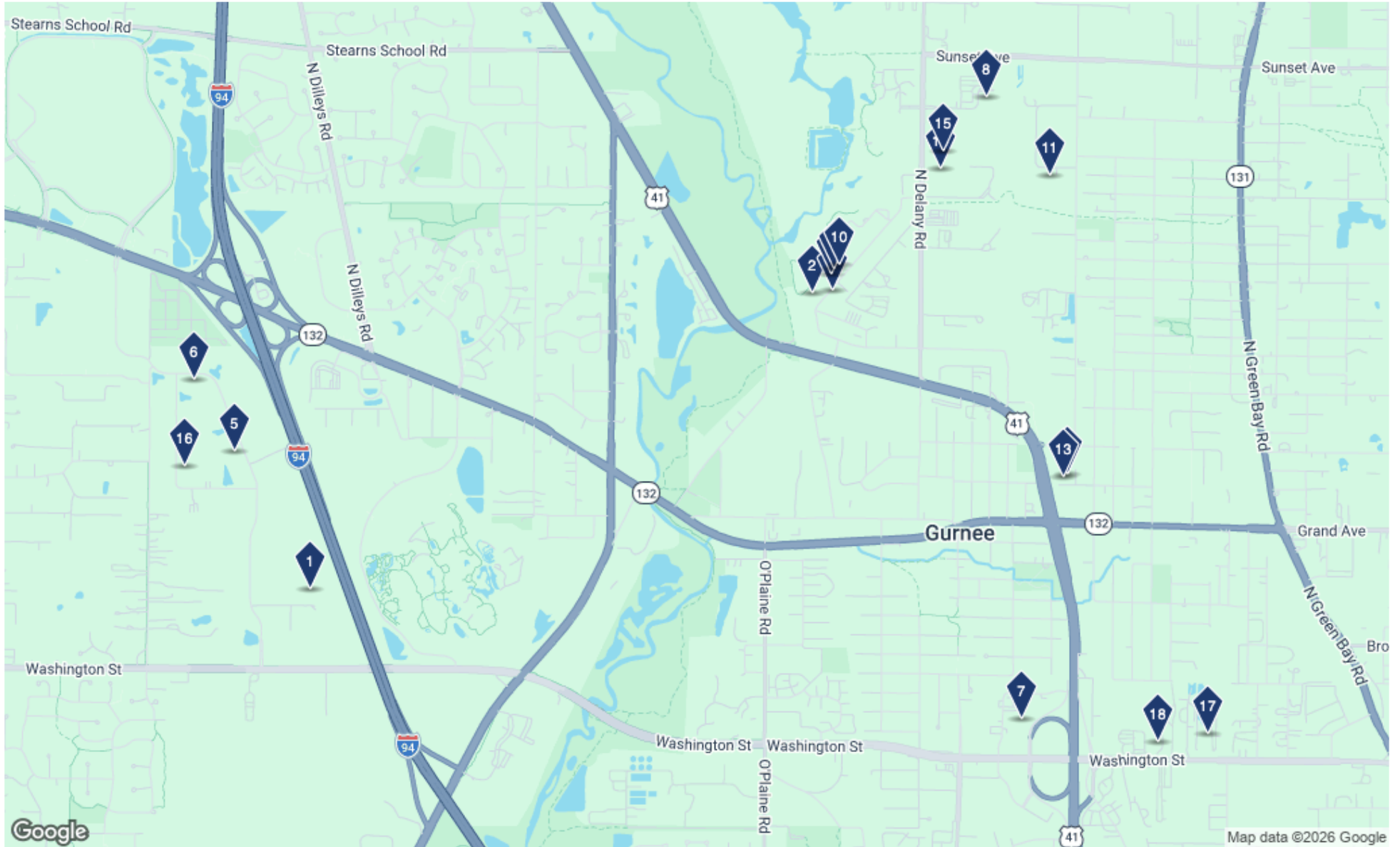


Gurnee Industrial/Flex - Lease Availability





5650 Centerpoint Ct

Gurnee, Illinois 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/Year/NNN
Clear Height	32'
Drive Ins	4 total
Docks	12 exterior
Levelers	None
Parking Spaces	0.40/1,000 SF; 4 Industrial Trailer Spaces; 65 Surface Spaces



Property Details

Land Area	10.36 AC (451,282 SF)	Power	3,000a/480v Heavy
Building FAR	0.47	Sprinklers	ESFR
Slab Thickness	8"-10"	Trailer Parking	4
Crane	Yes	Zoning	I-2(O.I.P.)
Cross Docks	None	Parcel	07-22-101-006 (+1 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	213,141/9,809 Office	213,141	\$6.25 NNN	Vacant	5 Years	12	4

Cushman & Wakefield: Brett Kroner (847) 650-1616, Keith Puritz (847) 710-3242, Marc Samuels (847) 668-4710

Previous Sale

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

Transportation

Parking Details	0.40/1,000 SF; 4 Industrial Trailer Spaces; 65 Surface Spaces		
Traffic Volume	3,247 on Centerpoint Ct (2024); 19,747 on I- 94 (2025); 102,276 on Washington St (2025); 101,433 on Washington St (2023); 21,257 on I- 94 (2024); 103,830 on Washington St (2025); 777 on Milwaukee Ave (2025); 2,206 on W Orchard Valley Dr (2025); 20,060 on N Cemetery Rd (2024); 2,238 on W Orchard Valley Dr (2023)		
Commuter Rail	Washington St (Grayslake) Station (NCS)		13 min drive
	Waukegan Station		16 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	15 - Car-Dependent		
Cycling Friendly	41 - Somewhat Bikeable		





5650 Centerpoint Ct

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



Warehouse

Transportation (Continued)

Transit Friendly

25 - Some Transit

Property Notes

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



1472 St Paul Ave

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



Warehouse

Property Summary

RBA (% Leased)	11,990 SF (0.0%)
Built	1994
Tenancy	Multiple
Available	11,990 SF
Max Contiguous	11,990 SF
Asking Rent	\$8.00 SF/Year/NNN
Clear Height	16'
Drive Ins	1 total/12' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	1.50/1,000 SF; 18 Surface Spaces



Property Details

Land Area	0.60 AC (26,136 SF)	Zoning	I-2 PUD
Building FAR	0.46	Parcel	07-14-203-054
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	11,990/2,398 Office	11,990	\$8.00 NNN	Vacant	Negotiable	1	1

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

This industrial building is strategically located in Gurnee, IL, offering exceptional convenience and accessibility for businesses of all sizes. Just minutes from I-94, the property provides direct access to both Chicago and Milwaukee markets, ensuring efficient distribution and transportation. Gurnee is a thriving commercial hub with a strong labor pool, established infrastructure, and proximity to major shipping routes, suppliers, and customers. With its central location, business-friendly community, and excellent connectivity, this property positions your company for growth and long-term success.

Transportation

Parking Details	1.50/1,000 SF; 18 Surface Spaces
Traffic Volume	25,385 on N Skokie Hwy (2025); 30,144 on N Skokie Hwy (2025); 39,894 on Cty W27 (2023); 24,376 on Porett Dr (2025); 21,570 on Kilbourne Rd (2025); 25,277 on Grove Ave (2023); 23,602 on N Barberrry Ln (2025); 24,920 on Grove Ave (2025); 39,741 on Cty W27 (2025); 2,920 on Cty W27 (2025)
Commuter Rail	Waukegan Station 13 min drive Great Lakes Station 10 min drive
Airport	Chicago O'Hare International 43 min drive
Pedestrian Friendly	34 - Car-Dependent
Cycling Friendly	36 - Somewhat Bikeable
Transit Friendly	20 - Minimal Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Revolution Motor Sports	1	11,990	-	Jun 2020	-





1472 St Paul Ave

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Trico Technologies, Inc.	1	500	95	Jul 2021	-

Showing 2 of 2 Tenants



1503 St Paul Ave

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



Warehouse

Property Summary

RBA (% Leased)	9,096 SF (0.0%)
Built	1980
Tenancy	Single
Available	9,096 SF
Max Contiguous	9,096 SF
Asking Rent	\$8.00 SF/Year/NNN
Drive Ins	None
Docks	1 exterior
Levelers	None
Parking Spaces	4.62/1,000 SF; 42 Surface Spaces



Property Details

Land Area	0.18 AC (7,841 SF)	Zoning	I-2 PUD
Building FAR	1.16	Parcel	07-14-201-071 (+2 more)




Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	9,096	9,096	\$8.00 NNN	Vacant	Negotiable	-	-

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

Located at 1503 St. Paul Avenue, this 9,096 SF masonry and structural steel building offers exceptional functionality for industrial users. Built in 1995, the property features a 10' x 12' drive-in door, a 12' x 14' exterior loading dock, and a durable torch-grade rubber roof. Equipped with gas heat, the site is zoned for industrial use and benefits from competitive 2024 real estate taxes at \$1.42/SF. Offered at \$8.00/SF NNN, this facility is ideal for businesses seeking a well-maintained, strategically located property in Lake County.

Transportation

Parking Details	4.62/1,000 SF; 42 Surface Spaces
Traffic Volume	25,385 on N Skokie Hwy (2025); 39,894 on Cty W27 (2023); 24,376 on Porett Dr (2025); 30,144 on N Skokie Hwy (2025); 25,277 on Grove Ave (2023); 23,602 on N Barberry Ln (2025); 2,920 on Cty W27 (2025); 24,920 on Grove Ave (2025); 39,741 on Cty W27 (2025); 4,186 on Cty W27 (2025)
Commuter Rail	Waukegan Station   13 min drive Great Lakes Station  10 min drive
Airport	Chicago O'Hare International 43 min drive
Pedestrian Friendly	37 - Car-Dependent
Cycling Friendly	36 - Somewhat Bikeable
Transit Friendly	18 - Minimal Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Premier Distillery	1	9,096	20	Aug 2011	-

Showing 1 of 1 Tenants





Property Summary

RBA (% Leased)	11,990 SF (100%)
Built	1996
Tenancy	Single
Available	11,990 SF
Max Contiguous	11,990 SF
Asking Rent	\$8.00 SF/Year/NNN
Clear Height	17'
Drive Ins	1 total/12' w x 10' h
Docks	1 exterior
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	1.00 AC (43,560 SF)	Cross Docks	None
Building FAR	0.28	Power	800a/ 3p Heavy
Crane	None	Zoning	I-2 PUD
Column Spacing	41'w x 35'd	Parcel	07-14-203-037 (+2 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	11,990	11,990	\$8.00 NNN	30 Days	Negotiable	-	-

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

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	25,385 on N Skokie Hwy (2025); 24,376 on Porett Dr (2025); 30,144 on N Skokie Hwy (2025); 23,602 on N Barberry Ln (2025); 39,894 on Cty W27 (2023); 2,920 on Cty W27 (2025); 4,186 on Cty W27 (2025); 23,949 on N Barberry Ln (2025); 25,277 on Grove Ave (2023); 24,010 on St Paul Ave (2025)
Commuter Rail	Waukegan Station 13 min drive Great Lakes Station 11 min drive
Airport	Chicago O'Hare International 44 min drive
Pedestrian Friendly	34 - Car-Dependent
Cycling Friendly	35 - Somewhat Bikeable
Transit Friendly	18 - Minimal Transit



1018 Tri-State Pky - Grand Tri-State Bus Park

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



Warehouse

Property Summary

RBA (% Leased)	38,139 SF (100%)
Built	1995
Tenancy	Multiple
Available	10,000 SF
Max Contiguous	10,000 SF
Asking Rent	\$11.75 SF/Year/IG
Clear Height	23'6"
Drive Ins	1 total
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	1.15/1,000 SF; 70 Surface Spaces



Property Details

Land Area	2.41 AC (104,980 SF)	Power	1,600 - 2,000a/480v Heavy
Building FAR	0.36	Zoning	I-2(O.I.P.)
Crane	None	Parcel	07-16-403-046 (+5 more)
Column Spacing	37'w x 45'd		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	10,000	10,000	\$11.75 IG	07/2026	Negotiable	2	1

Resource Commercial Advisors: Mark Brodson (773) 251-3666

Excellent space for dry storage ONLY - automobile or other storage

Previous Sale

Sale Date	5/31/2023	Sale Type	Owner User
Sale Price	\$3,000,000	Comp Status	Research Complete
Comp ID	6412481	Sale Conditions	Business Value Included

Seller Broker: NAI Hiffman: Steve Sullivan (847) 610-0123

Transportation

Parking Details	1.15/1,000 SF; 70 Surface Spaces	
Traffic Volume	2,498 on Lakeside Dr (2024); 6,707 on Not Available (2020); 2,897 on Woodland Intermediate School Access Rd (Unnamed) (2025); 3,247 on Centerpoint Ct (2024); 101,108 on Grand Ave (2025); 29,575 on I- 94 (2025); 27,759 on I- 94 (2025); 24,005 on I- 94 (2024); 41,723 on I- 94 (2025); 27,774 on N Dilley Rd (2023)	
Commuter Rail	Washington St (Grayslake) Station (NCS)	14 min drive
	Waukegan Station	16 min drive
Airport	Chicago O'Hare International	43 min drive
Pedestrian Friendly	22 - Car-Dependent	
Cycling Friendly	32 - Somewhat Bikeable	





Transportation (Continued)

Transit Friendly 27 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ultimate Gymnastics	1-2	38,139	30	May 2023	-

Showing 1 of 1 Tenants

Property Notes

October 1998: Building sold to Ultimate Gymnastics of Gurnee Inc. for \$1,850,000. Grubb & Ellis represented the seller, Associated Plastic Fabricators Inc., as well as the buyer in the settlement.

- * IRB financing available
- * Offices include plant washrooms, locker rooms, and lunch room
- * Metal halide warehouse lighting
- * Single ply membrane roof
- * Tollway visibility
- * Shopping, restaurants, hotels nearby
- * Design built facility
- * 44 car parking



1350 Tri-State Pky - Lakeside Plaza

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



Distribution

Property Summary

RBA (% Leased)	56,007 SF (93.6%)
Built	2005
Tenancy	Multiple
Available	3,595 SF
Max Contiguous	3,595 SF
Asking Rent	\$11.00 SF/Year/NNN
Clear Height	18'
Drive Ins	9 total
Docks	7 exterior
Levelers	None
Parking Spaces	1.84/1,000 SF; 103 Surface Spaces



Property Details

Land Area	4.67 AC (203,425 SF)	Power	200a/ 3p
Building FAR	0.28	Sprinklers	Wet
Column Spacing	Yes	Zoning	I-2(O.I.P.)
Cross Docks	None	Parcel	07-16-403-062

Available Spaces

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

Schnoll And Company Inc.: Jeffrey Schnoll (847) 612-4440, 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	1.84/1,000 SF; 103 Surface Spaces
Traffic Volume	2,498 on Lakeside Dr (2024); 2,897 on Woodland Intermediate School Access Rd (Unnamed) (2025); 12,439 on Not Available (2020); 101,108 on Grand Ave (2025); 41,723 on I- 94 (2025); 24,005 on I- 94 (2024); 41,877 on I- 94 (2023); 27,759 on I- 94 (2025); 41,434 on I- 94 (2025); 42,433 on Tri State Pkwy (2024)
Commuter Rail	Washington St (Grayslake) Station (NCS) 14 min drive Round Lake Beach Station 14 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	27 - Car-Dependent
Cycling Friendly	34 - Somewhat Bikeable
Transit Friendly	25 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Artsonia	1	20,232	15	Feb 2008	Jun 2028





1350 Tri-State Pky - Lakeside Plaza

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



Distribution

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Two Men & A Truck	1	6,994	6	May 2022	Jul 2027
Testing Service Corp	1	4,200	12	Jan 2014	Jul 2028
Chicago Parts & Sound	1	4,013	15	Jun 2018	-
Maximator Test LLC	1	3,873	5	May 2021	-

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.



83 Ambrogio Dr - Gurnee Business Center

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



Warehouse

Property Summary

RBA (% Leased)	22,259 SF (87.6%)
Built	1988
Tenancy	Multiple
Available	2,762 SF
Max Contiguous	2,762 SF
Asking Rent	Withheld
Clear Height	16'
Drive Ins	11 total/12' w x 10' h
Docks	None
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	3.00 AC (130,680 SF)	Power	50 - 200a/208v
Building FAR	0.17	Zoning	C-2,I-2 PUD
Crane	None	Parcel	07-24-307-008

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
K	Industrial	Direct	2,762/600 Office	2,762	Withheld	Vacant	3 - 5 Years	-	1

Marling Management, Inc.: Mike Marling (224) 629-6061

2,762 SF unit with(1) 12' high drive in door. +/- 600sf open office build out with two washrooms. 14+' clear ceiling heights. Unit currently being rehabbed with target availability for delivery June/July.

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	757 on Ambrogio Dr (2025); 26,266 on Frontage Rd (2023); 25,930 on Frontage Rd (2025); 32,060 on Frontage Rd (2024); 31,759 on Frontage Rd (2025); 43,581 on Cty A22 (2025); 21,133 on Washington St (2024); 30,523 on Washington St (2024); 52,161 on Cty A22 (2025); 2,242 on Washington St (2024)
Commuter Rail	Waukegan Station 11 min drive Great Lakes Station 9 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	41 - Car-Dependent
Cycling Friendly	36 - Somewhat Bikeable
Transit Friendly	29 - Some Transit

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Abc Siding Of Lake County	1	500	5	Jun 2022	-
Sapphire Motors Gurnee	1	500	4	Oct 2025	-
Signature Heating & Cooling	1	500	-	Jun 2025	-





83 Ambrogio Dr - Gurnee Business Center

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



Warehouse

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Well-Rock Machinery Services Llc	1	500	3	Jul 2012	-
CNM Development	1	-	4	Jan 2020	-

Showing 5 of 9 Tenants

Property Notes

- * Located near Route 41 and Washington Street
- * Ample parking available



3982 Ryan Rd

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



Warehouse

Property Summary

RBA (% Leased)	30,000 SF (0.0%)
Built	2005
Tenancy	Single
Available	30,000 SF
Max Contiguous	30,000 SF
Asking Rent	Withheld
Clear Height	25'
Drive Ins	3 total
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	117/1,000 SF; 35 Surface Spaces



Property Details

Land Area	1.62 AC (70,567 SF)	Power	2,000a/480v Heavy
Building FAR	0.43	Sprinklers	Wet
Crane	None	Zoning	I-3
Cross Docks	None	Parcel	07-12-303-044

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	30,000/7,812 Office	30,000	Withheld	Vacant	Negotiable	2	3

Cushman & Wakefield: Steve Stone (847) 401-1253, Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710

- High end office finishes
- Well-maintained headquarters facility
- Single-user identity
- Within minutes of I-94 and Route 41
- Easy access to expressways
- Trench drains with triple catch system

For Sale Summary

Asking Price	Withheld	Land	1.62 AC
Status	Active	Built	2005
Sale Type	Investment or Owner User	On Market	273 Days
RBA	30,000 SF (0.0%)	Last Update	February 17, 2026

Cushman & Wakefield: Steve Stone (847) 401-1253, Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710



3982 Ryan Rd

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



Warehouse

Previous Sale

Sale Date	4/30/2012	Sale Type	Owner User
Sale Price	\$2,040,000	Comp Status	Research Complete
Comp ID	2301624		

Buyer Broker: Transwestern Real Estate Services: Tom Boyle (847) 814-4496, Jared Paff (847) 274-1444

Seller Broker: Transwestern Real Estate Services: Tom Boyle (847) 814-4496, Jared Paff (847) 274-1444

Transportation

Parking Details	1.17/1,000 SF; 35 Surface Spaces		
Traffic Volume	15,392 on Cty W27 (2023); 1,513 on Ryan Rd W (2025); 14,996 on Cty W27 (2025); 25,234 on Sunset Ave (2025); 2,246 on Ryan Rd (2025); 23,900 on St Paul Ave (2025); 3,947 on Sunset Ave (2024); 15,906 on Tannahill Dr (2025); 24,010 on St Paul Ave (2025); 4,186 on Cty W27 (2025)		
Commuter Rail	Waukegan Station		14 min drive
	Great Lakes Station		12 min drive
Airport	Chicago O'Hare International		45 min drive
Pedestrian Friendly	19 - Car-Dependent		
Cycling Friendly	35 - Somewhat Bikeable		
Transit Friendly	19 - Minimal Transit		



Property Summary

RBA (% Leased)	11,900 SF (100%)
Built	1997
Tenancy	Single
Available	11,900 SF
Max Contiguous	11,900 SF
Asking Rent	Withheld
Clear Height	16'
Drive Ins	1 total/12' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	1.76/1,000 SF; 21 Surface Spaces



Property Details

Land Area	0.60 AC (26,136 SF)	Cross Docks	None
Building FAR	0.46	Power	400a/ 3p
Crane	None	Zoning	I-2 PUD
Column Spacing	29'w x 32'd	Parcel	07-14-203-258

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	11,900/1,420 Office	11,900	Withheld	05/2026	Negotiable	-	-

Van Vlissingen & Company: Gordon Lamphere (847) 846-6902, Nicholas Panarese (847) 634-2300, Charles Lamphere (847) 634-2300

Discover a prime industrial opportunity at 1556 St. Paul Avenue in Gurnee, Illinois. This 11,900 sq. ft. facility features 1,420 sq. ft. of office space and 10,480 sq. ft. of warehouse, offering a 17-foot ceiling height and durable masonry construction. Benefit from lower Lake County taxes and excellent accessibility to I-294 and Route 41. The property includes T-8 high-efficiency lighting, 400-amp power, gas/electric utilities, and convenient shipping options with one truck dock and one drive-in door. With 21 parking spaces and possession available May 1, 2026, this site is ideal for businesses seeking functionality and strategic location.

Previous Sale

Sale Date	12/17/2021	Sale Type	Investment
Sale Price	\$809,500	Comp Status	Research Complete
Comp ID	5825509		

Seller Broker: CBRE: Sam Badger (847) 310-2099, Whit Heitman (847) 624-4947, Jared Paff (847) 274-1444

Transportation

Parking Details	1.76/1,000 SF; 21 Surface Spaces		
Traffic Volume	25,385 on N Skokie Hwy (2025); 24,376 on Porett Dr (2025); 23,602 on N Barberrry Ln (2025); 30,144 on N Skokie Hwy (2025); 2,920 on Cty W27 (2025); 4,186 on Cty W27 (2025); 39,894 on Cty W27 (2023); 23,949 on N Barberrry Ln (2025); 24,010 on St Paul Ave (2025); 25,277 on Grove Ave (2023)		
Commuter Rail	Waukegan Station		13 min drive
	Great Lakes Station		11 min drive



Transportation (Continued)

Airport	Chicago O'Hare International	44 min drive
Pedestrian Friendly	34 - Car-Dependent	
Cycling Friendly	35 - Somewhat Bikeable	
Transit Friendly	18 - Minimal Transit	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Enviro-Care	1	11,900	-	Feb 2019	-
Highway Stars LTD	1	11,900	5	Jul 2016	-

Showing 2 of 2 Tenants

Property Notes

- * Lush landscaping
- * Elegant elevation
- * Easy access to I-294 & Route 41



Property Summary

RBA (% Leased)	11,900 SF (100%)
Built	1996
Tenancy	Single
Available	11,900 SF
Max Contiguous	11,900 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	1 total/12' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	1.43/1,000 SF; 18 Surface Spaces



Property Details

Land Area	0.60 AC (26,245 SF)	Zoning	I-2 PUD
Building FAR	0.45	Parcel	07-14-203-031 (+2 more)
Power	3p		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	11,900/4,600 Office	11,900	Withheld	04/2026	3 Years	1	1

Marling Management, Inc.: Mike Marling (224) 629-6061

Previous Sale

Sale Date	6/13/1997	Comp ID	261166
Sale Price	\$694,404	Comp Status	Research Complete

Transportation

Parking Details	1.43/1,000 SF; 18 Surface Spaces		
Traffic Volume	24,376 on Porett Dr (2025); 23,602 on N Barberrry Ln (2025); 25,385 on N Skokie Hwy (2025); 2,920 on Cty W27 (2025); 4,186 on Cty W27 (2025); 23,949 on N Barberrry Ln (2025); 30,144 on N Skokie Hwy (2025); 39,894 on Cty W27 (2023); 24,010 on St Paul Ave (2025); 25,277 on Grove Ave (2023)		
Commuter Rail	Waukegan Station		13 min drive
	Great Lakes Station		10 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	36 - Car-Dependent		
Cycling Friendly	34 - Somewhat Bikeable		
Transit Friendly	18 - Minimal Transit		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Envirocare Co	1	-	100	Dec 2018	-

Showing 1 of 1 Tenants

Property Notes

11,700 SF masonry building in Gurnee industrial park. Good loading with Dock and Grade level doors, New Roof, New Roof Top Furnaces, Zoned Central A/C in Office Showroom.



3841-3865 Swanson Ct

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



Manufacturing

Property Summary

RBA (% Leased)	100,000 SF (100%)
Built	1978
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	5 total/10' w x 12' h
Docks	8 interior
Levelers	8 interior
Parking Spaces	1.01/1,000 SF; 101 Surface Spaces



Property Details

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	5,000	5,000	Withheld	30 Days	Negotiable	-	-

Jameson Commercial Real Estate: Steven Goldstein (224) 805-1140

SHARED WAREHOUSE SPACE FOR SUBLEASE UP TO THREE BAYS ADJACENT TO LOADING DOCK AVAILABLE FOR SHORT OR LONG-TERM SUBLET. THE SUBLEASE AREA CAN BE FULLY DEMISED OR LEFT AS PART OF SHARED WAREHOUSE.

Previous Sale

Sale Date	8/26/2024	Comp Status	Research Complete
Sale Price	\$3,932,839	Actual Cap Rate	6.2%
Comp ID	7147736	Sale Conditions	Partial Interest Transfer
Sale Type	Investment		

Transportation

Parking Details	1.01/1,000 SF; 101 Surface Spaces
Traffic Volume	4,780 on Clearview Ct (2025); 3,947 on Sunset Ave (2024); 24,010 on St Paul Ave (2025); 15,392 on Cty W27 (2023); 23,949 on N Barberrry Ln (2025); 2,920 on Cty W27 (2025); 23,900 on St Paul Ave (2025); 1,513 on Ryan Rd W (2025); 23,602 on N Barberrry Ln (2025); 4,186 on Cty W27 (2025)
Commuter Rail	Waukegan Station 13 min drive
	North Chicago Station 15 min drive





3841-3865 Swanson Ct

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



Manufacturing

Transportation (Continued)

Airport	Chicago O'Hare International	46 min drive
Pedestrian Friendly	18 - Car-Dependent	
Cycling Friendly	35 - Somewhat Bikeable	
Transit Friendly	19 - Minimal Transit	

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



3816 Grandview Ave

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



Warehouse

Property Summary

RBA (% Leased)	21,168 SF (77.9%)
Built	1962
Tenancy	Multiple
Available	780 - 4,680 SF
Max Contiguous	3,900 SF
Asking Rent	\$12.00 - 19.00 SF/Year/MG
Clear Height	12'
Drive Ins	4 total
Docks	None
Levelers	None
Parking Spaces	0.75/1,000 SF; 16 Surface Spaces



Property Details

Land Area	1.24 AC (54,014 SF)	Zoning	I-1
Building FAR	0.39	Parcel	07-13-300-096 (+1 more)
Power	Yes		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
A	Flex	Direct	3,900	3,900	\$12.00 MG	Vacant	1 - 10 Years	-	1

Re/Max Showcase: Willie Simpson (847) 975-2100

Versatile commercial space featuring approximately 4,150 square feet, ideal for warehouse, office, or small business use. The unit includes both open warehouse and office areas, providing flexible layout options. Water is included in the lease; electric and gas utilities are tenant's responsibility. Three designated parking spaces are included. Located on Grandview Ave in Gurnee with convenient access to major roads.

Contact us: (847) 848-4835

- Leave a Voicemail or send a text if we don't pick up

- Rent is Negotiable

We also have addition 200 Sf that is attached to this that can make the total 6000 SF

B	Flex	Direct	780	780	\$19.00 MG	Vacant	1 - 10 Years	-	1
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Re/Max Showcase: Willie Simpson (847) 975-2100

Conveniently located in Gurnee close to Hwy 41. Includes Mobile Home and fenced in area. It has multiple possibilities including storage & parking for landscaper, contractor etc. Extra parking available for large vehicles, trucks & equipment @ \$250 per month per space. Immediately available for use.

Contact us: (847) 848-4835



3816 Grandview Ave

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



Warehouse

Previous Sale

Sale Date	6/17/2025	Sale Type	Investment
Sale Price	\$828,750	Comp Status	Research Complete
Comp ID	7207596		

Buyer Broker: American Real Estate Services Corporation: Sina Yazdani (847) 848-4835

Seller Broker: Realty World Tiffany Real Estate: Hans Luedtke (847) 338-3082

Transportation

Parking Details	0.75/1,000 SF; 16 Surface Spaces		
Traffic Volume	40,754 on Old Grand Ave (2025); 40,319 on Old Grand Ave (2023); 4,908 on Northwestern Ave (2025); 4,057 on Old Grand Ave (2024); 4,921 on Magnolia Ave (2025); 1,853 on Skokie Hwy (2024); 20,768 on Skokie Hwy (2025); 27,271 on Waveland Ave (2023); 23,236 on Skokie Hwy (2025); 7,614 on Old Grand Ave (2024)		
Commuter Rail	Waukegan Station		11 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	35 - Car-Dependent		
Cycling Friendly	39 - Somewhat Bikeable		
Transit Friendly	29 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Custom Cabinet Man	1	4,400	2	Oct 2007	-
Battered & Abused Women & CHLD	1	750	5	Apr 2016	-
Fixx Services Llc	1	500	-	Nov 2021	-
Al's Tire & Auto Repair	1	-	3	Sep 2016	-

Showing 4 of 4 Tenants

Property Notes

Highway exposure and great access to interstate system.



3840 Grandview Ave

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



Industrial

Property Summary

RBA (% Leased)	25,000 SF (70.8%)
Built	1962
Tenancy	Multiple
Available	1,610 - 7,310 SF
Max Contiguous	5,700 SF
Asking Rent	\$8.00 - 16.00 SF/Year/NNN
Drive Ins	None
Levelers	None



Property Details

Land Area	1.24 AC (54,184 SF)	Zoning	B2
Building FAR	0.46	Parcel	07-13-300-096 (+1 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
B	Flex	Direct	5,700	5,700	\$8.00 NNN	Vacant	Negotiable	-	-

Re/Max Showcase: Willie Simpson (847) 975-2100

Opportunity for the 2nd floor unit with approx. 5,700 sq. ft. with 37 X 18 Conference room, 20 X 17 reception area, 6 separate offices, break / lunch room, 2 full baths & 1 half bath.

A	Industrial	Direct	1,610	1,610	\$16.00 NNN	Vacant	Negotiable	-	-
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Re/Max Showcase: Willie Simpson (847) 975-2100

Featuring an 18' x 23' private office, a half bath, and a 70' x 23' shop area, this property provides flexibility for a variety of uses, including storage, light industrial, or service operations.

Transportation

Traffic Volume	40,754 on Old Grand Ave (2025); 40,319 on Old Grand Ave (2023); 4,057 on Old Grand Ave (2024); 4,908 on Northwestern Ave (2025); 1,853 on Skokie Hwy (2024); 20,768 on Skokie Hwy (2025); 23,236 on Skokie Hwy (2025); 27,271 on Waveland Ave (2023); 7,614 on Old Grand Ave (2024); 13,746 on Skokie Hwy (2024)								
Commuter Rail	Waukegan Station								10 min drive
	North Chicago Station								11 min drive
Airport	Chicago O'Hare International								42 min drive
Pedestrian Friendly	44 - Car-Dependent								
Cycling Friendly	36 - Somewhat Bikeable								
Transit Friendly	29 - Some Transit								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Triple Tech Services	1	500	1	May 2022	-





3840 Grandview Ave

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



Industrial

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 1 of 1 Tenants

Property Summary

RBA (% Leased)	176,539 SF (24.1%)
Built/Renovated	1985/1998
Tenancy	Multiple
Available	27,142 - 133,915 SF
Max Contiguous	74,315 SF
Asking Rent	Withheld
Clear Height	28'
Drive Ins	3 total
Docks	29 exterior
Levelers	29 exterior
Parking Spaces	1.14/1,000 SF; Industrial Trailer Spaces Available; 202 Surface Spaces



Property Details

Land Area	10.37 AC (451,717 SF)	Rail Line	Yes
Building FAR	0.39	Trailer Parking	Available
Cross Docks	None	Zoning	I-3
Power	400a/120 - 208v	Parcel	07-12-303-040
Sprinklers	ESFR		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
1953	Industrial	Direct	41,585/3,304 Office	74,315	Withheld	Vacant	Negotiable	1	2
Cushman & Wakefield: Eric Fischer (773) 425-9818, Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710									
1951	Industrial	Direct	32,730/1,353 Office	74,315	Withheld	Vacant	Negotiable	8	-
Cushman & Wakefield: Eric Fischer (773) 425-9818, Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710									
1947A	Industrial	Direct	32,458	32,458	Withheld	Vacant	Negotiable	2	2
Cushman & Wakefield: Eric Fischer (773) 425-9818, Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710									
1949	Industrial	Direct	27,142	27,142	Withheld	Vacant	Negotiable	5	-
Cushman & Wakefield: Eric Fischer (773) 425-9818, Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710									

Strategically located in Gurnee's industrial corridor, the multi-building campus at 1947-2005 N Delany Road offers up to 253,512 SF of modern distribution and warehouse space across five contiguous units. With 28-foot clear heights, ESFR sprinkler systems, and a total of 30 exterior docks and 5 drive-in doors, the property is designed to accommodate a wide range of industrial users. Each unit features varying office buildouts and loading configurations, allowing for flexible occupancy solutions.

The site benefits from trailer parking and excellent access to major regional thoroughfares including Grand Avenue, Washington Street, and Green Bay Road. Tenants are minutes from the I-94 interchange and within close proximity to Gurnee Mills and Six Flags Great America, offering both logistical convenience and workforce accessibility. The property's location in Lake County provides a favorable tax environment and access to a strong labor pool.

Whether for regional distribution, light manufacturing, or logistics operations, this Gurnee asset delivers a compelling mix of infrastructure, location, and scalability.



1947-1953 N Delany Rd - Tri-State Distribution Park

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



Distribution

Previous Sale

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

Transportation

Parking Details	1.14/1,000 SF; Industrial Trailer Spaces Available; 202 Surface Spaces		
Traffic Volume	24,010 on St Paul Ave (2025); 23,949 on N Barberrry Ln (2025); 4,186 on Cty W27 (2025); 23,900 on St Paul Ave (2025); 23,602 on N Barberrry Ln (2025); 1,513 on Ryan Rd W (2025); 2,246 on Ryan Rd (2025); 2,920 on Cty W27 (2025); 25,234 on Sunset Ave (2025); 24,376 on Porett Dr (2025)		
Commuter Rail	Waukegan Station		13 min drive
	Great Lakes Station		10 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	35 - Car-Dependent		
Cycling Friendly	38 - Somewhat Bikeable		
Transit Friendly	18 - Minimal Transit		

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)	175,594 SF (31.9%)
Built	1977
Tenancy	Multiple
Available	119,597 SF
Max Contiguous	119,597 SF
Asking Rent	Withheld
Clear Height	28'
Drive Ins	1 total
Docks	14 exterior
Levelers	None
Parking Spaces	0.11/1,000 SF; 20 Surface Spaces



Property Details

Land Area	10.25 AC (446,490 SF)	Zoning	I-3
Building FAR	0.39	Parcel	07-12-303-040
Sprinklers	ESFR		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
2001	Industrial	Direct	119,597/2,511 Office	119,597	Withheld	Vacant	Negotiable	14	-

Cushman & Wakefield: Eric Fischer (773) 425-9818, Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710

Strategically located in Gurnee's industrial corridor, the multi-building campus at 1947-2005 N Delany Road offers up to 253,512 SF of modern distribution and warehouse space across five contiguous units. With 28-foot clear heights, ESFR sprinkler systems, and a total of 30 exterior docks and 5 drive-in doors, the property is designed to accommodate a wide range of industrial users. Each unit features varying office buildouts and loading configurations, allowing for flexible occupancy solutions.

The site benefits from trailer parking and excellent access to major regional thoroughfares including Grand Avenue, Washington Street, and Green Bay Road. Tenants are minutes from the I-94 interchange and within close proximity to Gurnee Mills and Six Flags Great America, offering both logistical convenience and workforce accessibility.

The property's location in Lake County provides a favorable tax environment and access to a strong labor pool.

Whether for regional distribution, light manufacturing, or logistics operations, this Gurnee asset delivers a compelling mix of infrastructure, location, and scalability.

Previous Sale

Sale Date	11/3/2021	Sale Type	Investment
Sale Price	\$17,951,264	Comp Status	Research Complete
Comp ID	5767945	Sale Conditions	Bulk/Portfolio Sale +1

Seller Broker: Eastdil Secured, LLC: Brian Budnick (678) 592-3388

Seller Broker: CBRE: Michael Caprile (630) 573-7071

Seller Broker: Eastdil Secured, LLC: Josh McArtor (469) 680-3842



2001-2005 N Delany Rd - Tri-State Distribution Park

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



Distribution

Transportation

Parking Details	0.11/1,000 SF; 20 Surface Spaces		
Traffic Volume	23,900 on St Paul Ave (2025); 24,010 on St Paul Ave (2025); 1,513 on Ryan Rd W (2025); 4,186 on Cty W27 (2025); 2,246 on Ryan Rd (2025); 23,949 on N Barberrry Ln (2025); 25,234 on Sunset Ave (2025); 23,602 on N Barberrry Ln (2025); 2,920 on Cty W27 (2025); 14,996 on Cty W27 (2025)		
Commuter Rail	Waukegan Station		16 min drive
	North Chicago Station		17 min drive
Airport	Chicago O'Hare International		42 min drive
	General Mitchell International		46 min drive
Pedestrian Friendly	34 - Car-Dependent		
Cycling Friendly	38 - Somewhat Bikeable		
Transit Friendly	18 - Minimal Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ark Logistics	1	63,600	2	Jun 2002	-
Roquette America Inc	1	55,997	49	Dec 2014	-
Top-Ten Express	1	55,997	20	Nov 2017	-
TopTen Express	1	20,000	10	Dec 2016	-

Showing 4 of 4 Tenants



905 Lakeside Dr - Grand Tri-State Bus Park

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



Warehouse

Property Summary

RBA (% Leased)	62,940 SF (46.8%)
Built	1994
Tenancy	Multiple
Available	7,601 - 33,488 SF
Max Contiguous	25,887 SF
Asking Rent	Withheld
Clear Height	18'6"
Drive Ins	6 total/10' w x 12' h
Docks	4 exterior
Levelers	None
Parking Spaces	1.53/1,000 SF; 75 Surface Spaces; Covered Spaces Available



Property Details

Land Area	3.42 AC (148,975 SF)	Power	200a/120 - 208v
Building FAR	0.42	Sprinklers	Wet
Crane	None	Zoning	I-2(O.I.P.)
Column Spacing	32'w x 32'd	Parcel	07-16-403-061
Cross Docks	None		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
4	Industrial	Direct	16,066/1,220 Office	25,887	Withheld	Vacant	Negotiable	3	-

CBRE: Johnny Connors (630) 207-8065, Sam Badger (847) 310-2099, Jack Fitzpatrick (847) 922-5885

- 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)

2	Industrial	Direct	9,821/3,650 Office	25,887	Withheld	Vacant	Negotiable	-	-
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CBRE: Johnny Connors (630) 207-8065, Sam Badger (847) 310-2099, Jack Fitzpatrick (847) 922-5885

7	Industrial	Direct	7,601/7,601 Office	7,601	Withheld	Vacant	Negotiable	-	-
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CBRE: Johnny Connors (630) 207-8065, Sam Badger (847) 310-2099, Jack Fitzpatrick (847) 922-5885

- 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)



905 Lakeside Dr - Grand Tri-State Bus Park

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



Warehouse

For Sale Summary

Asking Price	Withheld	Land	3.42 AC
Status	Active	Built	1994
Sale Type	Investment	On Market	371 Days
RBA (% Leased)	62,940 SF (46.8%)	Last Update	March 2, 2026

CBRE: Johnny Connors (630) 207-8065

Previous Sale

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

Seller Broker: CBRE: Michael Caprile (630) 573-7071, Zachary Graham (847) 347-4898, Ryan Bain (630) 573-7070

Seller Broker: CBRE: Brad Ruppel (484) 868-5517

Seller Broker: CBRE: Brian Fiumara (610) 580-8672

Transportation

Parking Details	153/1,000 SF; 75 Surface Spaces; Covered Spaces Available		
Traffic Volume	2,498 on Lakeside Dr (2024); 2,897 on Woodland Intermediate School Access Rd (Unnamed) (2025); 3,247 on Centerpoint Ct (2024); 6,707 on Not Available (2020); 101,108 on Grand Ave (2025); 2,206 on W Orchard Valley Dr (2025); 27,759 on I- 94 (2025); 24,005 on I- 94 (2024); 41,723 on I- 94 (2025); 41,877 on I- 94 (2023)		
Commuter Rail	Washington St (Grayslake) Station (NCS)		15 min drive
	Waukegan Station		18 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	27 - Car-Dependent		
Cycling Friendly	32 - Somewhat Bikeable		
Transit Friendly	25 - Some Transit		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wally Walls	1	17,536	-	Aug 2024	-
Art Expressions	1	9,821	30	Jan 2022	-
Weed Man	1	5,958	10	Apr 2022	-
Wrecking Ball MMA	1	1,500	2	Apr 2022	-
Mosquito Hero	1	500	12	Nov 2025	-

Showing 5 of 5 Tenants





3430-3436 Washington St

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



Warehouse

Property Summary

RBA (% Leased)	48,096 SF (0.0%)
Built	1980
Tenancy	Multiple
Available	4,485 - 48,096 SF
Max Contiguous	48,096 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	6 total
Docks	8 exterior
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	15.23 AC (663,419 SF)	Zoning	Park City
Building FAR	0.07	Parcel	07-24-400-077 (+4 more)
Power	1,200 - 1,600a/480v Heavy		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
Ware-hosue 2	Industrial	Direct	16,190	48,096	Withheld	Vacant	Negotiable	-	5
Cushman & Wakefield: Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710 Cushman & Wakefield: Gabriel Strauss (847) 668-8833 Heavy with an additional ±1 Acre of Outdoor storage or parking									
Ware-house 4	Industrial	Direct	12,112	48,096	Withheld	Vacant	Negotiable	6	1
Cushman & Wakefield: Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710 Cushman & Wakefield: Gabriel Strauss (847) 668-8833 Heavy with an additional ±1 Acre of Outdoor storage or parking. 6 Loading Docks and 1 GL Loading door									
Ware-house 1	Industrial	Direct	9,494/2,082 Office	48,096	Withheld	Vacant	Negotiable	-	-
Cushman & Wakefield: Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710 Cushman & Wakefield: Gabriel Strauss (847) 668-8833 Leased through 12/31/2025. Heavy with an additional ±1 Acre of Outdoor storage or parking									
Mezza-nine	Industrial	Direct	5,815	48,096	Withheld	Vacant	Negotiable	-	-
Cushman & Wakefield: Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710 Cushman & Wakefield: Gabriel Strauss (847) 668-8833									



3430-3436 Washington St

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



Warehouse

Available Spaces (Continued)

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
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Mezzanine can be removed.

Heavy with an additional ±1 Acre of Outdoor storage or parking

Ware-house 3	Industrial	Direct	4,485	48,096	Withheld	Vacant	Negotiable	2	-
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Cushman & Wakefield: Brett Kroner (847) 650-1616, Marc Samuels (847) 668-4710

Cushman & Wakefield: Gabriel Strauss (847) 668-8833

Heavy with an additional ±1 Acre of Outdoor storage or parking

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	26,934 on Teske Blvd (2025); 4,188 on Cty A22 (2025); 30,854 on Skokie Hwy (2025); 3,593 on Westmead Rd (2024); 513 on Westmead Rd (2025); 513 on Skokie Hwy (2025); 43,581 on Cty A22 (2025); 52,161 on Cty A22 (2025); 21,133 on Washington St (2024); 30,523 on Washington St (2024)	
Commuter Rail	Waukegan Station	9 min drive
	North Chicago Station	10 min drive
Airport	Chicago O'Hare International	64 min drive
Pedestrian Friendly	36 - Car-Dependent	
Cycling Friendly	36 - Somewhat Bikeable	



3570 Washington St

Gurnee, Illinois 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	20.00/1,000 SF; 50 Surface Spaces



Property Details

Land Area	11.46 AC (499,198 SF)	Zoning	I-2
Building FAR	0.01		

Available Spaces

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

CBRE: Jason Lev (847) 706-4044, John Suerth (708) 602-1236, 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	Land	11.46 AC
Status	Active	Built	1974
Sale Type	Owner User	On Market	838 Days
RBA	2,500 SF (0.0%)	Last Update	March 16, 2026

CBRE: Jason Lev (847) 706-4044, Jimmy Kowalczyk (630) 368-5548, John Suerth (708) 602-1236

Previous Sale

Sale Date	1/5/2023	Sale Type	Investment
Sale Price	\$1,000,000	Comp Status	Research Complete
Comp ID	6284131		







3570 Washington St

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



Service

Transportation

Parking Details	20.00/1,000 SF; 50 Surface Spaces	
Traffic Volume	25,930 on Teske Blvd (2025); 30,854 on Skokie Hwy (2025); 4,188 on Cty A22 (2025); 3,593 on Westmead Rd (2024); 513 on Skokie Hwy (2025); 43,581 on Cty A22 (2025); 52,161 on Cty A22 (2025); 21,133 on Washington St (2024); 30,523 on Washington St (2024); 513 on Westmead Rd (2025)	
Commuter Rail	Waukegan Station  	9 min drive
	North Chicago Station  	10 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	37 - Car-Dependent	
Cycling Friendly	37 - Somewhat Bikeable	
Transit Friendly	28 - Some Transit	