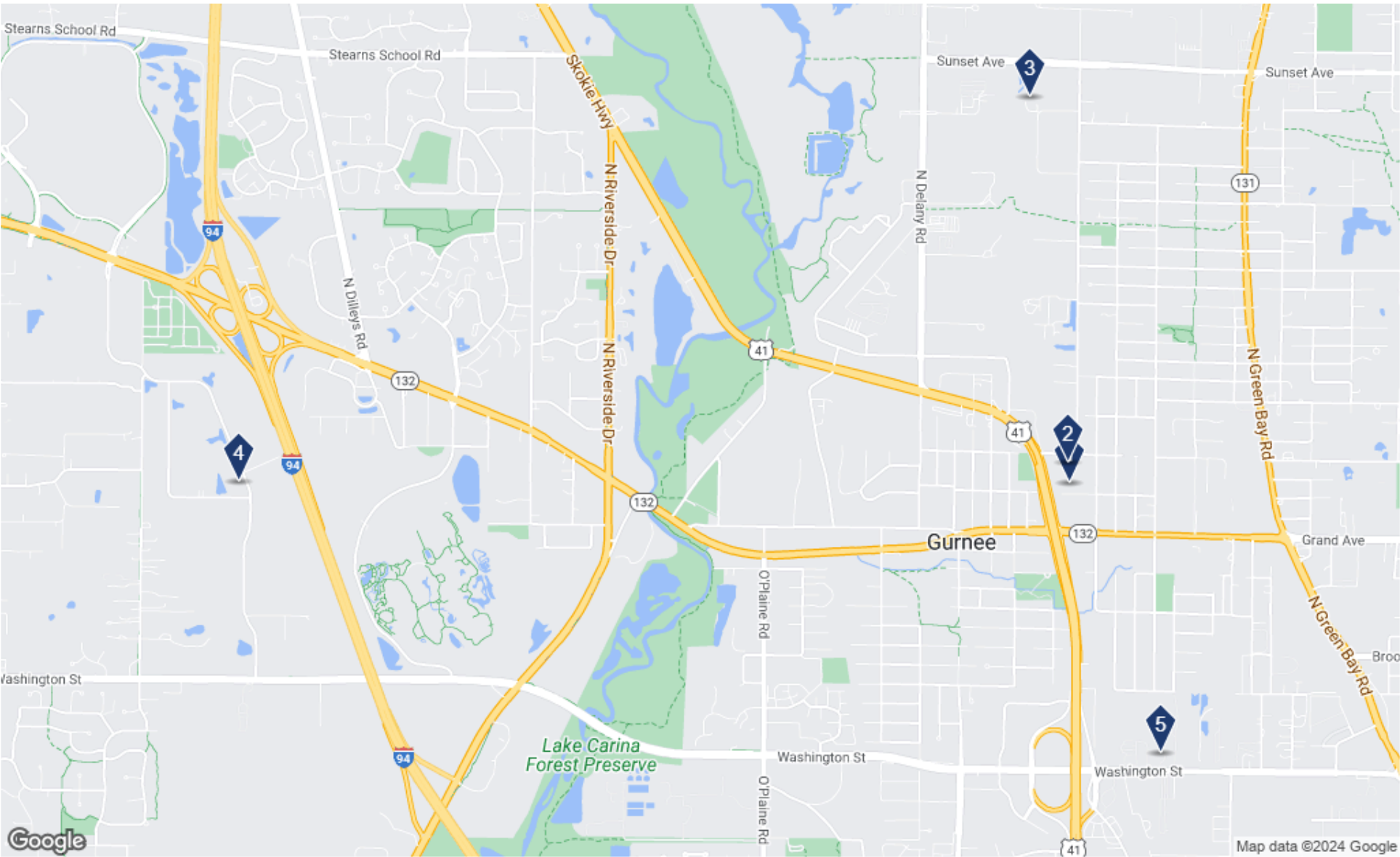


Gurnee Industrial/Flex - for Sale



Property Summary Report

3816 Grandview Ave



Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|---------------|-----------------------------|
| Type | 1 Star Industrial Warehouse |
| Tenancy | Multi |
| Year Built | 1962 |
| RBA | 21,168 SF |
| Stories | 1 |
| Typical Floor | 20,534 SF |
| Ceiling Ht | 12' |
| Construction | Reinforced Concrete |

LAND

| | |
|------------|---------------|
| Land Acres | 1.40 AC |
| Zoning | I-1 |
| Parcels | 07-13-300-097 |

LOADING

| | | | |
|------------|------|-----------|--------|
| Docks | None | Drive Ins | 4 tot. |
| Rail Spots | None | | |

POWER & UTILITIES

| | |
|-----------|-----------------------------|
| Utilities | Gas, Lighting, Sewer, Water |
|-----------|-----------------------------|

SALE

| | |
|-----------|--------------------------|
| For Sale | \$1,200,000 (\$56.69/SF) |
| Sale Type | Investment or Owner User |
| Status | Active |

Last Sale

| | |
|------------|---|
| Sold Price | \$643,500 (\$30.40/SF) |
| Date | Jan 2008 |
| Sale Type | Investment |
| Financing | Down Payment of \$128,700 (20%) 1st Mortgage |

TRANSPORTATION

| | |
|---------------|--|
| Parking | 16 available (Surface);Ratio of 0.75/1,000 SF |
| Commuter Rail | 10 min drive to Waukegan Station (Union Pacific North Line - Northeast |
| Airport | 42 min drive to Chicago O'Hare International |
| Walk Score | Car-Dependent (34) |
| Transit Score | Some Transit (27) |

TENANTS

| | | | |
|--------------------|----------|-------------------------|---|
| Custom Cabinet Man | 4,400 SF | Al's Tire & Auto Repair | - |
|--------------------|----------|-------------------------|---|


Property Summary Report

3816 Grandview Ave



Gurnee, IL 60031 - North Lake County Submarket

PROPERTY CONTACTS

| | | | |
|---|----------------------------------|----------------|----------------------|
| Sales Company | Realty World Tiffany Real Estate | True Owner | AJR 1 LLC |
|  | 549 Lake St | | 37669 Geraghty Ave |
| | Antioch, IL 60002 | | Beach Park, IL 60083 |
| | (847) 395-1010 (p) | | (262) 857-8368 (p) |
| | (847) 395-8888 (f) | Recorded Owner | AJR 1 LLC |
| True Owner | AJR 1, LLC | | 37669 Geraghty Ave |
| | | | Beach Park, IL 60083 |
| | | | (262) 857-8368 (p) |

BUILDING NOTES

Highway exposure and great access to interstate system.

Property Summary Report

3815 Grandville Ave



Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|---------------|--------------------------------|
| Type | 3 Star Industrial Distribution |
| Tenancy | Multi |
| Year Built | 1995 |
| RBA | 38,500 SF |
| Stories | 1 |
| Typical Floor | 38,500 SF |
| Ceiling Ht | 22' |

LAND

| | |
|------------|---|
| Land Acres | 3.45 AC |
| Zoning | I/1, Gurnee |
| Parcels | 07-13-300-029, 07-13-300-032, 07-13-300-094 |

POWER & UTILITIES

| | |
|-------|-------|
| Power | 600a/ |
|-------|-------|

SALE

| | |
|-----------|---------------------------|
| For Sale | \$3,850,000 (\$100.00/SF) |
| Sale Type | Investment or Owner User |
| Status | Active |

LOADING

| | | | |
|-------------|-------|-----------|--------|
| Docks | 1 ext | Drive Ins | 4 tot. |
| Cross Docks | None | Cranes | Yes |
| Rail Spots | None | | |

AMENITIES

- Fenced Lot
- Yard

TRANSPORTATION

| | |
|---------------|---|
| Commuter Rail | 11 min drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra)) |
| Airport | 43 min drive to Chicago O'Hare International |
| Walk Score | Car-Dependent (34) |
| Transit Score | Some Transit (27) |

PROPERTY CONTACTS

| | |
|---------------|--|
| Sales Company | Entre Commercial Realty LLC 3550 W Salt Creek Ln Arlington Heights, IL 60005 (847) 310-4295 (p) (847) 310-4299 (f) |
|---------------|--|

Property Summary Report

3815 Grandville Ave



Gurnee, IL 60031 - North Lake County Submarket

SALE HIGHLIGHTS

- Large Gated Outside Storage Lot
- Free Standing Building - Divisible from 13,000-25,000 SF
- Directly Off of Route 41 with Great Potential Exposure
- Lower Lake County Taxes
- Approx. 3 Miles Away from Brand New Casino

Property Summary Report

2180 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|---------------|-------------------|
| Type | 2 Star Industrial |
| Year Built | 2006 |
| RBA | 17,285 SF |
| Stories | 2 |
| Typical Floor | 8,643 SF |
| Ceiling Ht | 24' |

LAND

| | |
|------------|---------------|
| Land Acres | 3.34 AC |
| Zoning | I-3 |
| Parcels | 07-12-301-031 |

LOADING

| | | | |
|------------|----------------------|--------|-----|
| Drive Ins | 3 tot./14' w x 14' h | Cranes | Yes |
| Rail Spots | None | | |

POWER & UTILITIES

| | |
|-------|----------------------|
| Power | 1,200a/480v 3p Heavy |
|-------|----------------------|

SALE

| | |
|-----------|---------------------|
| For Sale | Price Not Disclosed |
| Sale Type | Owner User |
| Status | Active |

TRANSPORTATION

| | |
|---------------|---|
| Parking | 14 available (Surface);Ratio of 0.81/1,000 SF |
| Commuter Rail | 13 min drive to Waukegan Station (Union Pacific North Line - Northeast) |
| Airport | 46 min drive to Chicago O'Hare International |
| Walk Score | Car-Dependent (31) |
| Transit Score | Minimal Transit (20) |

PROPERTY CONTACTS

| | |
|---------------|--|
| Sales Company | Entre Commercial Realty LLC 3550 W Salt Creek Ln Arlington Heights, IL 60005 (847) 310-4295 (p) (847) 310-4299 (f) |
|---------------|--|

Property Summary Report

900 Tri State Pky

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|---------------|--------------------------------------|
| Type | 4 Star Flex Light Distribution Condo |
| Tenancy | Multi |
| Year Built | 2008 |
| RBA | 30,525 SF |
| Stories | 1 |
| Typical Floor | 29,120 SF |
| Columns | 40'w x 40'd |
| Construction | Masonry |

LAND

| | |
|------------|---------------|
| Land Acres | 3.25 AC |
| Parcels | 07-16-400-016 |

LOADING

| | | | |
|-----------|------|------------|------|
| Drive Ins | None | Rail Spots | None |
|-----------|------|------------|------|

FOR LEASE

| | | | |
|----------------|------------------------|------------|-----------|
| Smallest Space | 20,710 SF | Flex Avail | 20,710 SF |
| Max Contiguous | 20,710 SF | | |
| # of Spaces | 1 | | |
| Vacant | 20,710 SF | | |
| % Leased | 32.2% | | |
| Rent | Withheld - CoStar Est. | | |

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|---------|------|--------|--------------|------------|-------------|----------|-----------|--------------|
| P 1st | 100-700 | Flex | Direct | 20,710 | 20,710 | 20,710 | Withheld | Vacant | 1 - 20 Years |

SALE

| | |
|-----------|-----------------------------|
| For Sale | Condo - Price Not Disclosed |
| Sale Type | Investment or Owner User |
| Status | Active |

TRANSPORTATION

| | |
|---------------|--|
| Parking | 60 available (Surface);Ratio of 2.06/1,000 SF |
| Commuter Rail | 12 min drive to Prairie Crossing Station (MD-North) (Milwaukee District) |
| Airport | 43 min drive to Chicago O'Hare International |
| Walk Score | Car-Dependent (19) |
| Transit Score | Some Transit (25) |

TENANTS

| | | | |
|----------------------|-----------|------------|---|
| RRK Associates, LTD. | 24,109 SF | Wheels Inc | - |
|----------------------|-----------|------------|---|

Property Summary Report

900 Tri State Pky



Gurnee, IL 60031 - North Lake County Submarket

PROPERTY CONTACTS

| | | | |
|---------------------|---|---------------|---|
| Sales Company | JLL 8755 W Higgins Rd Chicago, IL 60631 (773) 304-4100 (p) (773) 304-4101 (f) | Sales Company | JLL 200 E Randolph St Chicago, IL 60601 (312) 782-5800 (p) (312) 782-4339 (f) |
| Previous True Owner | RRK Associates, LTD. 900 Tri State Pky Gurnee, IL 60031 (847) 856-8420 (p) (847) 856-8421 (f) | Developer | The Missner Group Company 1700 W Higgins Rd Des Plaines, IL 60018 (847) 675-8877 (p) (847) 675-8890 (f) |

BUILDING NOTES

- * High image corporate headquarters facility at I-94 & Rt 132 on pond sites
- * Office designed to suit
- * Parking lot expandable to 97
- * Rental rate and purchase price includes 10% office area with 9' ceilings
- * Construction: Masonry-Precast

Property Summary Report

3570 Washington St

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|---------------|---------------------------|
| Type | 1 Star Industrial Service |
| Tenancy | Multi |
| Year Built | 1974 |
| RBA | 2,500 SF |
| Stories | 1 |
| Typical Floor | 2,500 SF |
| Construction | Metal |

LAND

| | |
|------------|------------------------------|
| Land Acres | 3.00 AC |
| Zoning | I-2 |
| Parcels | 07-24-400-074, 07-24-400-075 |

AMENITIES

- Storage Space
- Yard

LOADING

| | | | |
|-----------|------|------------|------|
| Drive Ins | None | Rail Spots | None |
|-----------|------|------------|------|

FOR LEASE

| | |
|----------------|--|
| Smallest Space | 2,500 SF |
| Max Contiguous | 2,500 SF |
| # of Spaces | 1 |
| Vacant | 2,500 SF |
| % Leased | 0% |
| Rent | Withheld - CoStar Est. Rent \$7 (Industrial) |

| | |
|------------------|----------|
| Industrial Avail | 2,500 SF |
|------------------|----------|

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|------------|--------|--------------|------------|-------------|----------|-----------|------------|
| P 1st | | Industrial | Direct | 2,500 | 2,500 | 2,500 | Withheld | Vacant | Negotiable |

SALE

| | |
|-----------|---------------------|
| For Sale | Price Not Disclosed |
| Sale Type | Owner User |
| Status | Active |

Last Sale

| | |
|------------|---------------------------|
| Sold Price | \$1,000,000 (\$400.00/SF) |
| Date | Jan 2023 |
| Sale Type | Investment |

TRANSPORTATION

| | |
|---------------|--|
| Parking | 50 available (Surface);Ratio of 20.00/1,000 SF |
| Commuter Rail | 8 min drive to Waukegan Station (Union Pacific North Line - Northeast) |
| Airport | 41 min drive to Chicago O'Hare International |
| Walk Score | Car-Dependent (36) |
| Transit Score | Some Transit (27) |

Property Summary Report

3570 Washington St



Gurnee, IL 60031 - North Lake County Submarket

PROPERTY CONTACTS

| | | | |
|---------------------|--|---------------------|---|
| Sales Company | CBRE 700 Commerce Dr Oak Brook, IL 60523 (630) 573-7000 (p) (630) 573-7018 (f) | True Owner | Gurnee Parking Llc (608) 213-5555 (p) |
| Recorded Owner | Gurnee Parking Llc (608) 213-5555 (p) | Previous True Owner | Albany Bank & Trust 3400 W Lawrence Ave Chicago, IL 60625 (773) 267-7300 (p) (773) 583-3513 (f) |
| Previous True Owner | Trust 11-5241 3400 W Lawrence Ave Chicago, IL 60625 (773) 267-7300 (p) | Previous True Owner | Lee & Associates 9450 W Bryn Mawr Ave Rosemont, IL 60018 (773) 355-3000 (p) (847) 233-0068 (f) |