



**3901 GROVE AVE.
GURNEE, IL 60031**

\$10/NNN

SIZE	6,100 SF
OFFICE AREA	+ -700SF

- CLOSE TO RT 41
- MINUTES FROM I-94
- LAND AREA: 15,125 SF
- DRIVE IN DOOR: (1) 10' X 11'
- LOADING DOCK: (1) 12' X 14'
- PARKING: 11 CARS
- HEAT: GAS
- ZONING: I-2
- BUILT: 2002
- POWER: 200 AMP 3 PHASE
- CONSTRUCTION: MASONRY, STRUCTURAL STEEL, TORCH GRADE RUBBER ROOF



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 PRICES SUBJECT TO CHANGE AND LISTING MAY BE WITHDRAWN WITHOUT NOTICE.

**STEVIE JOY SWEENEY
PM/BROKER
847-665-7077
STEVIE@NORDICLTD.COM**

CONTACT US

**STEPHANIE GULLO
GM/MANAGING BROKER
847-665-7071
STEPHANIE@NORDICLTD.COM**