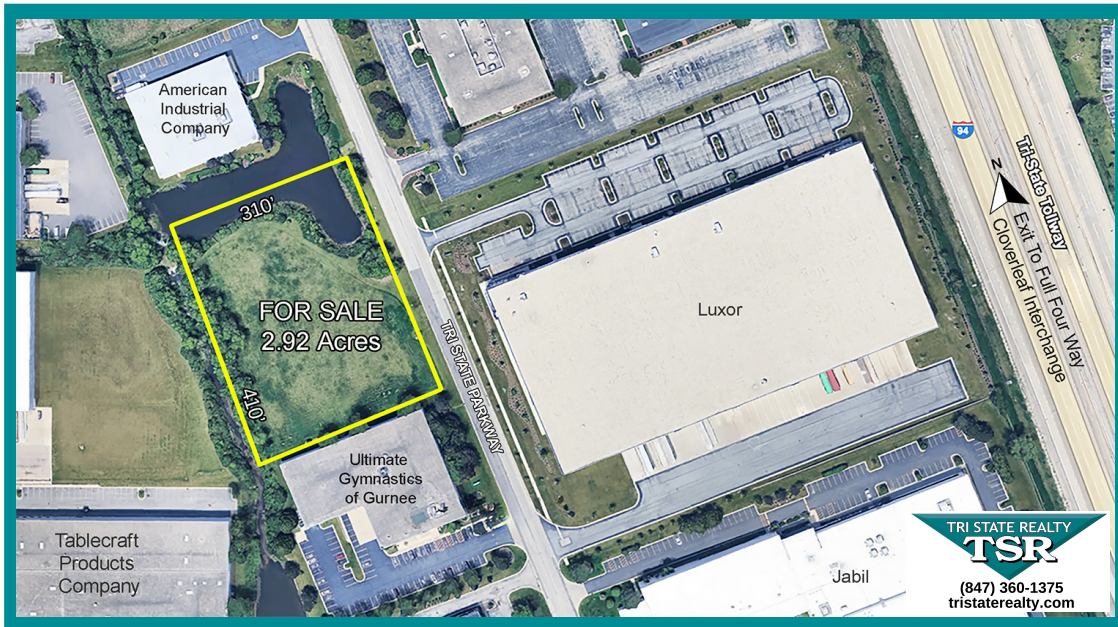
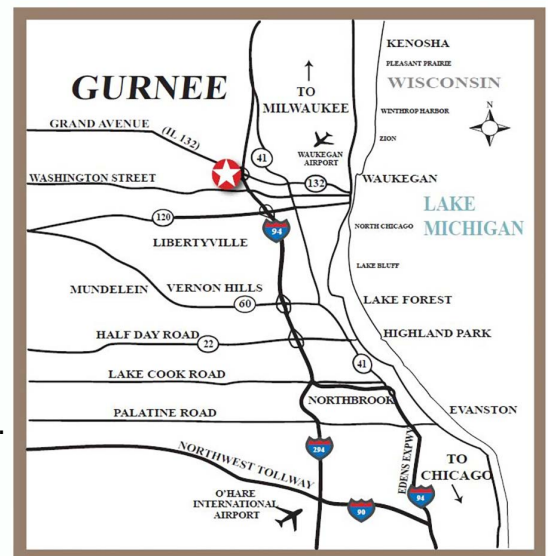


LAND

FOR SALE - 2.92 ACRE POND SITE
1050 GRAND TRI STATE BUSINESS PARK GURNEE, IL



- **Location:** 1050 Tri State Parkway Lot 121-124 Grand Tri State Business Park
- **Access:** Tri State Parkway and immediate to I-94 Tollway full four way interchange
- **Frontage:** 410' of frontage on Tri State Parkway
- **Zoning:** I-2 (O.I.P.) Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Utilities:** To Site
- **Sale Price:** \$826,769 (\$6.50 per Sq. Ft.)
- **Remarks:** Interior Pond Site. Build up to 28,000 Sq. Ft. facility. Prime location at full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Community Trust Credit Union, Tablecraft, Veridian Healthcare, Ohio Medical, Sterigenics and Jabil. Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations)



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P.O. Box 7860 Gurnee, Illinois
 Commercial & Industrial Real Estate
 Licensed in Illinois and Wisconsin

**FOR SALE
2.92 ACRE POND SITE
LOTS 121-124
1050 TRI STATE PARKWAY
GURNEE, IL 60031**

Location: 1050 Tri State Parkway Lots 121-124

Grand Tri State Business Park

Access: Tri State Parkway

Frontage: 410" frontage on Tri State Parkway

Zoning: I-2 OIP (Special Use Office and Industrial Park)

Available For: Office and Industrial

Divisible: No

Utilities: To Site

Sale Price: \$826,769 (\$6.50 per Sq. Ft.)

Remarks: Interior Pond Site. Build up to 28,000 Sq. Ft. facility.

Prime location at full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Community Trust Credit Union, Tablecraft, Veridian Healthcare, Ohio Medical, Sterigenics and Jabil. Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations).

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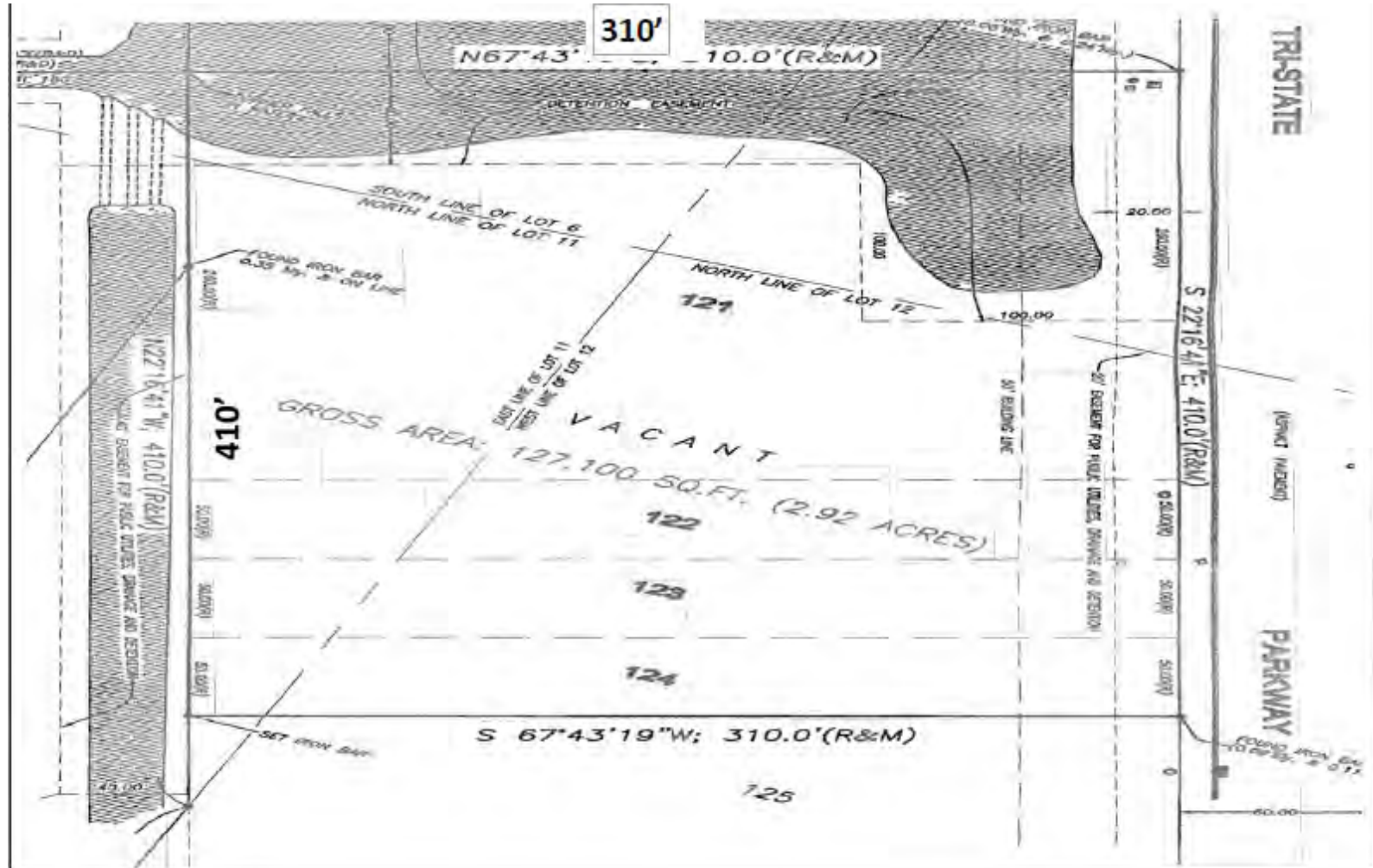
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SURVEY 2.92 ACRE POND SITE - LOTS 121-124
1050 GRAND TRI STATE PARKWAY GURNEE, ILLINOIS



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