



3841 SWANSON COURT | GURNEE, IL

26,033 SQ. FT. WAREHOUSE FOR LEASE



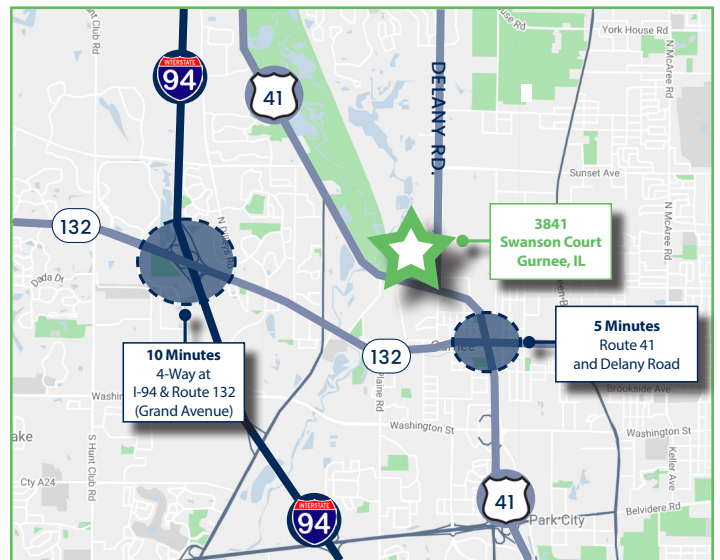
AVAILABLE

UNIT 3841

- » **TOTAL SF:** 26,033 Sq. Ft.
- » **OFFICE:** 1,209 Sq. Ft.
- » **LOADING:** 3 Interior Docks
1 Drive-In Door (12'H x 10'W)
- » **POWER:** 1,600 Amps @ 480/277 Volts
- » **AVAILABLE:** Immediately
- » **LEASE RATE:** \$5.50 PSF Net

DETAILS

- » **BUILDING SIZE:** 100,000 Sq. Ft.
- » **CEILING HEIGHT:** 24' Clear
- » **CAR PARKING:** 1 per 1,000 Sq. Ft. (26 Cars)
- » **ZONING:** I-3
- » **SPRINKLERED:** Wet
- » **COLUMN SPACING:** 40' x 40'
- » **OPEX (2023):** \$1.12 PSF RE Taxes
\$0.57 PSF CAM
\$0.12 PSF Insurance



HIGHLIGHTS

- » Institutional Ownership
- » Low Property Taxes



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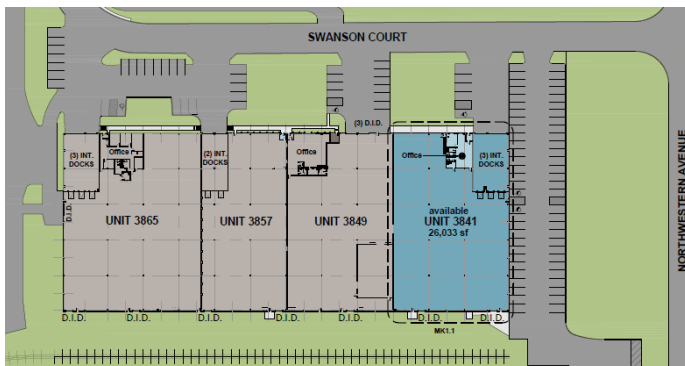
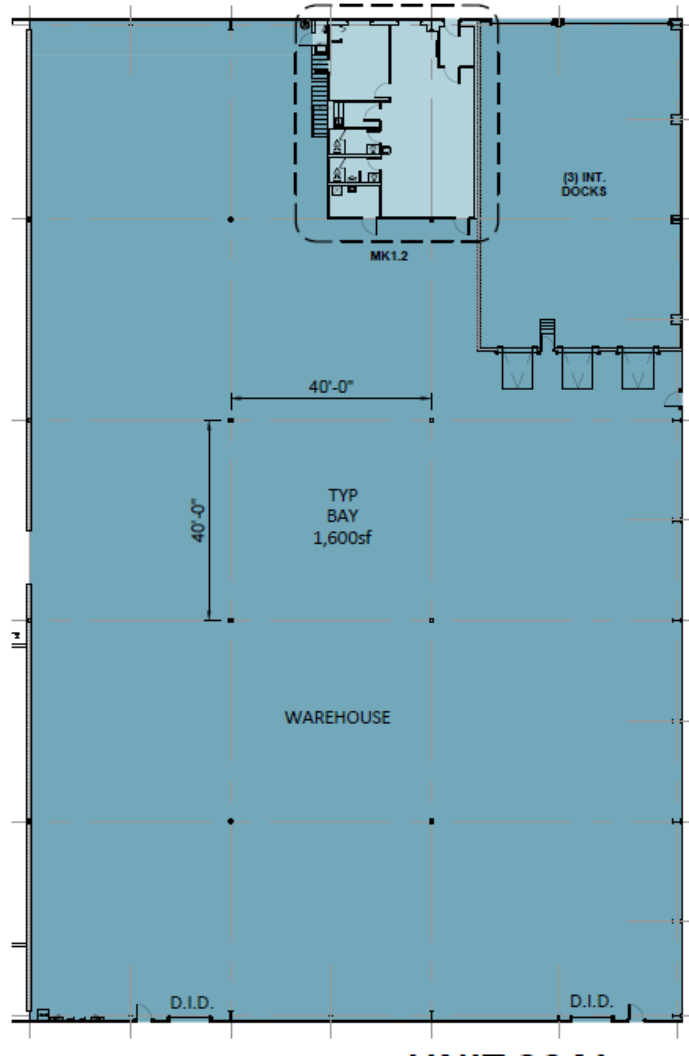
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FLOOR PLAN | 26,033 SQ. FT.



P PLYMOUTH REIT



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