

LAND

FOR SALE 25.9 ACRE LAND SITE IL Route 21 (Milwaukee Ave) Gurnee, IL



Location: East Side of Route 21, North of Route 120

Access: Route 21 (Milwaukee Avenue)

Frontage: 1079' Frontage on Route 21

810' Frontage on Manchester Drive

Zoning: O2 PUD Office Campus District

Available For: Commercial, Multi Family possible

Divisible: No

Utilities: To site

Sale Price: \$7,905,000 (\$7.00 Per Sq. Ft.)

Remarks: Prime "infill" site. Looped water main installed. Access I-94 West via Route 21 and access I-94 East via Route 120 (Belvidere Rd). Village of Gurnee may consider Multi Family with commercial out lot. Great mixed use potential.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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Tri-State Realty, Inc. • P.O. Box 7860 Gurnee, Illinois 60031
Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

FOR SALE
25.9 ACRES
NORTH IL ROUTE 21 (MILWAUKEE AVE)
GURNEE, ILLINOIS

- Location:** East Side of Route 21
North of Route 120
- Access:** Route 21 (Milwaukee Avenue)
- Frontage:** 1079' Frontage on Route 21
810' Frontage on Manchester Drive
- Zoning:** O2 PUD Office Campus District
- Available For:** Commercial, Office, Medical, R&D, Multi Family possible
- Divisible:** No
- Utilities:** To site
- Sale Price:** \$7,905,000 (\$7.00 Per Sq. Ft.)
- Remarks:** Prime "infill" site. Looped water main installed. Access I-94 West .8 miles via Route 21 (Milwaukee Ave) & access I-94 East 2.8 miles via Route 120 (Belvidere Rd). Village of Gurnee may consider Multi Family development with commercial out lot. Great mixed use potential.

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Aerial Map 25.9 Acres North IL Route 21 (Milwaukee Ave) Gurnee, Illinois



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