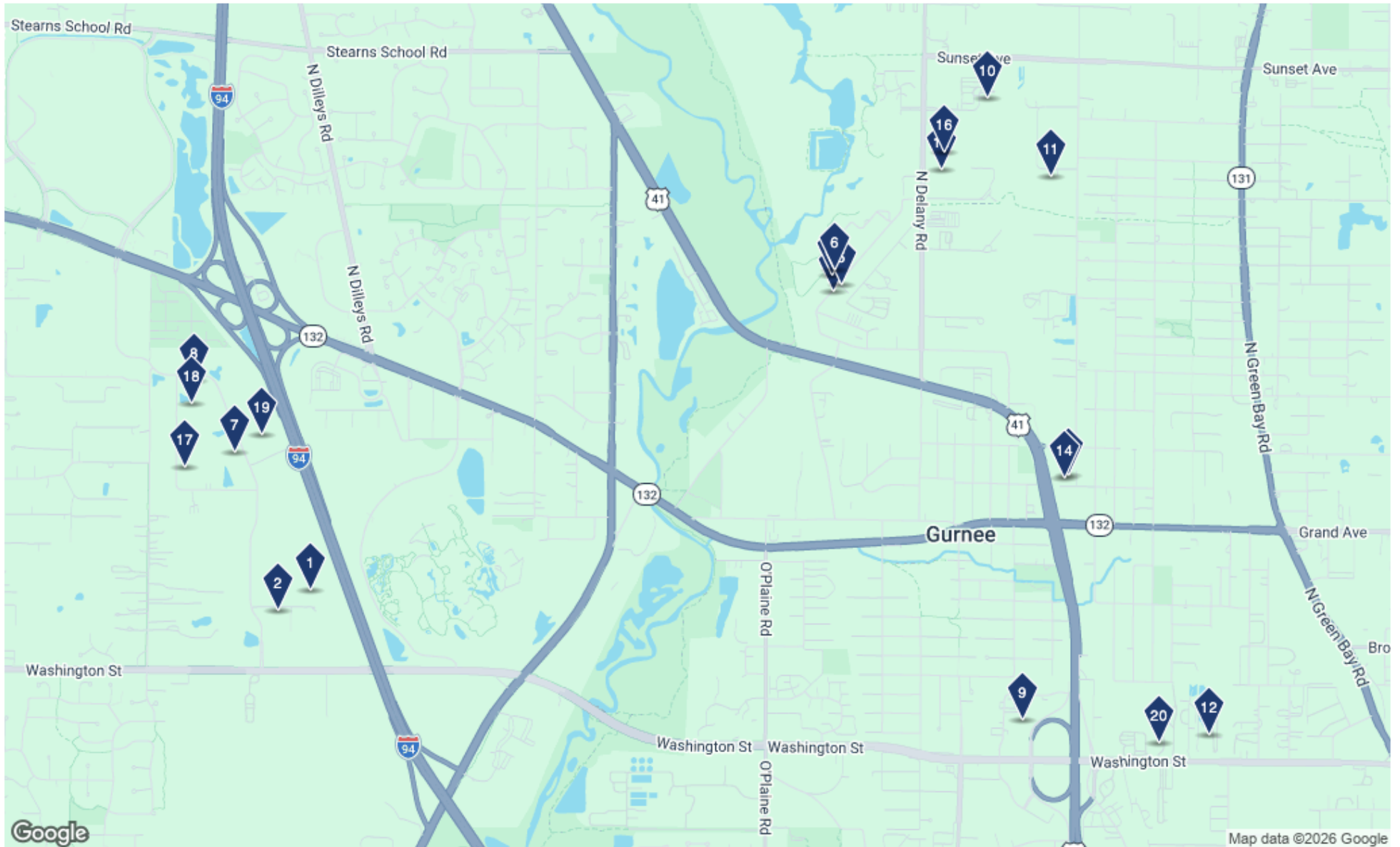




Gurnee Industrial/Flex - Lease Availability





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	10.38 AC (451,961 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	3,243 on Centerpoint Ct (2026); 19,978 on I- 94 (2026); 107,831 on Tri-State Tollway (2026); 101,818 on Washington St (2026); 107,831 on Tri-State Tollway (2026); 21,230 on I- 94 (2026); 103,309 on Washington St (2026); 775 on Milwaukee Ave (2026); 2,909 on W Orchard Valley Dr (2026); 20,034 on N Cemetery Rd (2026)		
Commuter Rail	Prairie Crossing.		13 min drive
	Prairie Crossing		15 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	50 - Fairly friendly		



5650 Centerpoint Ct

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



Warehouse

Transportation (Continued)

Car Friendly	80 - Very friendly
Transit Friendly	20 - Somewhat friendly

Property Notes

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



5705 Centerpoint Ct

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



Warehouse

Property Summary

RBA (% Leased)	64,935 SF (100%)
Built	2006
Tenancy	Multiple
Available	25,000 - 30,000 SF
Max Contiguous	30,000 SF
Asking Rent	\$7.95 SF/Year/MG
Clear Height	30'
Drive Ins	1 total
Docks	7 exterior
Levelers	None
Parking Spaces	0.92/1,000 SF; 60 Surface Spaces



Property Details

Land Area	5.43 AC (236,661 SF)	Power	1,000a/ Heavy
Building FAR	0.27	Sprinklers	ESFR
Column Spacing	52'w x 40'd	Zoning	I-2(O.I.P.)
Cross Docks	None	Parcel	07-21-203-004

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	25,000 - 30,000/4,500 Office	30,000	\$7.95 MG	30 Days	Negotiable	3	-

Entre Commercial Realty LLC: Brian Bocci (847) 989-4485, Jack Steineke (847) 309-0018

This Class A industrial facility offers 25,000 to 30,000 square feet of space for lease, including 2,000 to 4,500 square feet of office build-out. The building features a 30-foot clear ceiling height, ESFR sprinkler system, and 1,000 amps of power, making it ideal for distribution, light manufacturing, or logistics operations. Loading is supported by two to three exterior docks, and the site provides parking for 45 to 60 vehicles.

Transportation

Parking Details	0.92/1,000 SF; 60 Surface Spaces
Traffic Volume	3,243 on Centerpoint Ct (2026); 19,978 on I- 94 (2026); 107,831 on Tri-State Tollway (2026); 101,818 on Washington St (2026); 107,831 on Tri-State Tollway (2026); 20,034 on N Cemetery Rd (2026); 2,909 on W Orchard Valley Dr (2026); 21,230 on I- 94 (2026); 103,309 on Washington St (2026); 775 on Milwaukee Ave (2026)
Commuter Rail	Prairie Crossing. 13 min drive Prairie Crossing 14 min drive
Airport	Chicago O'Hare International 43 min drive
Pedestrian Friendly	30 - Somewhat friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly
Transit Friendly	20 - Somewhat friendly



5705 Centerpoint Ct

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



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Marantec America Corporation	1	64,935	40	Sep 2006	-

Showing 1 of 1 Tenants

Property Notes

The property at 5705 Centerpoint Court in Gurnee, Illinois, is an industrial facility offering 25,000 to 30,000 square feet for lease, including office space. The building features a 30-foot clear ceiling height, ESFR sprinkler system, and 1,000 amps of power. It includes two to three exterior docks and parking for up to 60 vehicles. The site spans 5.43 acres and is located near the interchange of Route 132 and Interstate 94, providing strong regional connectivity. The surrounding area is characterized by industrial and commercial development, supported by Lake County's transportation infrastructure and skilled workforce.



1503 St Paul Ave

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



Warehouse

Property Summary

RBA (% Leased)	9,096 SF (100%)
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	0.73 AC (31,799 SF)	Zoning	I-2 PUD
Building FAR	0.29	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	30 Days	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	22,658 on N Skokie Hwy (2026); 30,864 on Skokie Highway (2026); 24,491 on Porett Dr (2026); 30,598 on N Skokie Hwy (2026); 21,352 on Skokie Highway (2026); 23,717 on N Barberry Ln (2026); 21,437 on North Skokie Highway (2026); 2,912 on Cty W27 (2026); 24,539 on Grove Ave (2026); 4,175 on Cty W27 (2026)	
Commuter Rail	Waukegan	12 min drive
	North Chicago	12 min drive
Airport	Chicago O'Hare International	43 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	80 - Very friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

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





1503 St Paul Ave

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



Warehouse

Tenants (Continued)

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



Property Summary

RBA (% Leased)	11,990 SF (0.0%)
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	Vacant	Negotiable	-	-

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

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	30,864 on Skokie Highway (2026); 22,658 on N Skokie Hwy (2026); 24,491 on Porett Dr (2026); 30,598 on N Skokie Hwy (2026); 23,717 on N Barberry Ln (2026); 21,352 on Skokie Highway (2026); 2,912 on Cty W27 (2026); 21,437 on North Skokie Highway (2026); 4,175 on Cty W27 (2026); 24,028 on N Barberry Ln (2026)	
Commuter Rail	Waukegan	12 min drive
	North Chicago	13 min drive
Airport	Chicago O'Hare International	43 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	80 - Very friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



1533 St Paul Ave

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



Warehouse

Property Summary

RBA (% Leased)	6,974 SF (100%)
Built	1994
Tenancy	Single
Available	6,600 SF
Max Contiguous	6,600 SF
Asking Rent	\$7.95 SF/Year/N
Clear Height	18'
Drive Ins	1 total/12' w x 14' h
Docks	1 interior
Levelers	None
Parking Spaces	1.21/1,000 SF; 8 Surface Spaces



Property Details

Land Area	0.40 AC (17,424 SF)	Power	200a/
Building FAR	0.40	Zoning	I-2 PUD
Cross Docks	None	Parcel	07-14-201-067

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	6,600	6,600	\$7.95 N	10/2026	Negotiable	1	1

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

This 6,600-square-foot industrial/flex space offers an efficient layout and a strategic Lake County location with easy access to I-294 and Route 41. The masonry-constructed building features a 17-foot clear ceiling height, gas and electric utilities, T-8 high-efficiency lighting, and 200 amps of power. Shipping capabilities include one truck dock and one drive-in door, providing flexibility for warehouse, distribution, or light manufacturing users. The property also benefits from lower Lake County taxes and includes 11 on-site parking spaces. Available for occupancy on October 31, 2026, this well-maintained facility combines functionality, accessibility, and operational efficiency.

Previous Sale

Sale Date	1/4/2022	Sale Type	Investment
Sale Price	\$555,000	Comp Status	Research Complete
Comp ID	5825506		

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

Transportation

Parking Details	1.21/1,000 SF; 8 Surface Spaces		
Traffic Volume	22,658 on N Skokie Hwy (2026); 30,864 on Skokie Highway (2026); 24,491 on Porett Dr (2026); 23,717 on N Barberrly Ln (2026); 30,598 on N Skokie Hwy (2026); 2,912 on Cty W27 (2026); 21,352 on Skokie Highway (2026); 24,539 on Grove Ave (2026); 4,175 on Cty W27 (2026); 24,028 on N Barberrly Ln (2026)		
Commuter Rail	Waukegan		12 min drive
	North Chicago		12 min drive
Airport	Chicago O'Hare International		43 min drive





1533 St Paul Ave

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



Warehouse

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	80 - Very friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Century Automatic Sprinkler Company, Inc.	1	13,200	40	Nov 2011	-

Showing 1 of 1 Tenants

Property Notes

Immaculate condition - with 2-story office layout; Attractive 2-story glass curtain wall exterior with glazed brick accents; Warehouse floor recently gray sealed; Well lit warehouse with skylights and raised windows; Office features 3 washrooms plus kitchen; Identical building next door at 1519 St. Paul available for sale (100% fully leased for five years).



Property Summary

RBA (% Leased)	11,900 SF (0.0%)
Built	1997
Tenancy	Single
Available	11,900 SF
Max Contiguous	11,900 SF
Asking Rent	\$7.95 SF/Year/NNN
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	\$7.95 NNN	Vacant	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	22,658 on N Skokie Hwy (2026); 24,491 on Porett Dr (2026); 30,864 on Skokie Highway (2026); 23,717 on N Barberr Ln (2026); 30,598 on N Skokie Hwy (2026); 2,912 on Cty W27 (2026); 4,175 on Cty W27 (2026); 21,352 on Skokie Highway (2026); 24,028 on N Barberr Ln (2026); 21,437 on North Skokie Highway (2026)
Commuter Rail	Waukegan North Chicago
	12 min drive 13 min drive



Transportation (Continued)

Airport	Chicago O'Hare International	44 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	80 - Very friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Property Notes

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



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 (73.8%)
Built	1995
Tenancy	Multiple
Available	10,000 SF
Max Contiguous	10,000 SF
Asking Rent	\$5.00 SF/Year/NN
Clear Height	23'6"
Drive Ins	1 total
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	115/1,000 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	\$5.00 NN	Vacant	Negotiable	2	1

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

MOTIVATED LANDLORD - Let's make a DEAL!

Calling all marinas, car dealers, and equipment suppliers/distributors.

Excellent space for dry storage ONLY - automobile or other storage

Tenant is responsible for taxes in addition to base rent

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	115/1,000 SF; 70 Surface Spaces
Traffic Volume	2,495 on Lakeside Dr (2026); 11,799 on Tri-State Tollway (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 3,243 on Centerpoint Ct (2026); 100,515 on Grand Ave (2026); 7,837 on Grand Avenue (2026); 1,066 on Tri-State Tollway (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026)
Commuter Rail	Prairie Crossing. 14 min drive Prairie Crossing 15 min drive
Airport	Chicago O'Hare International 43 min drive





Transportation (Continued)

Pedestrian Friendly	30 - Somewhat friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly
Transit Friendly	0 - Not friendly

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	2,495 on Lakeside Dr (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 11,799 on Tri-State Tollway (2026); 100,515 on Grand Ave (2026); 1,066 on Tri-State Tollway (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026); 25,834 on Grand Avenue (2026); 35,422 on Grand Avenue (2026)
Commuter Rail	Washington St (Grayslake) 13 min drive Prairie Crossing 15 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	30 - Somewhat friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly
Transit Friendly	0 - Not friendly



1350 Tri-State Pky - Lakeside Plaza

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



Distribution

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
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	Negotiable	-	1

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

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	755 on Ambrogio Dr (2026); 20,134 on Frontage Rd (2026); 1,649 on Cty A22 (2026); 31,720 on Frontage Rd (2026); 43,406 on Cty A22 (2026); 27,549 on Skokie Highway (2026); 36,304 on Skokie Highway (2026); 51,889 on Cty A22 (2026); 2,227 on Washington St (2026); 2,321 on Stony Island Ave (2026)	
Commuter Rail	Waukegan	10 min drive
	North Chicago	11 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Outpost Cross Fit	1	20,000	3	Jul 2016	-
Abc Siding Of Lake County	1	-	5	Jun 2022	-
CNM Development	1	-	4	Jan 2020	-





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
DRF Installations	1	-	13	Oct 2020	-
Net Sells It Inc	1	-	5	Jul 2016	-

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	2.60/1,000 SF; 78 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	\$3,450,000 (\$115.00/SF)	Land	1.62 AC
Status	Active	Built	2005
Sale Type	Investment or Owner User	On Market	415 Days
RBA	30,000 SF (0.0%)	Last Update	July 21, 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	2.60/1,000 SF; 78 Surface Spaces		
Traffic Volume	1,510 on Ryan Rd W (2026); 14,055 on Cty W27 (2026); 25,328 on Sunset Ave (2026); 2,240 on Ryan Rd (2026); 24,018 on St Paul Ave (2026); 3,942 on Sunset Ave (2026); 15,984 on Tannahill Dr (2026); 24,115 on St Paul Ave (2026); 4,175 on Cty W27 (2026); 24,028 on N Barberrry Ln (2026)		
Commuter Rail	Waukegan		13 min drive
	North Chicago		14 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	30 - Somewhat friendly		



3841-3865 Swanson Ct

Gurnee, Illinois 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	Withheld
Clear Height	24'
Drive Ins	5 total/14' 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
3841	Industrial	Direct	26,033/1,209 Office	26,033	Withheld	Vacant	3 - 15 Years	3	2

Cawley Commercial Real Estate: David Conroy (773) 307-5401, Joe Shapiro (847) 418-1190

26,033 SF warehouse for lease with three (3) docks, two (2) Drive in Doors (1: 14'hx12'w, 1: 12'hx10'w), 24' clear, wet sprinkler system, 40'x40' column spacing, 1,600 amps @ 480/277v. 1,209 SF of office with new drop ceiling, new LED lights, and new VCT tile. Very efficient warehouse space in North Lake County with proximity to a large industrial labor pool.

Previous Sale

Sale Date	8/26/2024	Comp Status	Research Complete
Sale Price	\$3,942,772	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	4,804 on Clearview Ct (2026); 3,942 on Sunset Ave (2026); 24,115 on St Paul Ave (2026); 24,028 on N Barberry Ln (2026); 2,912 on Cty W27 (2026); 24,018 on St Paul Ave (2026); 1,510 on Ryan Rd W (2026); 23,717 on N Barberry Ln (2026); 4,175 on Cty W27 (2026); 2,240 on Ryan Rd (2026)		
Commuter Rail	Waukegan		12 min drive
	North Chicago		14 min drive





3841-3865 Swanson Ct

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



Manufacturing

Transportation (Continued)

Airport	Chicago O'Hare International	45 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	10 - Not friendly	

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



3430-3436 Washington St

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



Warehouse

Property Summary

RBA (% Leased)	49,096 SF (0.0%)
Built	1980
Tenancy	Multiple
Available	4,485 - 49,096 SF
Max Contiguous	49,096 SF
Asking Rent	Withheld
Clear Height	18'
Drive Ins	13 total/16' w x 20' h
Docks	8 exterior
Levelers	None
Parking Spaces	Surface Spaces Available



Property Details

Land Area	9.57 AC (416,719 SF)	Power	1,200 - 1,600a/480v Heavy
Building FAR	0.12	Parcel	07-24-400-077 (+4 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	16,309/1,500 Office	49,096	Withheld	Vacant	Negotiable	-	7
Entre Commercial Realty LLC: Brian Bocci (847) 989-4485, Jack Steineke (847) 309-0018									
7 huge drive-in doors and 1,500 SF of proposed office space. Clear Span									
-	Industrial	Direct	16,190/1,500 Office	49,096	Withheld	Vacant	Negotiable	6	1
Entre Commercial Realty LLC: Brian Bocci (847) 989-4485, Jack Steineke (847) 309-0018									
5 Huge Drive-In Doors, Clear Span									
-	Industrial	Direct	12,112	49,096	Withheld	Vacant	Negotiable	-	5
Entre Commercial Realty LLC: Brian Bocci (847) 989-4485, Jack Steineke (847) 309-0018									
Unique Space with 6 exterior dock, 1 drive-in door. Mezzanine can be removed. Clear Span									
-	Industrial	Direct	4,485	49,096	Withheld	Vacant	Negotiable	2	-
Entre Commercial Realty LLC: Brian Bocci (847) 989-4485, Jack Steineke (847) 309-0018									
4,485 SF with 2 docks									

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	27,241 on Teske Blvd (2026); 4,205 on Cty A22 (2026); 31,207 on Skokie Hwy (2026); 3,588 on Westmead Rd (2026); 515 on Westmead Rd (2026); 515 on Skokie Hwy (2026); 43,406 on Cty A22 (2026); 51,889 on Cty A22 (2026); 27,549 on Skokie Highway (2026); 36,304 on Skokie Highway (2026)
Commuter Rail	Waukegan 8 min drive North Chicago 10 min drive
Airport	Chicago O'Hare International 42 min drive
Pedestrian Friendly	50 - Fairly friendly



3430-3436 Washington St

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



Warehouse

Transportation (Continued)

Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Property Notes

The industrial property located at 3430-3436 Washington Street, Park City, Illinois, comprises approximately 48,096 square feet of flexible industrial and warehouse space situated on 7.39 acres. The facility features an 18-foot clear ceiling height and multiple access points, including 13 drive-in doors and eight exterior dock doors with dimensions of 16' x 20'. Significant heavy-duty power infrastructure is available, offering 1,600 amps at 480 volts and an additional 1,200 amps at 480 volts, supporting a wide range of industrial uses. Ample outdoor storage accommodates vehicle fleets, equipment staging, or laydown yard capabilities, complemented by heavy on-site parking.

The property has undergone recent renovations, including new epoxy-coated flooring, upgraded lighting systems, improved bathroom facilities, and sprinkler installation, ensuring compliance and modern standards for industrial users. These upgrades enhance durability, usability, and safety across the building footprint.

Strategically positioned along Washington Street, the site provides strong visibility and easy access to U.S. Route 41 and Interstate 94, creating efficient regional connectivity between Chicago, IL, and Milwaukee, WI. This location lies within Lake County, a key logistics and industrial hub offering a strong business infrastructure, an educated workforce, and excellent transportation options. The local economic ecosystem includes advanced manufacturing, distribution, medical technology, and logistics sectors, making it well-suited for tenants involved in supply chain, fleet services, automotive operations, or other industrial functions.

The surrounding area benefits from proximity to major interstates, commuter rail options, freight corridors, and regional airports, plus a robust utility network ensuring reliable industrial operations. Lake County's blend of corporate headquarters, skilled labor, and pro-business municipal policies further enhances the property's positioning within one of the most active submarkets between two major metropolitan areas.



3816 Grandview Ave

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



Warehouse

Property Summary

RBA (% Leased)	21,168 SF (96.3%)
Built	1962
Tenancy	Multiple
Available	780 SF
Max Contiguous	780 SF
Asking Rent	\$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
B	Flex	Direct	780	780	\$19.00 MG	Vacant	1 - 10 Years	-	1

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

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	31,791 on Skokie Highway (2026); 4,933 on Northwestern Ave (2026); 4,078 on Old Grand Ave (2026); 4,944 on Magnolia Ave (2026); 1,863 on Skokie Hwy (2026); 21,145 on Skokie Hwy (2026); 23,622 on Skokie Hwy (2026); 29,092 on Grand Avenue (2026); 7,652 on Old Grand Ave (2026); 21,937 on Grand Ave (2026)	
Commuter Rail	Waukegan	10 min drive
	North Chicago	12 min drive
Airport	Chicago O'Hare International	42 min drive





3816 Grandview Ave

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



Warehouse

Transportation (Continued)

Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly
Transit Friendly	30 - Somewhat friendly

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	-
Al's Tire & Auto Repair	1	-	3	Sep 2016	-
Fixx Services Llc	1	-	-	Nov 2021	-

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	31,791 on Skokie Highway (2026); 4,078 on Old Grand Ave (2026); 4,933 on Northwestern Ave (2026); 1,863 on Skokie Hwy (2026); 21,145 on Skokie Hwy (2026); 23,622 on Skokie Hwy (2026); 7,652 on Old Grand Ave (2026); 19,047 on Grand Avenue (2026); 4,944 on Magnolia Ave (2026); 41,397 on Old Grand Ave (2026)								
Commuter Rail	Waukegan								10 min drive
	North Chicago								11 min drive
Airport	Chicago O'Hare International								42 min drive
Pedestrian Friendly	40 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	80 - Very friendly								
Transit Friendly	30 - Somewhat friendly								



3840 Grandview Ave

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



Industrial

Tenants

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

Showing 1 of 1 Tenants



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

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



Distribution

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; 202 Surface Spaces; Industrial Trailer Spaces Available



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; 202 Surface Spaces; Industrial Trailer Spaces Available		
Traffic Volume	24,115 on St Paul Ave (2026); 24,028 on N Barberry Ln (2026); 4,175 on Cty W27 (2026); 24,018 on St Paul Ave (2026); 23,717 on N Barberry Ln (2026); 1,510 on Ryan Rd W (2026); 2,240 on Ryan Rd (2026); 2,912 on Cty W27 (2026); 25,328 on Sunset Ave (2026); 24,491 on Porett Dr (2026)		
Commuter Rail	Waukegan		12 min drive
	North Chicago		13 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

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	\$17,993,957	Comp Status	Research Complete
Comp ID	5767945	Sale Conditions	Bulk/Portfolio Sale +1

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

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

Seller Broker: Eastdil Secured Savills, 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	24,018 on St Paul Ave (2026); 24,115 on St Paul Ave (2026); 1,510 on Ryan Rd W (2026); 4,175 on Cty W27 (2026); 2,240 on Ryan Rd (2026); 24,028 on N Barberry Ln (2026); 25,328 on Sunset Ave (2026); 23,717 on N Barberry Ln (2026); 2,912 on Cty W27 (2026); 14,055 on Cty W27 (2026)	
Commuter Rail	Waukegan	11 min drive
	North Chicago	12 min drive
Airport	Chicago O'Hare International	43 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

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 (58.9%)
Built	1994
Tenancy	Multiple
Available	5,958 - 37,803 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

5	Industrial	Direct	5,958/1,107 Office	5,958	Withheld	60 Days	Negotiable	-	-
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CBRE: Johnny Connors (630) 207-8065, Sam Badger (847) 310-2099, Jack Fitzpatrick (847) 922-5885

-	Industrial	Sublet	5,958/1,107 Office	5,958	Withheld	30 Days	Thru May 2027	3	1
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CBRE: Johnny Connors (630) 207-8065

905 Lakeside Drive is located in Gurnee IL. The facility is 62,940 SF industrial building with 5,958 SF available for sublease. The space features 18.5' ceiling height, 6 shared loading docks, 6 drive-in doors, and 1,107 SF of office space. Sublease term through 5/1/2027. Conveniently located in Lake County, 1 mile from a four-way interchange at I-94 via Grand Ave, and close to local amenities and retail.



For Sale Summary

Asking Price	Withheld	Land	3.42 AC
Status	Active	Built	1994
Sale Type	Investment	On Market	513 Days
RBA (% Leased)	62,940 SF (58.9%)	Last Update	August 10, 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	2,495 on Lakeside Dr (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 11,799 on Tri-State Tollway (2026); 3,243 on Centerpoint Ct (2026); 100,515 on Grand Ave (2026); 2,909 on W Orchard Valley Dr (2026); 1,066 on Tri-State Tollway (2026); 25,834 on Grand Avenue (2026); 24,041 on I- 94 (2026)		
Commuter Rail	Prairie Crossing.		15 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	0 - Not friendly		

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	-	12	Nov 2025	-

Showing 5 of 5 Tenants



1175 Lakeside Dr - Grand Tri-State Bus Park

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



Distribution

Property Summary

RBA (% Leased)	59,981 SF (100%)
Built/Renovated	1991/2006
Tenancy	Single
Available	59,981 SF
Max Contiguous	59,981 SF
Asking Rent	Withheld
Clear Height	22'
Drive Ins	2 total
Docks	4 interior
Levelers	None
Parking Spaces	2.00/1,000 SF; 121 Surface Spaces



Property Details

Land Area	3.89 AC (169,448 SF)	Power	1,600a/277 - 480v 3p Heavy
Building FAR	0.35	Sprinklers	ESFR
Crane	None	Zoning	I-2(O.I.P.)
Column Spacing	36'w x 40'd	Parcel	07-16-403-002 (+3 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	59,981/10,000 Office	59,981	Withheld	01/2027	Negotiable	4	2

Colliers: Daniel LaPierre (847) 372-6158

Colliers: Ned Frank (847) 217-4821, Patrick Hake (847) 828-9018, Brendan Flanagan (240) 743-9676

Available January 1, 2027, this 59,981 SF industrial facility on 3.89 acres features 10,000 SF of office space, 4 interior docks, and 2 drive-in doors. The property offers 22-foot clear height, ESFR sprinkler system, new LED lighting, and heavy-duty power (1600A, 480/277V). Parking for 121 cars has been resurfaced and restriped.

Located minutes from I-94, it provides quick access to Chicago O'Hare and Milwaukee Mitchell airports and is close to Gurnee Mills and Six Flags.

Previous Sale

Sale Date	6/12/2012	Sale Type	Owner User
Sale Price	\$3,543,822	Comp Status	Research Complete
Comp ID	2498057	Sale Conditions	High Vacancy Property

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

Seller Broker: CBRE: Keith Puritz (847) 710-3242, Brett Kroner (847) 650-1616, Ryan Bain (630) 573-7070, Zachary Graham (847) 347-4898

Transportation

Parking Details	2.00/1,000 SF; 121 Surface Spaces
Traffic Volume	2,495 on Lakeside Dr (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 11,799 on Tri-State Tollway (2026); 100,515 on Grand Ave (2026); 1,066 on Tri-State Tollway (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026); 25,834 on Grand Avenue (2026); 35,422 on Grand Avenue (2026)





Transportation (Continued)

Commuter Rail	Washington St (Grayslake)	14 min drive
	Prairie Crossing	16 min drive
Airport	Chicago O'Hare International	43 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	0 - Not friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Veridian Healthcare LLC	1	59,981	10	Mar 2016	-

Showing 1 of 1 Tenants

Property Notes

Upgraded building with great parking, excellent office in nice industrial park. High finish sanitary tilt-up concrete walls; Floor to be poured and finished to tenant requirements; Ideal configuration for cold storage or food processing; Permit and regulatory Lake County location; Immediate access to low-cost, local labor; Low Lake County taxes and operating expenses; Landlord/Seller understands and desires diversification advantages of food industry tenants. Roof type- EPDM with gravel ballast.



1001 Tri-State Pky - CenterPoint Business Center

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



Warehouse

Property Summary

RBA (% Leased)	190,380 SF (0.0%)
Built	2019
Tenancy	Single
Available	190,380 SF
Max Contiguous	190,380 SF
Asking Rent	Withheld
Clear Height	36'
Drive Ins	1 total
Docks	12 exterior
Levelers	None
Parking Spaces	1.02/1,000 SF; 10 Industrial Trailer Spaces; 195 Surface Spaces



Property Details

Land Area	9.88 AC (430,373 SF)	Trailer Parking	10
Building FAR	0.44	Zoning	I-2(O.I.P.)
Sprinklers	ESFR	Parcel	07-16-401-069

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	190,380	190,380	Withheld	Vacant	Negotiable	-	-

EQT Real Estate: Jason DeFilippis (847) 867-4937

EQT Real Estate: John Quinnelly (312) 914-5642

Previous Sale

Sale Date	1/8/2024	Sale Type	Investment
Sale Price	\$18,400,000	Comp Status	Research Complete
Comp ID	6633934		

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

Transportation

Parking Details	1.02/1,000 SF; 10 Industrial Trailer Spaces; 195 Surface Spaces		
Traffic Volume	11,799 on Tri-State Tollway (2026); 2,495 on Lakeside Dr (2026); 25,610 on Grand Avenue (2026); 100,515 on Grand Ave (2026); 25,513 on Grand Avenue (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 1,066 on Tri-State Tollway (2026); 24,041 on I- 94 (2026); 55,367 on Grand Avenue (2026)		
Commuter Rail	Prairie Crossing.		14 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	0 - Not friendly		
Car Friendly	100 - Exceptionally friendly		





1001 Tri-State Pky - CenterPoint Business Center

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



Warehouse

Transportation (Continued)

Transit Friendly 10 - Not friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Luxor Workspaces	1	190,380	150	Dec 2019	-

Showing 1 of 1 Tenants

Property Notes

- I-94 Tollway frontage / 95,000 vehicles per day
- Highest clear height in Lake County
- T-5 lighting throughout
- Less than one mile to four-way interchange at Grand Avenue / Route 132 and I-94
- 30 minutes to O'Hare International Airport
- 35 minutes to Mitchell International Airport
- Low Lake County taxes



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	980 Days
RBA	2,500 SF (0.0%)	Last Update	August 3, 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	26,205 on Teske Blvd (2026); 31,207 on Skokie Hwy (2026); 4,205 on Cty A22 (2026); 3,588 on Westmead Rd (2026); 515 on Skokie Hwy (2026); 43,406 on Cty A22 (2026); 51,889 on Cty A22 (2026); 27,549 on Skokie Highway (2026); 36,304 on Skokie Highway (2026); 515 on Westmead Rd (2026)	
Commuter Rail	Waukegan	8 min drive
	North Chicago	10 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	