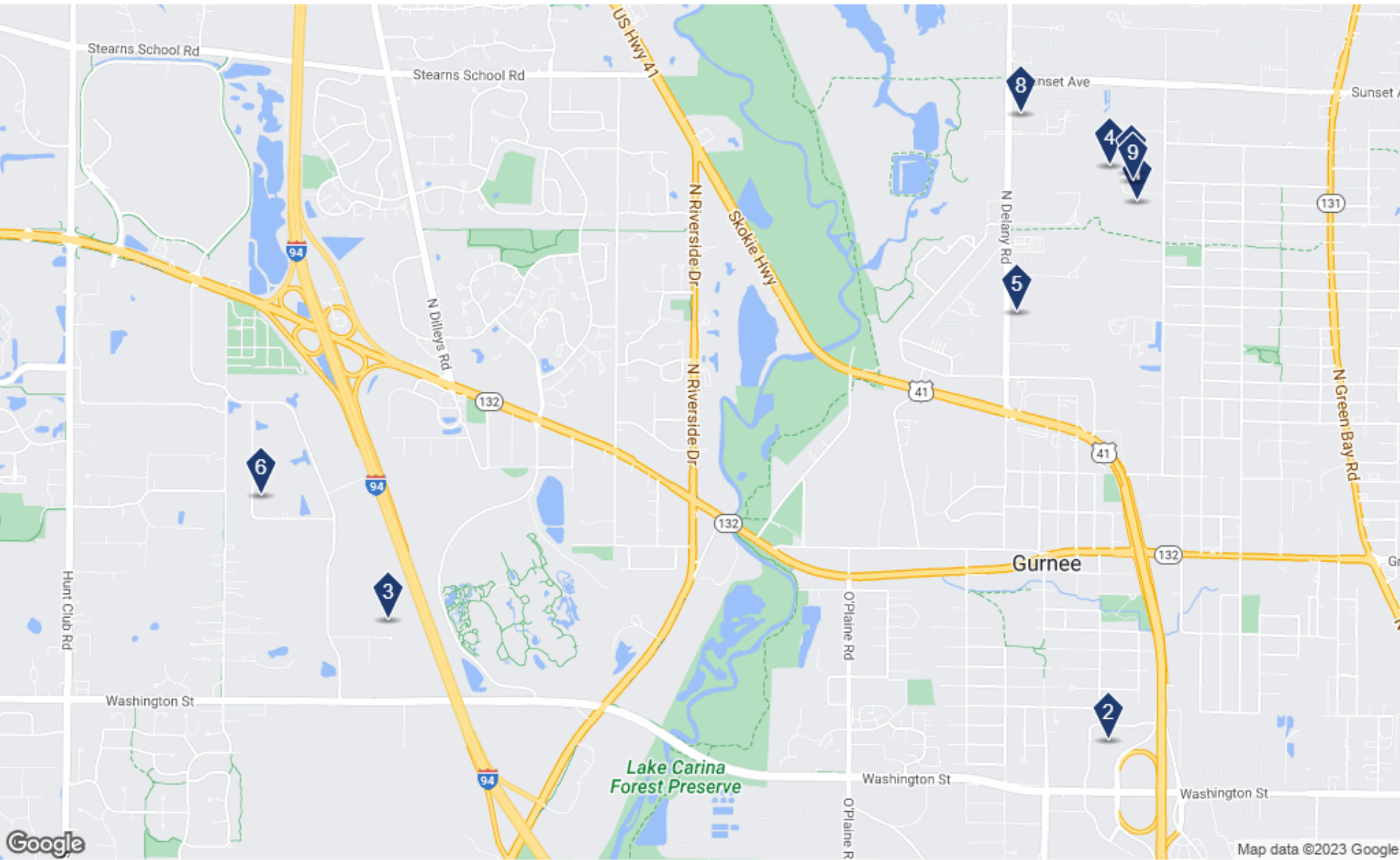


Property Map Overview



Lease Availability Report

101 Ambrogio Dr - Gurnee Business Ctr Ph II

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class B Industrial |
| Subtype: | Warehouse |
| Tenancy: | Multiple |
| Year Built: | 1989 |
| RBA: | 35,776 SF |
| Floors: | 1 |
| Typical Floor: | 35,776 SF |
| Ceiling Ht: | 14' |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 4,735 SF |
| Max Contig: | 4,735 SF |
| Total Available: | 4,735 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|------------|--------|---------------|------------|-------------|----------|-----------|------------|
| P 1st | E-F | Industrial | Direct | 4,735/935 ofc | 4,735 | 4,735 | Withheld | Vacant | Negotiable |

LOADING

| | | | |
|--------------|-------|------------|---------------------|
| Docks: | 1 ext | Drive Ins: | 14 tot./12'w x 10'h |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | None | | |

POWER & UTILITIES

| | |
|------------|---------------|
| Utilities: | Heating - Gas |
|------------|---------------|

FEATURES

Signage

LAND

| | |
|------------|---------------|
| Land Area: | 1.00 AC |
| Zoning: | Commercial |
| Parcel | 07-24-307-007 |

Lease Availability Report

101 Ambrogio Dr - Gurnee Business Ctr Ph II
Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

| | |
|----------------|--|
| Parking: | 59 Surface Spaces are available; Ratio of 1.64/1,000 SF |
| Commuter Rail: | 10 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line) |
| Airport: | 41 minute drive to Chicago O'Hare International Airport |

KEY TENANTS

| | | | |
|---------------------------|----------|-----------------------|----------|
| Engineered Sales | 5,000 SF | Berliant Builders Inc | 3,000 SF |
| House Of Prayer Church | 1,300 SF | Crossfit Gurnee | 500 SF |
| Joseph J Henderson & Sons | 500 SF | One On One Sports | 500 SF |

Lease Availability Report

5650 Centerpoint Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class A Industrial |
| Subtype: | Warehouse |
| Tenancy: | Multiple |
| Year Built: | 2005 |
| RBA: | 213,141 SF |
| Floors: | 1 |
| Typical Floor: | 213,141 SF |
| Ceiling Ht: | 32' |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 213,141 SF |
| Max Contig: | 213,141 SF |
| Total Available: | 213,141 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|------------|--------|-------------------|------------|-------------|----------|-----------|-------|
| E 1st | Industrial | Direct | 213,141/9,809 ofc | 213,141 | 213,141 | Withheld | Vacant | 5 Yrs |

SALE

Last Sale: Sold on Jan 5, 2022 for \$19,182,667 (\$90.00/SF)

LOADING

| | | | |
|--------------|--------|------------|--------|
| Docks: | 12 ext | Drive Ins: | 4 tot. |
| Cross Docks: | None | Cranes: | Yes |
| Rail Spots: | None | | |

POWER & UTILITIES

| | |
|--------|-------------------|
| Power: | 3,000a/480v Heavy |
|--------|-------------------|

FEATURES

Fluorescent Lighting

LAND

| | |
|------------|----------|
| Land Area: | 10.36 AC |
| Zoning: | I2 |

PARCEL

07-22-101-006, 07-22-102-001

Lease Availability Report

5650 Centerpoint Ct
Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

| | |
|----------------|--|
| Parking: | 4 Industrial Trailer Spaces are available; 65 Surface Spaces are available; Ratio of 0.40/1,000 SF |
| Commuter Rail: | 14 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line) |
| Airport: | 45 minute drive to Chicago O'Hare International Airport |

Lease Availability Report

1555 N Delany Rd

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class B Industrial |
| Subtype: | Warehouse |
| Tenancy: | Single |
| Year Built: | 2018 |
| RBA: | 10,000 SF |
| Floors: | 1 |
| Typical Floor: | 10,000 SF |
| Ceiling Ht: | 20' |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 10,000 SF |
| Max Contig: | 10,000 SF |
| Total Available: | 10,000 SF |
| Asking Rent: | \$10.00/NNN |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|------------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | Industrial | Direct | 10,000 | 10,000 | 10,000 | \$10.00/NNN | Vacant | Negotiable |

LOADING

| | | | |
|------------|--------------------|-------------|------|
| Drive Ins: | 2 tot./12'w x 14'h | Rail Spots: | None |
|------------|--------------------|-------------|------|

POWER & UTILITIES

| | |
|------------|------------------------|
| Power: | 400a 3p |
| Utilities: | Lighting, Sewer, Water |

FEATURES

24 Hour Access, Air Conditioning, Bus Line, Commuter Rail, Courtyard, Fenced Lot, Floor Drains, Property Manager on Site, Security System, Storage Space, Yard

LAND

| | |
|------------|---------------|
| Land Area: | 2.00 AC |
| Zoning: | I-2 |
| Parcel | 07-13-100-029 |

TRANSPORTATION

| | |
|----------------|--|
| Parking: | 10 Surface Spaces are available; Ratio of 1.00/1,000 SF |
| Commuter Rail: | 11 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line) |
| Airport: | 43 minute drive to Chicago O'Hare International Airport |

Lease Availability Report

905 Lakeside Dr

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class B Industrial |
| Subtype: | Warehouse |
| Tenancy: | Multiple |
| Year Built: | 1989 |
| RBA: | 62,940 SF |
| Floors: | 1 |
| Typical Floor: | 62,940 SF |
| Ceiling Ht: | 18'6" |
| Columns: | 32'w x 32'd |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 7,715 SF |
| Max Contig: | 16,066 SF |
| Total Available: | 23,781 SF |
| Asking Rent: | \$10.75/MG |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|------------|--------|------------------|------------|-------------|------------|-----------|------------|
| P 1st | 4 | Industrial | Direct | 16,066/1,220 ofc | 16,066 | 16,066 | \$10.75/MG | Vacant | Negotiable |
| P 1st | 1 | Industrial | Direct | 7,715 | 7,715 | 7,715 | Withheld | Vacant | Negotiable |

SALE

Last Sale: Portfolio of 48 Properties Sold on Mar 23, 2023 for \$369,000,000

LOADING

| | | | |
|--------------|-------|------------|--------------------|
| Docks: | 4 ext | Drive Ins: | 6 tot./10'w x 12'h |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | None | | |

POWER & UTILITIES

| | |
|------------|--|
| Power: | 200a/120-208v |
| Utilities: | Gas - Natural, Heating - Gas, Sewer - City, Water - City |

FEATURES

24 Hour Access

LAND

| | |
|------------|---------------|
| Land Area: | 3.47 AC |
| Zoning: | I-2 |
| Parcel | 07-16-403-061 |

Lease Availability Report

905 Lakeside Dr
Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

| | |
|----------------|--|
| Parking: | 75 Surface Spaces are available; Ratio of 1.53/1,000 SF |
| Commuter Rail: | 17 minute drive to Prairie Crossing Station (MD-North) Commuter Rail (Milwaukee District North Line) |
| Airport: | 45 minute drive to Chicago O'Hare International Airport |

KEY TENANTS

| | | | |
|-------------------|-----------|----------------------|----------|
| Leica Biosystems | 17,422 SF | Custom Nardi Systems | 7,600 SF |
| Wrecking Ball MMA | 1,500 SF | | |

Lease Availability Report

4090 Ryan Rd

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class B Industrial |
| Subtype: | Manufacturing |
| Tenancy: | Multiple |
| Year Built: | 2000 |
| RBA: | 59,500 SF |
| Floors: | 1 |
| Typical Floor: | 59,500 SF |
| Ceiling Ht: | 20' |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 11,648 SF |
| Max Contig: | 11,648 SF |
| Total Available: | 11,648 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|------------|--------|----------------|------------|-------------|----------|-----------|------------|
| P 1st | A | Industrial | Direct | 11,648/950 ofc | 11,648 | 11,648 | Withheld | Vacant | Negotiable |

LOADING

| | | | |
|--------------|-------|------------|--------|
| Docks: | 4 int | Drive Ins: | 3 tot. |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | None | | |

LAND

| | |
|------------|---------------|
| Land Area: | 2.95 AC |
| Parcel | 07-12-303-038 |

TRANSPORTATION

| | |
|----------------|--|
| Parking: | 71 Surface Spaces are available; Ratio of 1.19/1,000 SF |
| Commuter Rail: | 13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line) |
| Airport: | 45 minute drive to Chicago O'Hare International Airport |

KEY TENANTS

| | | | |
|------------------|-----------|--------------------|-----------|
| KHM Plastics Inc | 32,000 SF | K & A Graphics Inc | 29,250 SF |
|------------------|-----------|--------------------|-----------|

Lease Availability Report

1949 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class C Industrial |
| Subtype: | Warehouse |
| Tenancy: | Single |
| Year Built: | 1978 |
| RBA: | 14,400 SF |
| Floors: | 1 |
| Typical Floor: | 14,400 SF |
| Ceiling Ht: | 16' |
| Columns: | 24'w x 36'd |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 2,000 SF |
| Max Contig: | 6,000 SF |
| Total Available: | 6,000 SF |
| Asking Rent: | \$12.00/IG |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|------------|--------|---------------|------------|-------------|------------|-----------|------------|
| P 1st | Industrial | Direct | 2,000 - 6,000 | 6,000 | 6,000 | \$12.00/IG | Vacant | Negotiable |

SALE

Last Sale: Sold on Aug 15, 2023 for \$1,100,000 (\$76.39/SF)

LOADING

| | | | |
|--------------|-------|------------|--------------------|
| Docks: | 1 ext | Drive Ins: | 1 tot./10'w x 14'h |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | None | | |

POWER & UTILITIES

| | |
|------------|--|
| Power: | 100-600a/208-480v 3p 4w |
| Utilities: | Gas - Natural, Heating - Gas, Sewer - City, Water - City |

FEATURES

Security System

LAND

| | |
|------------|---------------|
| Land Area: | 0.81 AC |
| Zoning: | I-2 |
| Parcel | 07-12-302-009 |

Lease Availability Report

1949 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

| | |
|----------------|--|
| Parking: | 25 Surface Spaces are available; Ratio of 1.74/1,000 SF |
| Commuter Rail: | 14 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line) |
| Airport: | 47 minute drive to Chicago O'Hare International Airport |

Lease Availability Report

1960 Swanson Ct - 1960 Swanson Court, Gurnee

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class B Industrial |
| Subtype: | Warehouse |
| Tenancy: | Multiple |
| Year Built: | 1990 |
| RBA: | 42,900 SF |
| Floors: | 1 |
| Typical Floor: | 42,900 SF |
| Ceiling Ht: | 18' |
| Columns: | None |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 12,000 SF |
| Max Contig: | 12,000 SF |
| Total Available: | 12,000 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|------------|--------|----------|------------|-------------|----------|-----------|------------|
| P 1st | C | Industrial | Direct | 12,000 | 12,000 | 12,000 | Withheld | Vacant | Negotiable |

LOADING

| | | | |
|---------|-------|-------------|--------------------|
| Docks: | 3 ext | Drive Ins: | 2 tot./10'w x 12'h |
| Cranes: | None | Rail Spots: | None |

POWER & UTILITIES

| | |
|------------|--|
| Power: | 800a/277-480v 3p Heavy |
| Utilities: | Gas, Heating - Gas, Lighting, Sewer, Water |

LAND

| | |
|------------|---------------|
| Land Area: | 2.50 AC |
| Zoning: | I-3 |
| Parcel | 07-12-301-021 |

TRANSPORTATION

| | |
|----------------|--|
| Parking: | 36 Surface Spaces are available; Ratio of 0.84/1,000 SF |
| Commuter Rail: | 14 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line) |
| Airport: | 46 minute drive to Chicago O'Hare International Airport |

KEY TENANTS

| | | | |
|---------|-----------|--------------------------------------|-----------|
| Givex | 18,900 SF | Industrial Handling Equipment Co Inc | 12,000 SF |
| StarTek | 12,000 SF | | |

Lease Availability Report

3840-3864 Swanson Ct - 3840-3864 Swanson Court, Gurnee

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class C Industrial |
| Subtype: | Warehouse |
| Tenancy: | Multiple |
| Year Built: | 1973 |
| RBA: | 22,000 SF |
| Floors: | 1 |
| Typical Floor: | 22,000 SF |
| Ceiling Ht: | 14' |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 3,000 SF |
| Max Contig: | 3,000 SF |
| Total Available: | 3,000 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|------------|--------|---------------|------------|-------------|----------|-----------|------------|
| P 1st | 3844 | Industrial | Direct | 3,000/900 ofc | 3,000 | 3,000 | Withheld | 30 Days | Negotiable |

SALE

Last Sale: Portfolio of 22 Properties Sold on Dec 3, 2014 for \$170,000,000 (\$38.86/SF)

LOADING

| | | | |
|--------------|------|------------|--------|
| Docks: | None | Drive Ins: | 1 tot. |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | Yes | Rail Line: | Yes |

POWER & UTILITIES

| | |
|------------|---|
| Power: | 200a 3p |
| Utilities: | Heating - Gas, Sewer - City, Water - City |

LAND

| | |
|------------|---------------|
| Land Area: | 1.33 AC |
| Zoning: | I-2 |
| Parcel | 07-12-302-010 |

TRANSPORTATION

| | |
|----------------|--|
| Parking: | 182 Surface Spaces are available; Ratio of 8.27/1,000 SF |
| Commuter Rail: | 13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line) |
| Airport: | 46 minute drive to Chicago O'Hare International Airport |

Lease Availability Report

3840-3864 Swanson Ct - 3840-3864 Swanson Court, Gurnee
Gurnee, IL 60031 - North Lake County Submarket



KEY TENANTS

| | | | |
|-------------------------------------|----------|---------------------------------|--------|
| Posemato's Bodyworks & Restorations | 5,000 SF | You Can Do This Enterprises Inc | 500 SF |
|-------------------------------------|----------|---------------------------------|--------|

Lease Availability Report

3841-3865 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Class C Industrial |
| Subtype: | Manufacturing |
| Tenancy: | Multiple |
| Year Built: | 1978 |
| RBA: | 100,000 SF |
| Floors: | 1 |
| Typical Floor: | 100,000 SF |
| Ceiling Ht: | 24' |
| Columns: | 40'w x 40'd |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 26,033 SF |
| Max Contig: | 26,033 SF |
| Total Available: | 26,033 SF |
| Asking Rent: | \$5.50/N |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|------------|--------|------------------|------------|-------------|----------|-----------|------------|
| P 1st | 3841 | Industrial | Direct | 26,033/1,209 ofc | 26,033 | 26,033 | \$5.50/N | Vacant | 3 - 10 Yrs |

SALE

Last Sale: Portfolio of 15 Industrial Properties Sold on Nov 30, 2017 for \$99,750,000 (\$32.94/SF)

LOADING

| | | | |
|--------------|-------|------------|--------------------|
| Docks: | 8 int | Drive Ins: | 5 tot./10'w x 12'h |
| Cross Docks: | None | Cranes: | None |
| Rail Spots: | None | | |

POWER & UTILITIES

| | |
|------------|--|
| Power: | 1,000-2,400a/120-480v 3p 4w Heavy |
| Utilities: | Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City |

FEATURES

24 Hour Access

LAND

| | |
|------------|---------------|
| Land Area: | 5.01 AC |
| Zoning: | I-3, Gurnee |
| Parcel | 07-12-301-006 |

Lease Availability Report

3841-3865 Swanson Ct
Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

| | |
|----------------|--|
| Parking: | 101 Surface Spaces are available; Ratio of 1.01/1,000 SF |
| Commuter Rail: | 13 minute drive to Waukegan Station Commuter Rail (Union Pacific North Line) |
| Airport: | 46 minute drive to Chicago O'Hare International Airport |

KEY TENANTS

| | | | |
|----------------------|-----------|---------------------|-----------|
| Suburban Scrap Metal | 72,592 SF | MV Plastics Company | 27,033 SF |
| DC Merchandising | 26,033 SF | | |