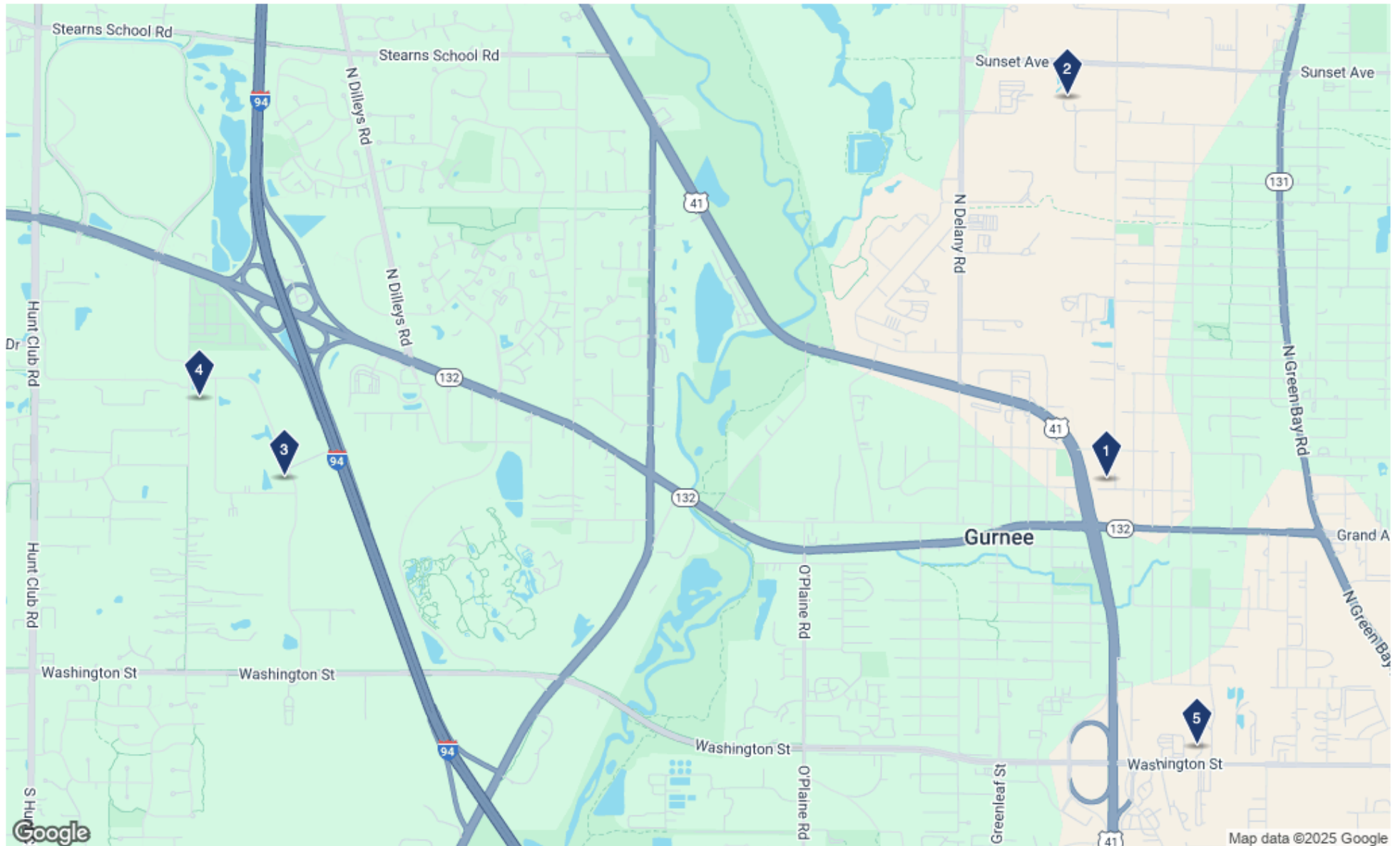




Gurnee Industrial/Flex - for Sale





3816 Grandview Ave

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



Warehouse

Property Summary

RBA	21,168 SF
Built	1962
Tenancy	Multiple
Asking Rent	Withheld
Clear Height	12'
Drive Ins	4 total
Docks	None
Levelers	None
Parking Spaces	16 (0.75/1,000 SF)



Property Details

Land Area	1.40 AC (60,984 SF)	Building FAR	0.35
Zoning	I-1	Parcel	07-13-300-097

For Sale Summary

Asking Price	\$1,083,000 (\$51.16/SF)	Status	Active
Sale Type	Investment or Owner User	RBA	21,168 SF
Land	1.40 AC	Built	1962
On Market	348 Days	Last Update	November 20, 2024

Previous Sale

Sale Date	1/25/2008	Sale Price	\$643,500 (\$30.4/SF)
Comp ID	1532977	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	16 Surface Spaces; Ratio of 0.75/1,000 SF		
Traffic Volume	36,381 on Old Grand Ave (2022); 31,102 on Grand Ave (2015); 4,477 on Northwestern Ave (2022); 22,245 on Grand Ave (2022); 24,749 on Waveland Ave (2022); 18,762 on Skokie Hwy (2022); 21,138 on Skokie Hwy (2022); 22,617 on Grand Ave (2015); 35,803 on Old Grand Ave (2022); 4,331 on Magnolia Ave (2022)		
Commuter Rail	Waukegan Station		10 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score ®	Car-Dependent (31)		
Transit Score ®	Some Transit (27)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Custom Cabinet Man	1	4,400	2	Oct 2007	-



3816 Grandview Ave

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Al's Tire & Auto Repair	1	-	3	Sep 2016	-

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

Realty World Tiffany Real Estate 549 Lake St Antioch, IL 60002 USA (847) 395-1010 www.antiochhomes.net	Hans Luedtke	hansluedtke@outlook.com	(847) 338-3087
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Sales Company

Realty World Tiffany Real Estate 549 Lake St Antioch, IL 60002 USA (847) 395-1010 www.antiochhomes.net	Hans Luedtke	hansluedtke@outlook.com	(847) 338-3087
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Recorded Owner

AJR 1 LLC
37669 Geraghty Ave
Beach Park, IL 60083 USA
(262) 857-8368

True Owner

AJR 1 LLC 37669 Geraghty Ave Beach Park, IL 60083 USA (262) 857-8368	Alan Nowakowski	party@aatentmasters.com	(847) 812-3933
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AJR 1, LLC	Joseph Nowakowski
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2180 Swanson Ct

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



Industrial

Property Summary

RBA	17,285 SF
Built	2006
Asking Rent	Withheld
Clear Height	24'
Drive Ins	3 total/ 14' w x 14' h
Levelers	None
Parking Spaces	14 (0.81/1,000 SF)



Property Details

Land Area	3.34 AC (145,490 SF)	Building FAR	0.12
Crane	Yes	Power	1,200a/480v 3p Heavy
Zoning	I-3	Parcel	07-12-301-031

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Owner User	RBA	17,285 SF
Land	3.34 AC	Built	2006
On Market	309 Days	Last Update	January 15, 2025

Transportation

Parking Details	14 Surface Spaces; Ratio of 0.81/1,000 SF		
Traffic Volume	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); 28,354 on Sunset Ave (2015); 23,413 on Sunset Ave (2022); 21,878 on St Paul Ave (2022); 20,575 on St Paul Ave (2015); 1,869 on Ryan Rd (2022); 12,953 on S Ernie Krueger Cir (2015)		
Commuter Rail	Waukegan Station		13 min drive
	North Chicago Station		15 min drive
Airport	Chicago O'Hare International		46 min drive
Walk Score ®	Car-Dependent (29)		
Transit Score ®	Minimal Transit (20)		

Contact Details

Sales Company

Entre Commercial Realty LLC 3550 Salt Creek Ln, Suite 104 Arlington Heights, IL 60005 USA (847) 310-4295 www.entrecommercial.com	Elisabeth Lazzara Broker	elazzara@entrecommercial.com	(847) 602-0503
	Mike DeSerto Principal	mdeserto@entrecommercial.com	(815) 790-2906
	Cory Kay Principal	ckay@entrecommercial.com	(847) 471-7243



2180 Swanson Ct

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



Industrial

Contact Details (Continued)

Recorded Owner

D M Mikrut Llc
2329 Chicago Av
Chicago, IL 60622 USA



900 Tri State Pky - Grand Tri-State Bus Park

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



Light Distribution

Property Summary

RBA (% Leased)	30,525 SF (32.2%)
Built	2008
Tenancy	Multiple
Available	20,710 SF
Max Contiguous	20,710 SF
Asking Rent	\$12.00 SF/yr/FS
Drive Ins	None
Levelers	None
Parking Spaces	60 (2.06/1,000 SF)



Property Details

Land Area	3.25 AC (141,570 SF)	Building FAR	0.22
Column Spacing	40'w x 40'd	Parcel	07-16-400-016

For Lease Summary

Number of Spaces	1	Smallest Space	20,710 SF
Max Contiguous	20,710 SF	Vacant	20,710 SF
% Leased	32.2%	Asking Rent	\$12.00 SF/yr
Service Type	Full Service Gross	Flex Available	20,710 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/yr	Occupancy	Term
P 1	100-700	Flex	Direct	20,710	20,710	20,710	\$12.00 FS	Vacant	1 - 20 Years

For Sale Summary

Asking Price	Withheld	Status	Active
Asking Price Per Area	Withheld	Sale Type	Investment or Owner User
Total Condos for Sale	1	Condo Type	Flex
Condo Size	20,710 SF	On Market	308 Days
Last Update	February 4, 2025		

Transportation

Parking Details	60 Surface Spaces; Ratio of 2.06/1,000 SF
Traffic Volume	92,267 on Washington St (2022); 6,707 on Not Available (2020); 2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 88,699 on Grand Ave (2022); 26,793 on I- 94 (2022); 25,267 on N Dilleys Rd (2022); 3,445 on Pvt Access Rd (2015); 40,484 on I- 94 (2022); 21,100 on I- 94 (2017)
Commuter Rail	Prairie Crossing Station (Md-North) 🚆 12 min drive Prairie Crossing Station (Ncs) 🚆 14 min drive
Airport	Chicago O'Hare International 43 min drive
Walk Score ®	Car-Dependent (19)
Transit Score ®	Some Transit (25)



900 Tri State Pky - Grand Tri-State Bus Park

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



Light Distribution

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
RRK Associates, LTD.	1	24,109	160	Jul 2016	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

JLL 8755 Higgins Rd, Suite 700 Chicago, IL 60631 USA (773) 304-4100 www.us.jll.com	Stephen Trapp Senior Vice President	Steve.trapp@jll.com	(847) 302-4550
JLL 200 Randolph St, Suite 4300 Chicago, IL 60601 USA (312) 782-5800 www.us.jll.com	Dan McCarthy Senior Managing Director	Daniel.McCarthy@am.jll.com	(312) 307-2559

Sales Company

JLL 8755 Higgins Rd, Suite 700 Chicago, IL 60631 USA (773) 304-4100 www.us.jll.com	Stephen Trapp Senior Vice President	Steve.trapp@jll.com	(847) 302-4550
JLL 200 Randolph St, Suite 4300 Chicago, IL 60601 USA (312) 782-5800 www.us.jll.com	Dan McCarthy Senior Managing Director	Daniel.McCarthy@am.jll.com	(312) 307-2559

Developer

The Missner Group Company

1700 Higgins Rd, Suite 400
Des Plaines, IL 60018 USA
(847) 675-8877
www.missnergroup.com



1290 Lakeside Dr - Grand Tri-State Bus Park

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



Manufacturing

Property Summary

RBA	77,500 SF
Built	1987
Tenancy	Single
Asking Rent	Withheld
Clear Height	21'5"
Drive Ins	1 total
Docks	3 interior
Levelers	3 interior
Parking Spaces	257 (3.32/1,000 SF)





Property Details

Land Area	6.45 AC (280,962 SF)	Building FAR	0.28
Crane	None	Column Spacing	30'w x 40'd
Power	2,000a/480v Heavy	Sprinklers	Wet
Zoning	I-2	Parcel	07-16-402-059

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	RBA	77,500 SF
Land	6.45 AC	Built	1987
On Market	1 Day	Last Update	February 4, 2025

Transportation

Parking Details	257 Surface Spaces; Ratio of 3.32/1,000 SF		
Traffic Volume	2,577 on Woodland Intermediate School Access Rd (Unnamed) (2022); 3,445 on Pvt Access Rd (2015); 12,439 on Not Available (2020); 38,159 on I- 94 (2022); 21,100 on I- 94 (2017); 88,699 on Grand Ave (2022); 40,484 on I- 94 (2022); 25,323 on I- 94 (2022); 2,657 on Grand Ave (2022)		
Commuter Rail	Washington St (Grayslake) Station (Ncs) 	14 min drive	
	Prairie Crossing Station (Md-North) 	14 min drive	
Airport	Chicago O'Hare International	43 min drive	
Walk Score ®	Car-Dependent (23)		
Transit Score ®	Minimal Transit (24)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Domino North America	1	77,500	80	Feb 1995	-

Showing 1 of 1 Tenants



1290 Lakeside Dr - Grand Tri-State Bus Park

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



Manufacturing

Contact Details

Recorded Owner

Domino North America

1290 Lakeside Dr
Gurnee, IL 60031 USA
(847) 244-2501
www.domino-na.com

True Owner

Domino North America

1290 Lakeside Dr
Gurnee, IL 60031 USA
(847) 244-2501
www.domino-na.com

Property Manager

Domino North America

1290 Lakeside Dr
Gurnee, IL 60031 USA
(847) 244-2501
www.domino-na.com



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)

For Lease Summary

Number of Spaces	1	Smallest Space	2,500 SF
Max Contiguous	2,500 SF	Vacant	2,500 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	2,500 SF		

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	-	-

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

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)



3570 Washington St

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



Service

Transportation (Continued)

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)	

Contact Details

Leasing Company

CBRE 700 Commerce Dr, Suite 450 Oak Brook, IL 60523 USA (630) 573-7000 www.cbre.com	Jason Lev Executive Vice President	jason.lev@cbre.com	(847) 706-4044
	John Suerth Executive Vice President	john.suerth@cbre.com	(708) 602-1236
	Jimmy Kowalczyk First Vice President	jimmy.kowalczyk@cbre.com	(630) 368-5548

Sales Company

CBRE 700 Commerce Dr, Suite 450 Oak Brook, IL 60523 USA (630) 573-7000 www.cbre.com	Jason Lev Executive Vice President	jason.lev@cbre.com	(847) 706-4044
	Jimmy Kowalczyk First Vice President	jimmy.kowalczyk@cbre.com	(630) 368-5548
	John Suerth Executive Vice President	john.suerth@cbre.com	(708) 602-1236

Recorded Owner

Gurnee Parking Llc
(608) 213-5555

True Owner

Gurnee Parking Llc (608) 213-5555	Tetyana Bazylyuk	(608) 222-8012
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