) |

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------|-------|-------------|-----------|-----------|------------|
| Artsonia | 1 | 20,232 | 15 | Feb 2008 | Jun 2028 |
| Two Men & A Truck | 1 | 6,994 | 6 | May 2022 | Jul 2027 |





Tenants (Continued)

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------------|-------|-------------|-----------|-----------|------------|
| Testing Service Corp | 1 | 4,200 | 12 | Jan 2014 | Jul 2028 |
| Chicago Parts & Sound, LLC | 1 | 4,013 | 4 | Jun 2018 | - |
| Maximator Test LLC | 1 | 3,873 | 5 | May 2021 | Mar 2025 |

Showing 5 of 9 Tenants

Property Notes

There are 16 separate units in this multi-tenant office/warehouse building. Each unit has either its own private truck dock or own private drive-in doors.

The maximum contiguous space is 12,000sf.



1949 Swanson Ct - Hawthorne Industrial Cntr

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

| | |
|----------------|------------------------|
| RBA (% Leased) | 14,400 SF (58.3%) |
| Built | 1978 |
| Tenancy | Multiple |
| Available | 2,000 - 6,000 SF |
| Max Contiguous | 6,000 SF |
| Asking Rent | \$12.00 SF/yr/IG |
| Clear Height | 16' |
| Drive Ins | 1 total/ 10' w x 14' h |
| Docks | 1 exterior |
| Levelers | None |
| Parking Spaces | 25 (1.74/1,000 SF) |



Property Details

| | | | |
|-------------|---------------------|----------------|-----------------------------|
| Land Area | 0.81 AC (35,284 SF) | Building FAR | 0.41 |
| Crane | None | Column Spacing | 24'w x 36'd |
| Cross Docks | None | Power | 100 - 600a/208 - 480v 3p 4w |
| Sprinklers | Wet | Zoning | I-2 |
| Parcel | 07-12-302-009 | | |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|---------------|---------------------|------------|-----------|------------|-------|-----------|
| - | Industrial | Direct | 2,000 - 6,000 | 6,000 | \$12.00 IG | Vacant | Negotiable | 1 | 1 |

Phillips Martin Real Estate: Bruce Welch (630) 575-0900 X2209

Portion of warehouse for lease. Preferred Dead Storage. Rare small warehouse 2,000-6,000 sf. Clean space. Some Racking in place. Utilities may be included depending on use. Access to Dock/Drive In Door.

Previous Sale

| | | | |
|-------------|-------------------|------------|--------------------------|
| Sale Date | 8/15/2023 | Sale Price | \$1,100,000 (\$76.39/SF) |
| Comp ID | 6488121 | Sale Type | Investment |
| Comp Status | Research Complete | | |

Buyer Broker: Phillips Martin Real Estate: Bruce Welch (630) 575-0900 X2209

Seller Broker: Tri-State Realty, Inc.: Robert Elbrecht (847) 360-1375

Transportation

| | | | |
|-----------------|--|--------------|--|
| Parking Details | 25 Surface Spaces; Ratio of 1.74/1,000 SF | | |
| Traffic Volume | 4,363 on Clearview Ct (2022); 17,600 on Cty W27 (2019); 13,153 on N Delany Rd (2015); 14,860 on Cty W27 (2022); 1,259 on Ryan Rd W (2022); 21,878 on St Paul Ave (2022); 20,575 on St Paul Ave (2015); 22,142 on St Paul Ave (2022); 23,118 on St Paul Ave (2015); 22,317 on N Barberrry Ln (2022) | | |
| Commuter Rail | Waukegan Station | 13 min drive | |
| | North Chicago Station | 15 min drive | |



1949 Swanson Ct - Hawthorne Industrial Cntr

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Transportation (Continued)

| | | |
|-----------------|------------------------------|--------------|
| Airport | Chicago O'Hare International | 46 min drive |
| Walk Score ® | Car-Dependent (24) | |
| Transit Score ® | Minimal Transit (19) | |



1947-1953 N Delany Rd - Tri-State Distribution Center #1

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Distribution

Property Summary

| | |
|-----------------|---------------------|
| RBA (% Leased) | 176,539 SF (39.5%) |
| Built/Renovated | 1985/1998 |
| Tenancy | Multiple |
| Available | 32,458 - 106,773 SF |
| Max Contiguous | 74,315 SF |
| Asking Rent | Withheld |
| Clear Height | 28' |
| Drive Ins | 3 total |
| Docks | 29 exterior |
| Levelers | 29 exterior |
| Parking Spaces | 202 (1.14/1,000 SF) |



Property Details

| | | | |
|-------------|-----------------------|--------------|--------------------|
| Land Area | 10.37 AC (451,565 SF) | Building FAR | 0.39 |
| Cross Docks | None | Power | 400a/120 - 208v |
| Sprinklers | ESFR | Rail Line | Yes |
| Zoning | I-3 | Parcel | 07-12-303-040-0000 |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|---|------------|--------|--------------|---------------------|------------|-----------|------------|-------|-----------|
| 1953 | Industrial | Direct | 41,585 | 74,315 | Withheld | Vacant | Negotiable | 1 | 2 |
| Cushman & Wakefield: Eric Fischer (847) 720-1369, Marc Samuels (847) 720-1368 | | | | | | | | | |
| 1951 | Industrial | Direct | 32,730 | 74,315 | Withheld | Vacant | Negotiable | 8 | - |
| Cushman & Wakefield: Eric Fischer (847) 720-1369, Marc Samuels (847) 720-1368 | | | | | | | | | |
| 1947A | Industrial | Direct | 32,458 | 32,458 | Withheld | Vacant | Negotiable | 2 | 2 |
| Cushman & Wakefield: Eric Fischer (847) 720-1369, Marc Samuels (847) 720-1368 | | | | | | | | | |

Previous Sale

| | | | |
|-------------|-------------------|-----------------|--------------------------|
| Sale Date | 4/7/2016 | Sale Price | \$6,019,031 (\$34.09/SF) |
| Comp ID | 3566856 | Sale Type | Investment |
| Comp Status | Research Complete | Sale Conditions | Bulk/Portfolio Sale |

Transportation

| | | | |
|-----------------|--|--|--------------|
| Parking Details | 202 Surface Spaces; Ratio of 1.14/1,000 SF | | |
| Traffic Volume | 22,142 on St Paul Ave (2022); 23,118 on St Paul Ave (2015); 22,317 on N Barberrry Ln (2022); 20,905 on Barberrry Ln (2015); 3,483 on Cty W27 (2022); 21,878 on St Paul Ave (2022); 20,575 on St Paul Ave (2015); 21,630 on N Barberrry Ln (2022); 21,761 on Barberrry Ln (2015); 1,259 on Ryan Rd W (2022) | | |
| Commuter Rail | Waukegan Station | | 12 min drive |
| | North Chicago Station | | 12 min drive |
| Airport | Chicago O'Hare International | | 43 min drive |



1947-1953 N Delany Rd - Tri-State Distribution Center #1

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Distribution

Transportation (Continued)

Walk Score ® Car-Dependent (40)

Transit Score ® Minimal Transit (18)

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|----------------------|-------|-------------|-----------|-----------|------------|
| Henry Broch Foods | 1 | 106,771 | 66 | Oct 2020 | - |
| United Plastics Inc. | 1 | 42,653 | 3 | Feb 2012 | Oct 2029 |

Showing 2 of 2 Tenants

Property Notes

Minutes from the four-way intersection onto I-94; Direct access onto Route 41 at Delany Road; Low Lake County taxes.



Property Summary

| | |
|----------------|------------------------|
| RBA (% Leased) | 62,940 SF (62.4%) |
| Built | 1994 |
| Tenancy | Multiple |
| Available | 7,601 - 23,667 SF |
| Max Contiguous | 16,066 SF |
| Asking Rent | Withheld |
| Clear Height | 18'6" |
| Drive Ins | 6 total/ 10' w x 12' h |
| Docks | 4 exterior |
| Levelers | None |
| Parking Spaces | 75 (1.53/1,000 SF) |



Property Details

| | |
|-------------|----------------------|
| Land Area | 3.47 AC (151,153 SF) |
| Crane | None |
| Cross Docks | None |
| Sprinklers | Wet |
| Parcel | 07-16-403-061 |

| | |
|----------------|-----------------|
| Building FAR | 0.42 |
| Column Spacing | 32'w x 32'd |
| Power | 200a/120 - 208v |
| Zoning | I-2 |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|------------|-----------|------------|-------|-----------|
| 4 | Industrial | Direct | 16,066 | 16,066 | Withheld | Vacant | Negotiable | 3 | - |

CBRE: Johnny Connors (630) 573-7000, Sam Badger (630) 368-8632, Jack Fitzpatrick (630) 573-7000

- Fully Renovated & Move-In Ready Suites
- Available for Immediate Occupancy
- Functional Suites That Vary in SF
- Drive-in Door and Common Interior Dock Access (53' Truck Capable)

| | | | | | | | | | |
|---|------------|--------|-------|-------|----------|--------|------------|---|---|
| 7 | Industrial | Direct | 7,601 | 7,601 | Withheld | Vacant | Negotiable | - | - |
|---|------------|--------|-------|-------|----------|--------|------------|---|---|

CBRE: Johnny Connors (630) 573-7000, Sam Badger (630) 368-8632, Jack Fitzpatrick (630) 573-7000

- Fully Renovated & Move-In Ready Suites
- Available for Immediate Occupancy
- Functional Suites That Vary in SF
- Drive-in Door and Common Interior Dock Access (53' Truck Capable)

Previous Sale

| | | | |
|-------------|-------------------|-----------------|-------------------------|
| Sale Date | 3/23/2023 | Sale Price | \$3,166,000 (\$50.3/SF) |
| Comp ID | 6343759 | Sale Type | Investment |
| Comp Status | Research Complete | Sale Conditions | Bulk/Portfolio Sale +1 |

Seller Broker: CBRE: Michael Caprile (630) 573-7071, Zachary Graham (630) 573-7079, Ryan Bain (630) 573-7070

Seller Broker: CBRE: Brad Ruppel (610) 251-5139

Seller Broker: CBRE: Brian Fiumara (610) 251-5164





905 Lakeside Dr - Grand Tri-State Bus Park

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Warehouse

Transportation

| | |
|-----------------|--|
| Parking Details | 75 Surface Spaces; Ratio of 1.53/1,000 SF |
| Traffic Volume | 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 3,445 on Pvt Access Rd (2015); 6,707 on Not Available (2020); 92,267 on Washington St (2022); 88,699 on Grand Ave (2022); 25,323 on I- 94 (2022); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017); 38,159 on I- 94 (2022) |
| Commuter Rail | Prairie Crossing Station (Md-North)  14 min drive Prairie Crossing Station (Ncs)  15 min drive |
| Airport | Chicago O'Hare International 44 min drive |
| Walk Score ® | Car-Dependent (15) |
| Transit Score ® | Minimal Transit (24) |

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------------|-------|-------------|-----------|-----------|------------|
| Wally Walls | 1 | 17,536 | - | Aug 2024 | - |
| Weed Man | 1 | 5,958 | 10 | Apr 2022 | - |
| Wrecking Ball MMA | 1 | 1,500 | 2 | Apr 2022 | - |

Showing 3 of 3 Tenants



605 Tri State Pky - CenterPoint Business Ctr

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Distribution

Property Summary

| | |
|----------------|---------------------|
| RBA (% Leased) | 266,624 SF (100%) |
| Built | 2005 |
| Tenancy | Single |
| Available | 255,272 SF |
| Max Contiguous | 255,272 SF |
| Asking Rent | Withheld |
| Clear Height | 35' |
| Drive Ins | 2 total |
| Docks | 22 exterior |
| Levelers | 22 exterior |
| Parking Spaces | 686 (0.08/1,000 SF) |



Property Details

| | |
|----------------|-----------------------|
| Land Area | 16.91 AC (736,761 SF) |
| Slab Thickness | 9" |
| Cross Docks | None |
| Sprinklers | ESFR |
| Parcel | 07-21-202-002 |

| | |
|----------------|----------------------|
| Building FAR | 0.36 |
| Column Spacing | 50'w x 50'd |
| Power | 4,000a/480v 3p Heavy |
| Zoning | I-2, Gurnee |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|------------|-----------|------------|-------|-----------|
| - | Industrial | Direct | 255,272 | 255,272 | Withheld | 02/2025 | Negotiable | - | - |

CBRE: Sam Badger (630) 368-8632, Whit Heitman (630) 368-8631, Jack Fitzpatrick (630) 573-7000

Previous Sale

| | | | |
|-------------|-------------------|------------|---------------------------|
| Sale Date | 9/11/2020 | Sale Price | \$25,030,000 (\$93.88/SF) |
| Comp ID | 5265286 | Sale Type | Investment |
| Comp Status | Research Complete | | |

Seller Broker: JLL: John Huguenard (305) 375-8000

Seller Broker: JLL: Sean Devaney (312) 228-2868

Seller Broker: JLL: Robin Stolberg (847) 807-6817

Transportation

| | |
|-----------------|---|
| Parking Details | 686 Surface Spaces; Ratio of 0.08/1,000 SF |
| Traffic Volume | 92,267 on Washington St (2022); 20,104 on Tri State Pkwy (2015); 17,883 on I- 94 (2022); 50,900 on Washington St (2018); 20,882 on I- 94 (2015); 1,975 on W Orchard Valley Dr (2022); 92,749 on Washington St (2022); 6,707 on Not Available (2020); 17,416 on Churchill Ln (2022); 646 on Milwaukee Ave (2022) |
| Commuter Rail | Prairie Crossing Station (Md-North) 🚆 12 min drive |
| | Prairie Crossing Station (Ncs) 🚆 13 min drive |
| Airport | Chicago O'Hare International 43 min drive |



605 Tri State Pky - CenterPoint Business Ctr

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Distribution

Transportation (Continued)

| | |
|-----------------|--------------------|
| Walk Score ® | Car-Dependent (13) |
| Transit Score ® | Some Transit (26) |

Tenants

| Tenant Name | Floor | SF Occupied | Employees | Move Date | Expiration |
|-------------|-------|-------------|-----------|-----------|------------|
| Abbott | 1 | 255,272 | 2 | May 2020 | - |

Showing 1 of 1 Tenants



3570 Washington St

Gurnee, IL 60031 (Lake County) - North Lake County Submarket



Service

Property Summary

| | |
|----------------|---------------------|
| RBA (% Leased) | 2,500 SF (0.0%) |
| Built | 1974 |
| Tenancy | Multiple |
| Available | 2,500 SF |
| Max Contiguous | 2,500 SF |
| Asking Rent | Withheld |
| Drive Ins | None |
| Levelers | None |
| Parking Spaces | 50 (20.00/1,000 SF) |



Property Details

| | | | |
|-----------|-----------------------|--------------|-------------------------|
| Land Area | 11.46 AC (499,198 SF) | Building FAR | 0.01 |
| Zoning | I-2 | Parcel | 07-24-400-074 (+1 more) |

Available Spaces

| Suite | Use | Type | SF Available | Building Contiguous | Rent/SF/yr | Occupancy | Term | Docks | Drive Ins |
|-------|------------|--------|--------------|---------------------|------------|-----------|------------|-------|-----------|
| - | Industrial | Direct | 2,500 | 2,500 | Withheld | Vacant | Negotiable | - | - |

CBRE: Jason Lev (630) 573-7000, John Suerth (847) 706-4929, Jimmy Kowalczyk (630) 368-5548

- Land Size: 3 Acres
- Building Size: 2,500 SF
- Fenced and secured site with gravel base
- Rare outside storage capabilities
- Zoning: I-2
- Access to I-94, I-294 and Hwy 41

For Sale Summary

| | | | |
|--------------|------------|----------------|------------------|
| Asking Price | Withheld | Status | Active |
| Sale Type | Owner User | RBA (% Leased) | 2,500 SF (0.0%) |
| Land | 11.46 AC | Built | 1974 |
| On Market | 427 Days | Last Update | January 22, 2025 |

CBRE: Jason Lev (847) 706-4044, Jimmy Kowalczyk (630) 368-5548, John Suerth (847) 706-4929

Previous Sale

| | | | |
|-------------|-------------------|------------|------------------------|
| Sale Date | 1/5/2023 | Sale Price | \$1,000,000 (\$400/SF) |
| Comp ID | 6284131 | Sale Type | Investment |
| Comp Status | Research Complete | | |



Transportation

| | | |
|-----------------|---|--------------|
| Parking Details | 50 Surface Spaces; Ratio of 20.00/1,000 SF | |
| Traffic Volume | 27,534 on Teske Blvd (2015); 23,607 on Teske Blvd (2022); 28,890 on Skokie Hwy (2015); 27,755 on Skokie Hwy (2022); 3,874 on Cty A22 (2022); 471 on Skokie Hwy (2022); 38,928 on Cty A22 (2022); 37,718 on Washington St (2015); 45,972 on Cty A22 (2022); 45,395 on Washington St (2015) | |
| Commuter Rail | Waukegan Station | 8 min drive |
| | North Chicago Station | 10 min drive |
| Airport | Chicago O'Hare International | 41 min drive |
| Walk Score ® | Car-Dependent (34) | |
| Transit Score ® | Some Transit (27) | |