

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



- Newer HVAC
- Parking Lot Improvements
- Great for Semi-Retail & Warehousing
- Previously was a Flooring Company





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



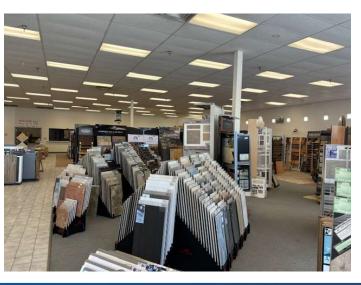
## **PHOTOS**













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## 3500 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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