



FOR SALE / LEASE  
**3982 RYAN ROAD**  
GURNEE, IL

**30,000 SF AVAILABLE**

 **CONTACT US:**

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# BUILDING SPECIFICATIONS

**Building Size** 30,000 SF

**Office** 7,812 SF

**Site Size** 1.62 acres

**Clear Height** 25'

**Loading**

- 2 exterior dock doors with levelers
- 3 drive-in doors

**Construction** Precast

**Sprinkler** Wet system

**Parking** 35 Spaces (potentially expandable)

**Power** 2,000A @ 480V

**Heating** Gas forced air

**Year Built** 2005

**Lease Rate** Subject to Offer

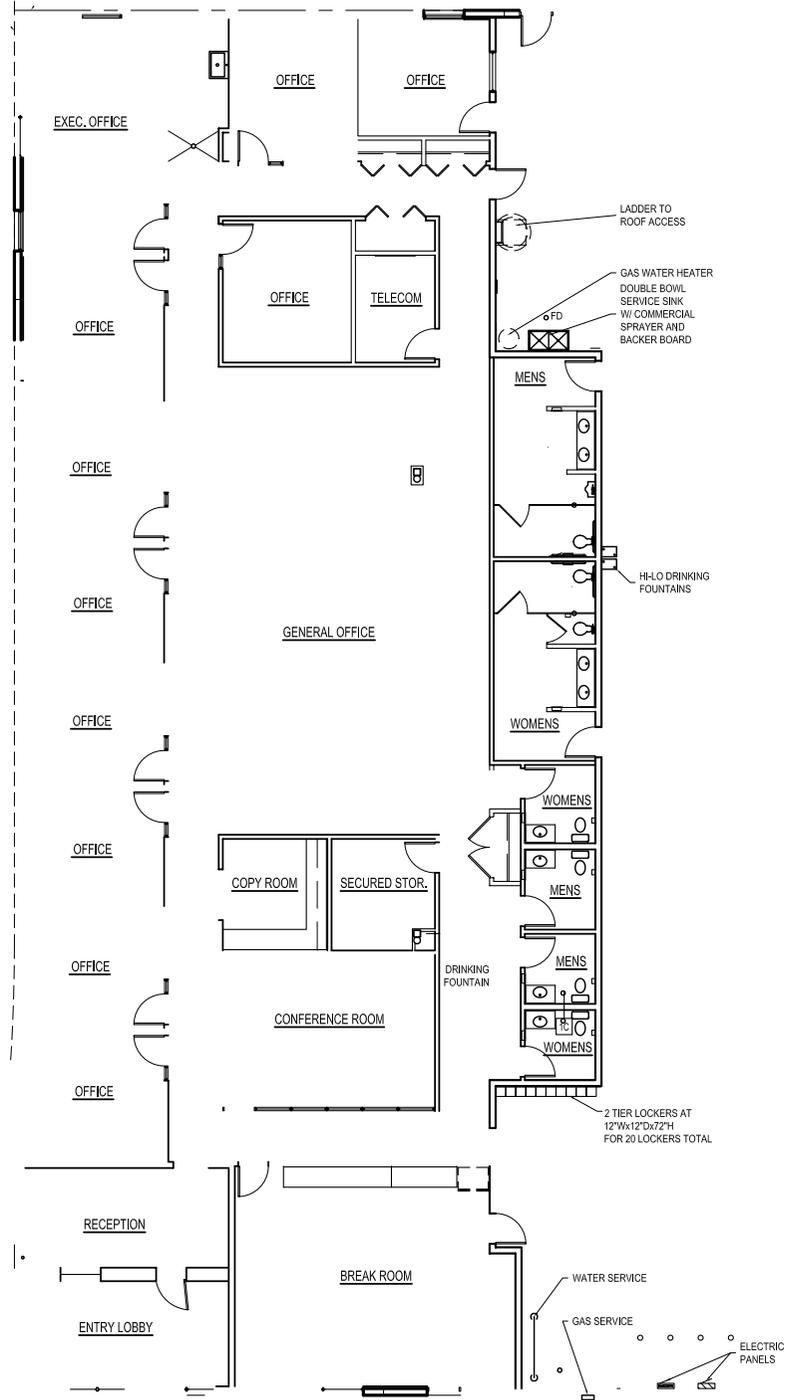
**Sale Price** Subject to Offer

**Comments**

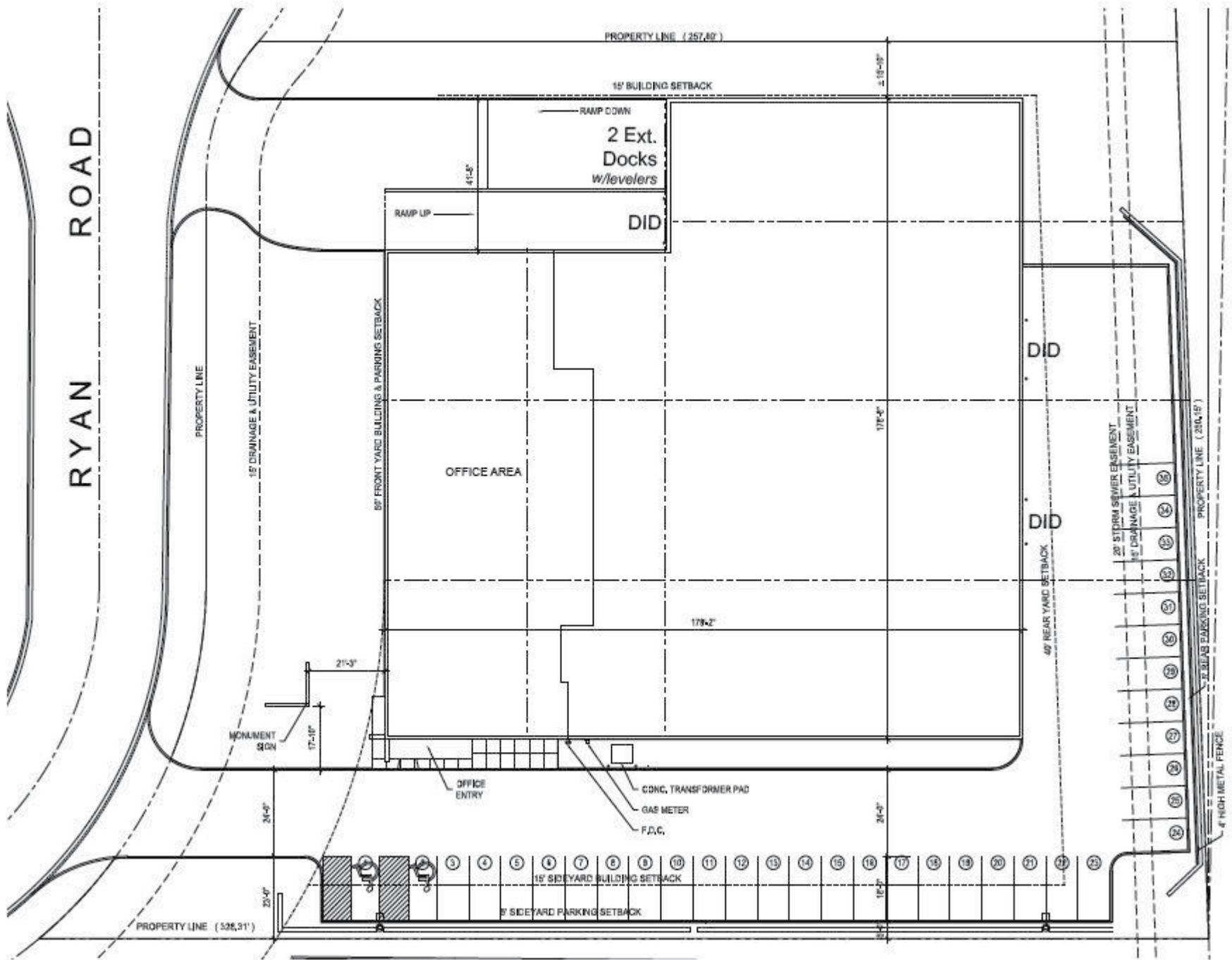
- High end office finishes
- Well-maintained headquarters facility
- Single-user identity
- Within minutes of I-94 and Route 41
- Easy access to expressways
- Trench drains with triple catch system



# OFFICE PLAN



# SITE PLAN





## CONTACT INFORMATION

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