



## 1556 ST. PAUL AVENUE

Gurnee, Illinois

**Unit:** 11,900 Sq. Ft.  
**Office:** 1,420 Sq. Ft.  
**Warehouse:** 10,480 Sq. Ft.

### TERMS:

**Base Rent:** Negotiable  
**Escalation:** 3% Per Year  
**Real Estate Taxes:** \$2.61 (2025 Est.)  
**CAM & Insurance:** \$1.68 (2025 Est.)

### HIGHLIGHTS:

- Lower Lake County Taxes
- Easy access to I-294 and Route 41
- Includes T-8 High Efficiency Lighting

### BUILDING DATA:

**Ceiling Height:** 17'  
**Utilities:** Gas / Electric  
**Power:** 400 amps  
**Parking:** 21 spaces  
**Construction:** Masonry

### SHIPPING:

**Truck Docks:** 1  
**Drive In Doors:** 1

**POSSESSION:** May 1, 2026

### Exclusive Leasing and Management Agents



## VAN VLISINGEN AND CO.

One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069

**847.634.2300**

**Chuck Lamphere, President**

[crl@vvco.com](mailto:crl@vvco.com)

**Nick Panarese, Executive VP, SIOR**

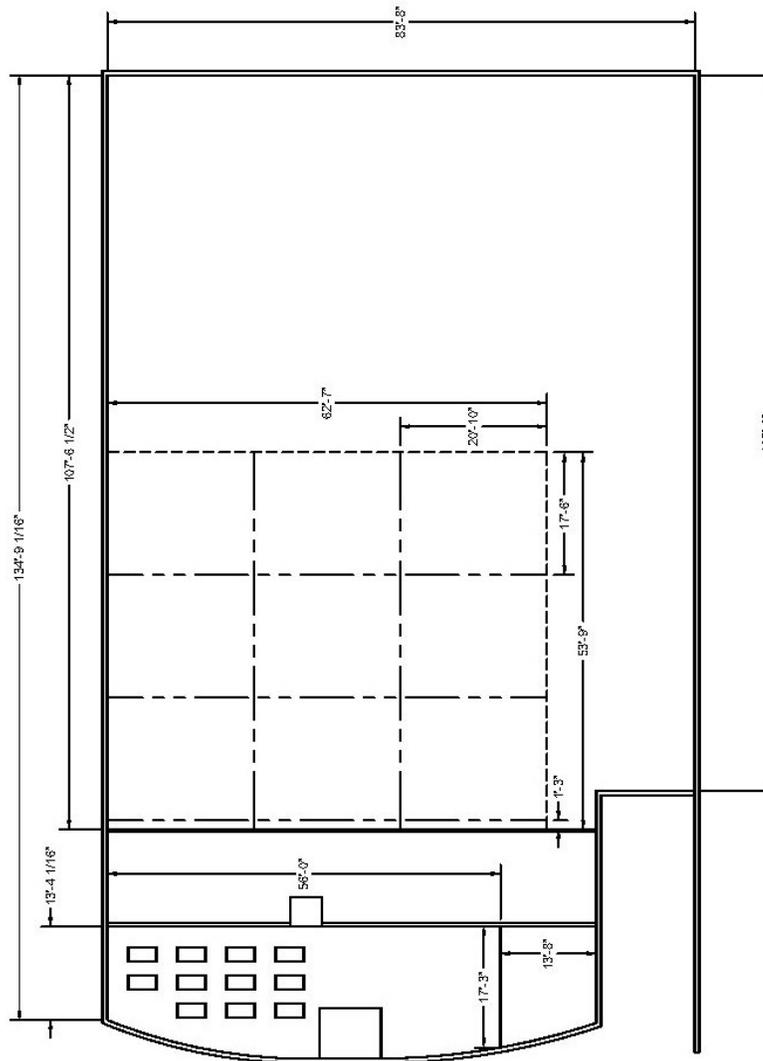
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