



1556 ST. PAUL AVENUE

Gurnee, Illinois

Unit: 11,900 Sq. Ft.
Office: 1,420 Sq. Ft.
Warehouse: 10,480 Sq. Ft.

TERMS:

Base Rent: Negotiable
Escalation: 3% Per Year
Real Estate Taxes: \$2.61 (2026 Est.)
CAM & Insurance: \$1.68 (2026 Est.)

HIGHLIGHTS:

- Lower Lake County Taxes
- Easy access to I-294 and Route 41
- Includes T-8 High Efficiency Lighting

BUILDING DATA:

Ceiling Height: 17'
Utilities: Gas / Electric
Power: 400 amps
Parking: 21 spaces
Construction: Masonry

SHIPPING:

Truck Docks: 1
Drive In Doors: 1

POSSESSION: Immediate

Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

Chuck Lamphere, President

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Gordon Lamphere, VP

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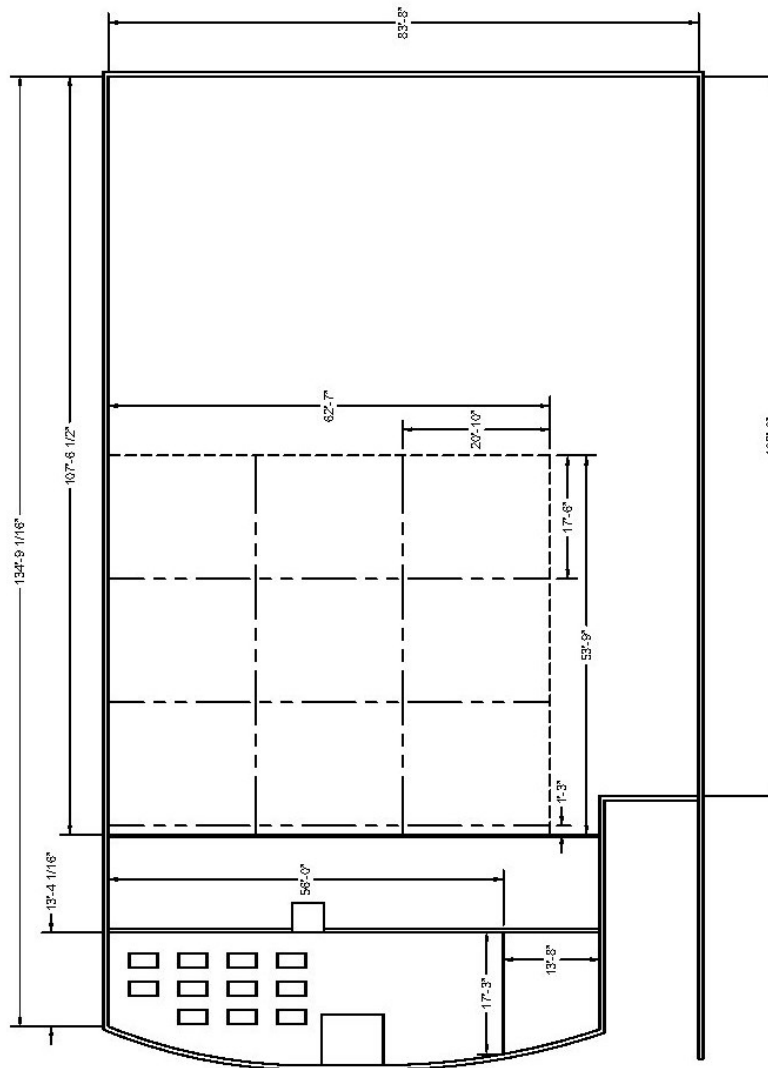
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