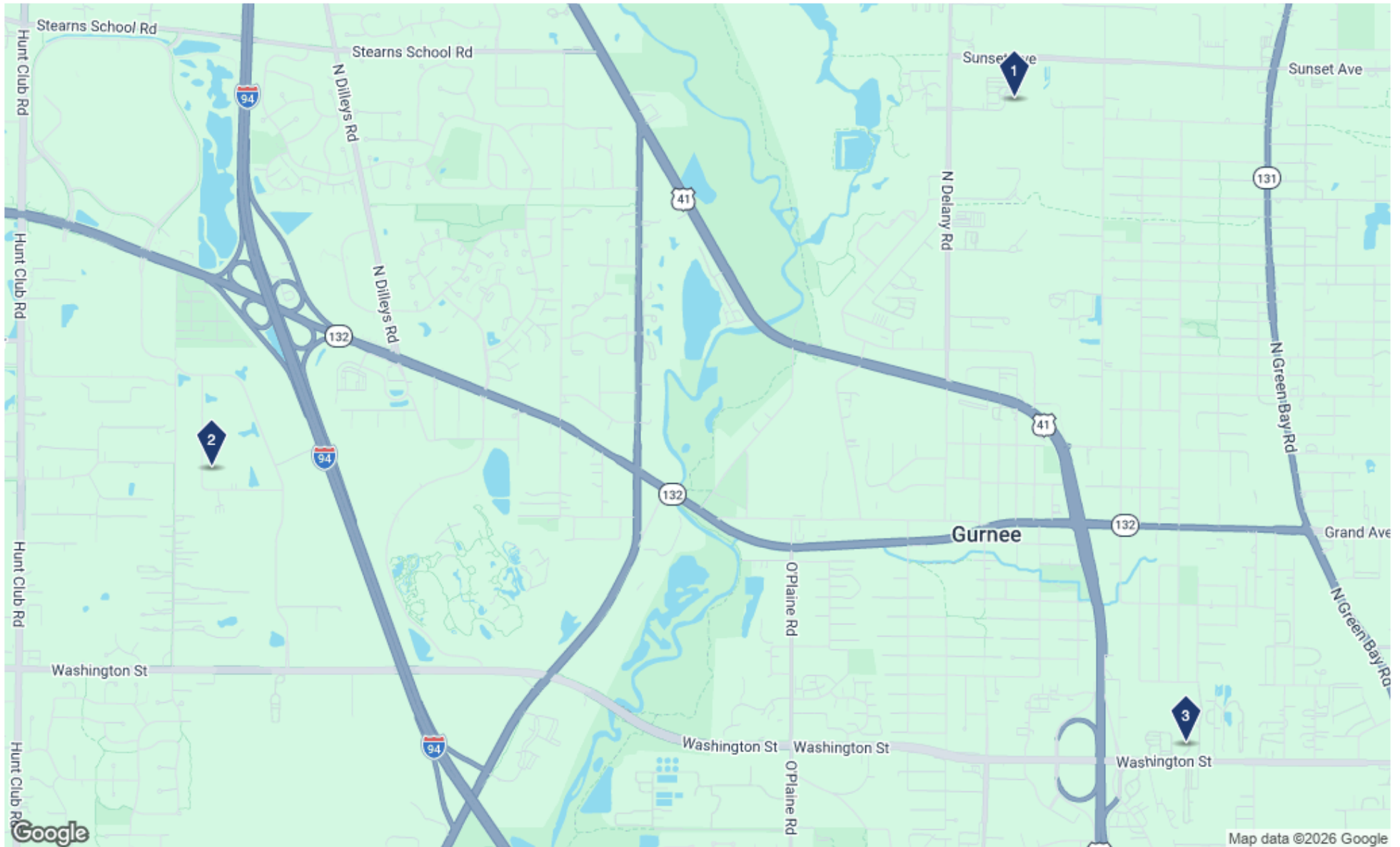




Gurnee Industrial/Flex - for Sale





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

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	30,000 SF	Asking Rent	Withheld
Max Contiguous	30,000 SF	Industrial Available	30,000 SF
Vacant	30,000 SF		

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

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

Previous Sale

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





3982 Ryan Rd

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



Warehouse

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 Barberry 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		

Contacts

Type	Name	Location	Phone
Recorded Owner	K International, Inc	Gurnee, IL 60031	-
True Owner	Eirich Machines Inc.	Gurnee, IL 60031	(847) 336-2444

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; Covered Spaces Available; 75 Surface Spaces



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		

For Lease Summary

Number of Spaces	4	% Leased	58.9%
Smallest Space	5,958 SF	Asking Rent	Withheld
Max Contiguous	25,887 SF	Industrial Available	37,803 SF
Vacant	25,887 SF		

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	-
2	Industrial	Direct	9,821/3,650 Office	25,887	Withheld	Vacant	Negotiable	-	-
5	Industrial	Direct	5,958/1,107 Office	5,958	Withheld	60 Days	Negotiable	-	-
-	Industrial	Sublet	5,958/1,107 Office	5,958	Withheld	30 Days	Thru May 2027	3	1

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



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

Transportation

Parking Details	153/1,000 SF; Covered Spaces Available; 75 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); 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

Contacts

Type	Name	Location	Phone
Fund	DRA Growth & Income Fund X	-	-
Recorded Owner	G&I X 2901 Samuel LLC	New York, NY 10017	-
True Owner	DRA Advisors	New York, NY 10017	(212) 697-4740



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		

For Lease Summary

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

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	-	-

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

Previous Sale

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

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)



3570 Washington St

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



Service

Transportation (Continued)

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	

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Parking Llc	-	(608) 213-5555
True Owner	Gurnee Parking Llc	-	(608) 213-5555