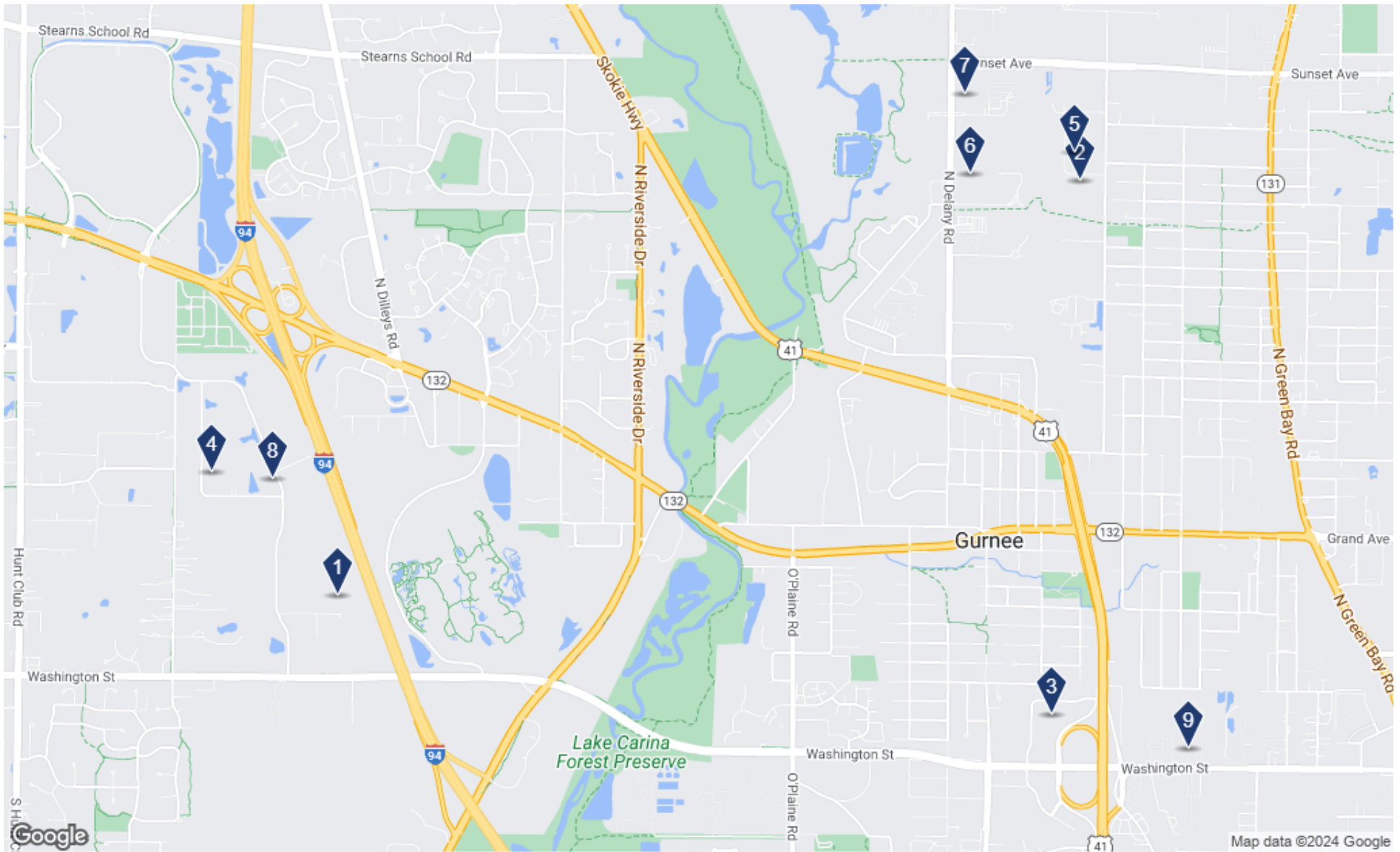


Gurnee Industrial/Flex - Lease Availability



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:	1,800 SF
Max Contig:	1,800 SF
Total Available:	1,800 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	D	Industrial	Direct	1,800/250 ofc	1,800	1,800	Withheld	Vacant	Negotiable

Marling Management, Inc. - Mike Marling (847) 249-8322

LEASING AGENTS

Company:	Marling Management, Inc.
Contacts:	Mike Marling (847) 249-8322

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
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FEATURES

Signage

LAND

Land Area:	1.00 AC
Zoning:	Commercial

Lease Availability Report



101 Ambrogio Dr - Gurnee Business Ctr Ph II



Gurnee, IL 60031 - North Lake County Submarket

Parcel **07-24-307-007**

TRANSPORTATION

Parking: 59 Surface Spaces are available; Ratio of 1.64/1,000 SF

Commuter Rail: 10 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 41 minute drive to Chicago O'Hare International

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

BUILDING NOTES

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

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:	\$6.25/NNN

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	\$6.25/NNN	Vacant	5 Yrs

Cushman & Wakefield - Keith Puritz (847) 720-1366, Brett Kroner (847) 720-1367, Marc Samuels (847) 720-1368

LEASING AGENTS

Company: Cushman & Wakefield
 Contacts: Brett Kroner (847) 720-1367, Keith Puritz (847) 720-1366, Marc Samuels (847) 720-1368

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

Lease Availability Report

5650 Centerpoint Ct

Gurnee, IL 60031 - North Lake County Submarket



LAND

Land Area: **10.36 AC**

Zoning: **I2**

PARCEL

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

TRANSPORTATION

Parking: 65 Surface Spaces are available; 4 Industrial Trailer Spaces are available; Ratio of 0.40/1,000 SF

Commuter Rail: 12 minute drive to Prairie Crossing Station (MD-North) (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 44 minute drive to Chicago O'Hare International

BUILDING NOTES

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

Lease Availability Report

1947-1953 N Delany Rd - Tri-State Distribution Center #1 Gurnee, IL 60031 - North Lake County Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	1985; Renov 1998
RBA:	176,539 SF
Floors:	1
Typical Floor:	176,539 SF
Ceiling Ht:	28'
Columns:	None

AVAILABILITY

Min Divisible:	32,458 SF
Max Contig:	74,315 SF
Total Available:	106,773 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1953	Industrial	Direct	41,585/3,304 ofc	74,315	74,315	Withheld	Vacant	Negotiable
<i>Cushman & Wakefield - Eric Fischer (847) 720-1369, Marc Samuels (847) 720-1368</i>									
P 1st	1951	Industrial	Direct	32,730/1,353 ofc	74,315	74,315	Withheld	Vacant	Negotiable
<i>Cushman & Wakefield - Eric Fischer (847) 720-1369, Marc Samuels (847) 720-1368</i>									
P 1st	1947A	Industrial	Direct	32,458	32,458	32,458	Withheld	Vacant	Negotiable
<i>Cushman & Wakefield - Eric Fischer (847) 720-1369, Marc Samuels (847) 720-1368</i>									

LEASING AGENTS

Company:	Cushman & Wakefield
Contacts:	Eric Fischer (847) 720-1369, Marc Samuels (847) 720-1368

SALE

Last Sale:	Portfolio of 19 Properties Sold on Apr 7, 2016 for \$72,500,310 (\$48.90/SF)
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LOADING

Docks:	29 ext	Drive Ins:	3 tot.
Cross Docks:	None	Rail Spots:	Yes
Rail Line:	Yes		

POWER & UTILITIES

Power:	400a/120-208v
Utilities:	Heating - Gas

Lease Availability Report

1947-1953 N Delany Rd - Tri-State Distribution Center #1
Gurnee, IL 60031 - North Lake County Submarket



LAND

Land Area:	10.37 AC
Zoning:	I-3
Parcel	07-12-303-040-0000

TRANSPORTATION

Parking:	202 Surface Spaces are available; Ratio of 1.14/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International

KEY TENANTS

Henry Broch Foods	106,771 SF	United Plastics Inc.	42,653 SF
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BUILDING NOTES

Minutes from the four-way intersection onto I-94; Direct access onto Route 41 at Delany Road; Low Lake County taxes.

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:	7,601 SF
Max Contig:	16,066 SF
Total Available:	31,382 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
<i>CBRE - Johnny Connors (630) 573-7000, Sam C. Badger, Jr (630) 368-8632, Jack Fitzpatrick (630) 573-7000</i>									
Prime location at I-94 (Tri State Tollway) and Grand Avenue (Route 132) interchange. NEW ownership and management.									
P 1st	1	Industrial	Direct	7,715	7,715	7,715	Withheld	Vacant	Negotiable
<i>CBRE - Johnny Connors (630) 573-7000, Sam C. Badger, Jr (630) 368-8632, Jack Fitzpatrick (630) 573-7000</i>									
P 1st	7	Industrial	Direct	7,601	7,601	7,601	Withheld	Vacant	Negotiable
<i>CBRE - Johnny Connors (630) 573-7000, Sam C. Badger, Jr (630) 368-8632, Jack Fitzpatrick (630) 573-7000</i>									

LEASING AGENTS

Company:	CBRE
Contacts:	Johnny Connors (630) 573-7000, Sam C. Badger, Jr (630) 368-8632, Jack Fitzpatrick (630) 573-7000

SALE

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

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

Lease Availability Report



905 Lakeside Dr

Gurnee, IL 60031 - North Lake County Submarket



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

TRANSPORTATION

Parking: 75 Surface Spaces are available; Ratio of 1.53/1,000 SF

Commuter Rail: 14 minute drive to Prairie Crossing Station (MD-North) (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 44 minute drive to Chicago O'Hare International

KEY TENANTS

Weed Man	4,500 SF	Wrecking Ball MMA	1,500 SF
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Lease Availability Report

5

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

CBRE - Johnny Connors (630) 573-7000, Sam C. Badger, Jr (630) 368-8632, Whit R. Heitman (630) 368-8631

4090 Ryan Road is located in Gurnee, IL. This 59,500 SF building is partially leased, with a 11,468 SF unit available. The unit is well maintained and features +/- 950 SF of office space, 1 interior dock, 1 drive in door, and 13 parking spots.

LEASING AGENTS

Company: CBRE

Contacts: Johnny Connors (630) 573-7000, Sam C. Badger, Jr (630) 368-8632, Whit R. Heitman (630) 368-8631

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 (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	44 minute drive to Chicago O'Hare International

Lease Availability Report

4090 Ryan Rd

Gurnee, IL 60031 - North Lake County Submarket



KEY TENANTS

KHM Plastics Inc

32,000 SF

Lease Availability Report

1949 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
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

Phillips Martin Real Estate - Bruce Welch (630) 575-0900 X2209

Portion of warehouse for lease. Preferred Dead Storage. Rare small warehouse 2,000-6,000 sf. Clean space. Some Racking in place. Utilities may be included depending on use.

LEASING AGENTS

Company: Phillips Martin Real Estate

Contacts: Bruce Welch (630) 575-0900 X2209

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

Lease Availability Report

1949 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



LAND

Land Area: **0.81 AC**

Zoning: **I-2**

Parcel **07-12-302-009**

TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 1.74/1,000 SF

Commuter Rail: 13 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))

Airport: 46 minute drive to Chicago O'Hare International

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	Flr 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

Cawley Commercial Real Estate - David Conroy (630) 729-7943, Joe Shapiro (630) 810-0300

26,033 SF space with 1,209 SF of office. Make ready is complete in the office and warehouse, best deal for 24'+ ceiling in the area grossing out at less than \$7.50 PSF!! Heavy power with 1,600 amps in the unit

LEASING AGENTS

Company:	Cawley Commercial Real Estate
Contacts:	David Conroy (630) 729-7943, Joe Shapiro (630) 810-0300

SALE

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

Lease Availability Report



3841-3865 Swanson Ct

Gurnee, IL 60031 - North Lake County Submarket



LAND

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

TRANSPORTATION

Parking:	101 Surface Spaces are available; Ratio of 1.01/1,000 SF
Commuter Rail:	12 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	45 minute drive to Chicago O'Hare International

KEY TENANTS

Suburban Scrap Metal	72,592 SF	MV Plastics Company	27,033 SF
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BUILDING 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

Lease Availability Report

900 Tri State Pky

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

Type:	Class A Flex Condo
Subtype:	Light Distribution
Tenancy:	Multiple
Year Built:	2008
RBA:	30,525 SF
Floors:	1
Typical Floor:	29,120 SF
Columns:	40'w x 40'd

AVAILABILITY

Min Divisible:	20,710 SF
Max Contig:	20,710 SF
Total Available:	20,710 SF
Asking Rent:	Withheld

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100-70C	Flex	Direct	20,710	20,710	20,710	Withheld	Vacant	1 - 20 Yrs

JLL - Stephen W. Trapp (773) 458-1415, Dan McCarthy (312) 228-2539

+/- 20,710 SF available (71% of building) with +/- 15,524 SF of office that can be restored to warehouse space. Currently +/- 5,186 SF of warehouse. 19' clear height with minimal drop down. 6 drive-in doors. Well maintained 2008 construction.

LEASING AGENTS

Company:	JLL
Contacts:	Stephen W. Trapp (773) 458-1415, Dan McCarthy (312) 228-2539

SALE

For Sale:	Condo Unit 100-700 For Sale - Price Negotiable
Sale Company:	JLL
Contacts:	Stephen Trapp (773) 458-1415
Last Sale:	Condo Unit 900 Sold on Feb 16, 2022

LAND

Land Area:	3.25 AC
Parcel	07-16-400-016

Lease Availability Report

900 Tri State Pky

Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

Parking:	60 Surface Spaces are available; Ratio of 2.06/1,000 SF
Commuter Rail:	12 minute drive to Prairie Crossing Station (MD-North) (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	43 minute drive to Chicago O'Hare International
Walk Score ®:	Car-Dependent (19)
Transit Score ®:	Some Transit (25)

KEY TENANTS

RRK Associates, LTD.	24,109 SF
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BUILDING NOTES

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

Lease Availability Report

3570 Washington St

Gurnee, IL 60031 - North Lake County Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Service
Tenancy:	Multiple
Year Built:	1974
RBA:	2,500 SF
Floors:	1
Typical Floor:	2,500 SF

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	Withheld

SPACES

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

CBRE - Jason Lev (630) 573-7000, John T. Suerth, SIOR (847) 706-4929, 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

SALE

For Sale:	Price Negotiable
Sale Company:	CBRE
Contacts:	Jason Lev (630) 573-7000, Jimmy Kowalczyk (630) 368-5548, John Suerth (847) 706-4929
Last Sale:	Sold on Jan 5, 2023 for \$1,000,000 (\$400.00/SF)

LOADING

Rail Spots:	None
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FEATURES

Storage Space, Yard

LAND

Land Area:	3.00 AC
Zoning:	I-2

PARCEL

07-24-400-074, 07-24-400-075

Lease Availability Report



3570 Washington St

Gurnee, IL 60031 - North Lake County Submarket



TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 20.00/1,000 SF
Commuter Rail:	8 minute drive to Waukegan Station (Union Pacific North Line - Northeast Illinois Regional Commuter Railroad (Metra))
Airport:	41 minute drive to Chicago O'Hare International
