

# 3500 Grand Avenue, Gurnee, IL

## 19,000 SF on 1.56 Acres



### EXPANSION ROOM/OUTDOOR STORAGE POTENTIAL

## FOR SALE OR LEASE: Showroom Plus Warehouse

AVAILABLE: +/- 19,000 SF

LAND: 1.56 Acres

SPRINKLERS: Yes

OPEN SHOWROOM: 9,000 SF

WAREHOUSE: 10,000 SF

LOADING: 1 DID, 1 Exterior Dock

CEILING: +/- 15' Clear

TAXES: \$1.84 PSF (2024)

**FOR SALE: \$1,699,000**

**FOR LEASE: \$10.95 Net**

- Expansion Room or Outdoor Storage Potential
- Newer HVAC
- Parking Lot Improvements
- Great for Semi-Retail & Warehousing
- Previously was a Flooring Company



SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

Brian Bocci, SIOR  
847-310-4296  
bbocci@entreccommercial.com

# PHOTOS



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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

# LOCATION



## 3550 Grand Avenue, Gurnee, IL

- Very Close to Interchange for Route 41
- Nearby Many Restaurants, Retail, & Industrial
- Great Visibility on Grand Ave.
- Large Lot for Parking, Building Expansion
- Potential Outdoor Storage-Economic Incentives

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