

2180 Swanson Court, Gurnee, IL

Available: 17,285 SF



FF&E Business For Sale Separately

FOR SALE: Heavy Power Facility with Outdoor Storage

BUILDING SIZE: 17,285 SF

OFFICE: +/- 4,000 SF (Two Floors)

SITE SIZE: 3.34 Acres

YEAR BUILT: 2006

CAR PARKING: Ample

LOADING: 3 Drive-In Doors (14x14)

CRANES: One (10 Ton) and Two (1 Ton)

CLEAR HEIGHT: 24'

ZONING: I-3 (Intensive Industrial District)

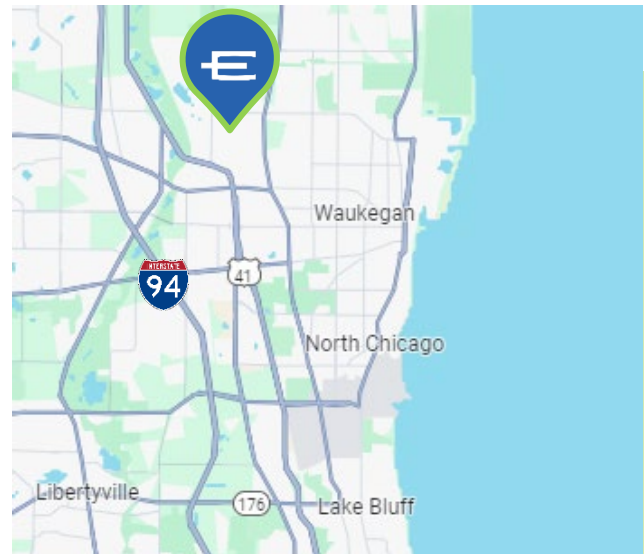
SPRINKLER: Wet

ELEVATOR: Yes

POWER: 1,200 Amps/480 Volt 3 Phase

RE TAXES: \$2.99 PSF (paid 2023)

SALE PRICE: Subject to Offer



SCAN FOR LISTING

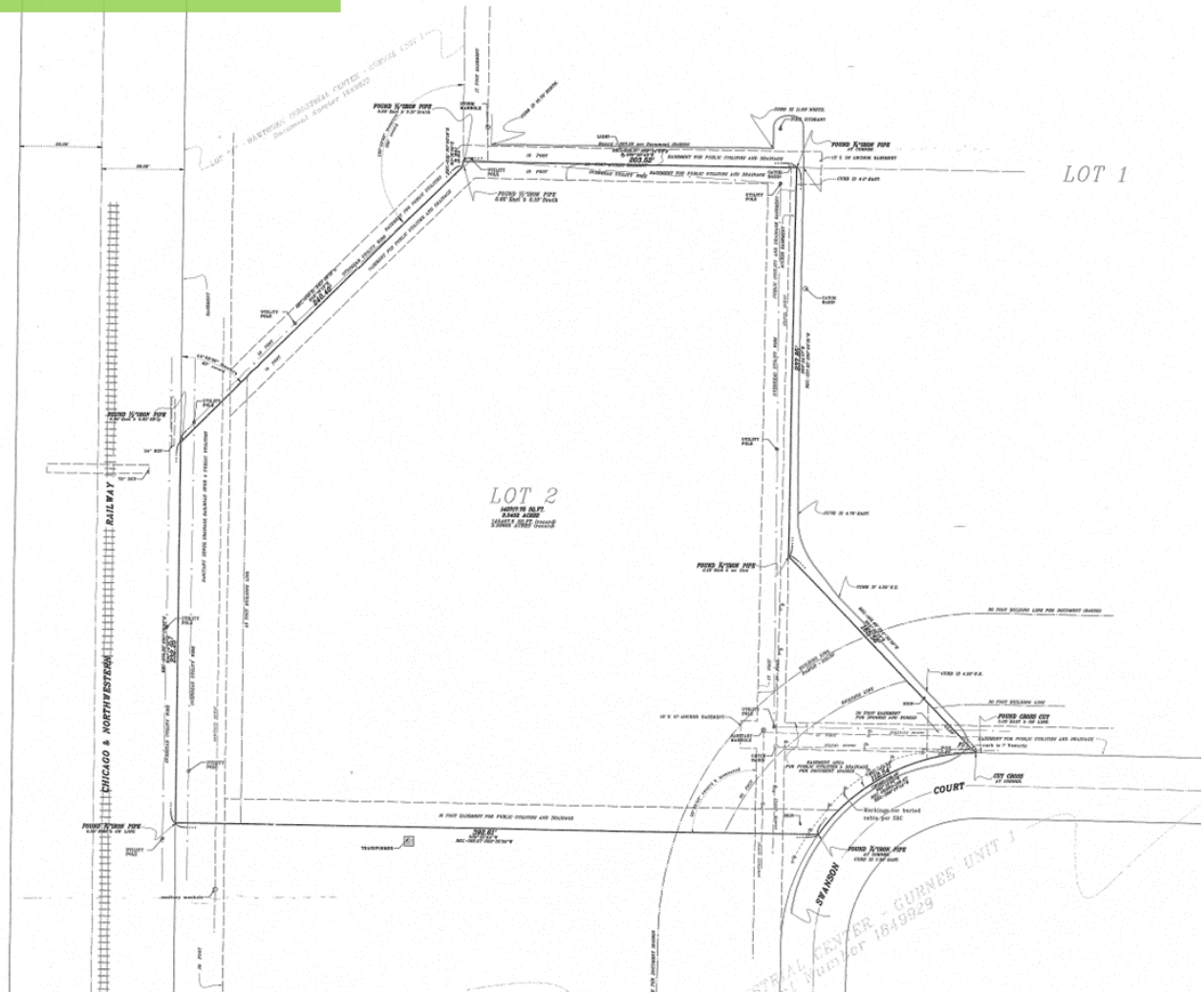


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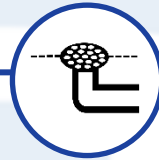
Facility Highlights



**ZONING APPROVED
FOR HEAVY USES**



**OVERSIZED
DRIVE-IN
DOORS**



**TRIPLE CATCH
BASINS**



**PAVED OUTDOOR
STORAGE YARD
(EXPANDABLE)**

PHOTOS



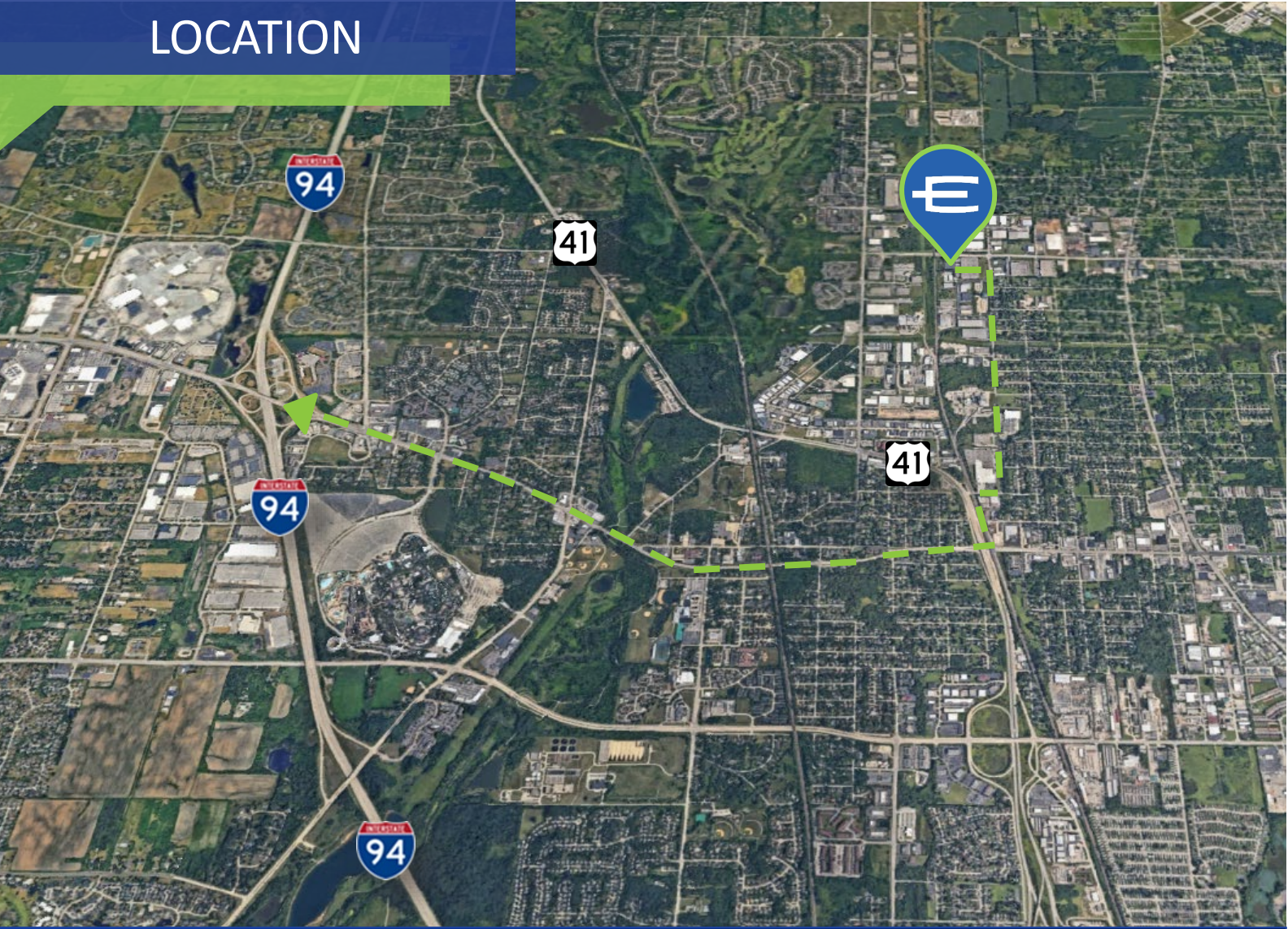
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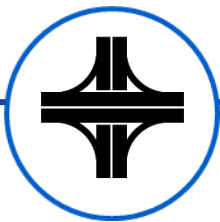
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LOCATION



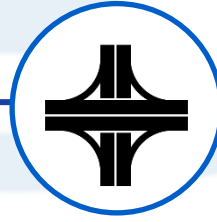
SCAN FOR MAP VIEW



4.5 Miles from
Interstate I-94



Low Lake
County Taxes



1 Mile from
US Route 41



30 Miles from
O'Hare Intl Airport

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