

Prime Gurnee Location Near 94 Interchange

775 S IL Route 21
Gurnee, IL 60031

Site Details

Submarket	Lake County
Utilities	Sewer, Water, Electrical to site
Highway Access	94 Northbound 0.5 Miles 94 Southbound 3 Miles
West Lot	12.5 acres 190,000 SF @ 35% FAR
East Lot	5 acres 75,000 SF @ 35% FAR
Frontage	Visibility along IL-21 (Milwaukee Ave)
Site Survey	Gurnee Triangle
Zoning	PUD



Property Type
Vacant Land



Land Acreage
25.9 AC



Wetland Acreage
6.2 AC

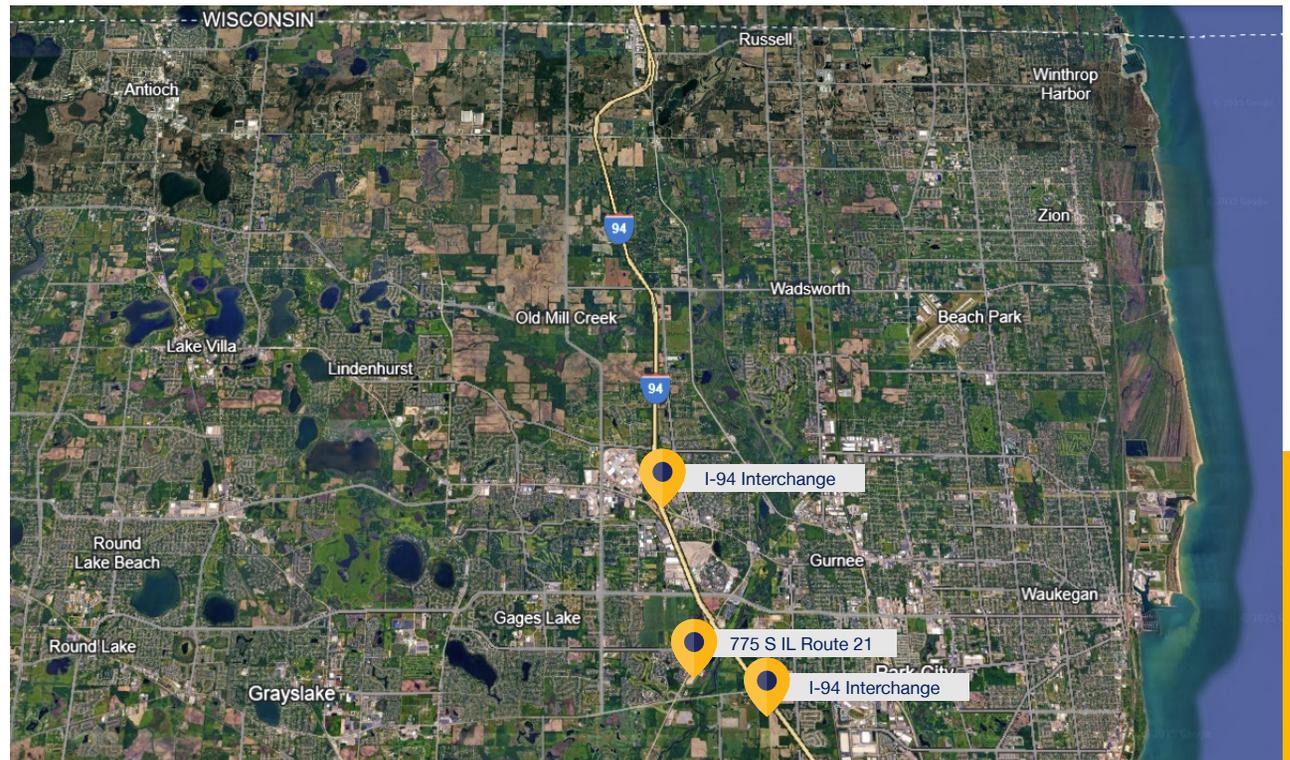


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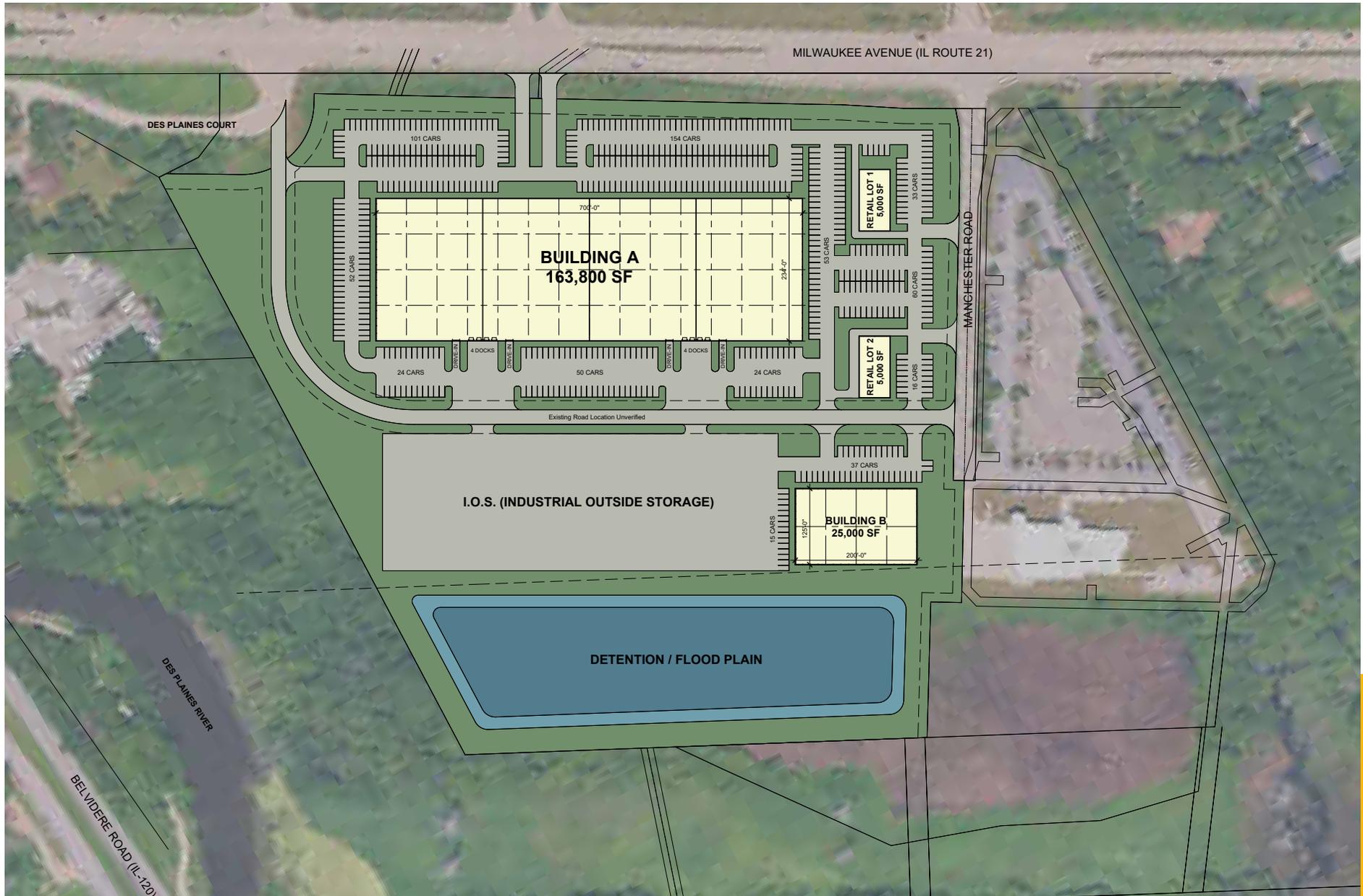
Highway Access

The site is located fronting Illinois Route 21 (Milwaukee Avenue) — a major north-south arterial in the region.

The nearest major expressway is the Interstate 94 (Tri-State Tollway) which runs through the village of Gurnee, Illinois and provides regional connectivity to both Chicago and Milwaukee.



Site Plan



A photograph of a modern glass skyscraper at dusk. The building's facade is composed of large, irregular glass panels that reflect the sky and surrounding environment. The interior lights are on, and some windows show a warm yellow glow. The sky is a mix of blue and orange, suggesting sunset or sunrise. In the foreground, there are streetlights and a paved plaza with some greenery.

**Taking your
business further.**

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