

3500 Grand Avenue, Gurnee, IL

19,000 SF on 1.56 Acres Available



PRICE REDUCED

FOR SALE OR LEASE: Showroom Plus Warehouse

AVAILABLE: +/- 19,000 SF

LAND: 1.56 Acres

SPRINKLERS: Yes

OPEN SHOWROOM: 9,000 SF

WAREHOUSE: 10,000 SF

LOADING: 1 DID, 1 Exterior Dock

CEILING: +/- 15' Clear

TAXES: \$1.84 PSF (2024)

FOR SALE: ~~\$1,699,000~~ \$1,599,000

FOR LEASE: \$10.95 Net



- Expansion Room or Outdoor Storage Potential
- Newer HVAC
- Parking Lot Improvements
- Great for Semi-Retail & Warehousing
- Previously was a Flooring Company



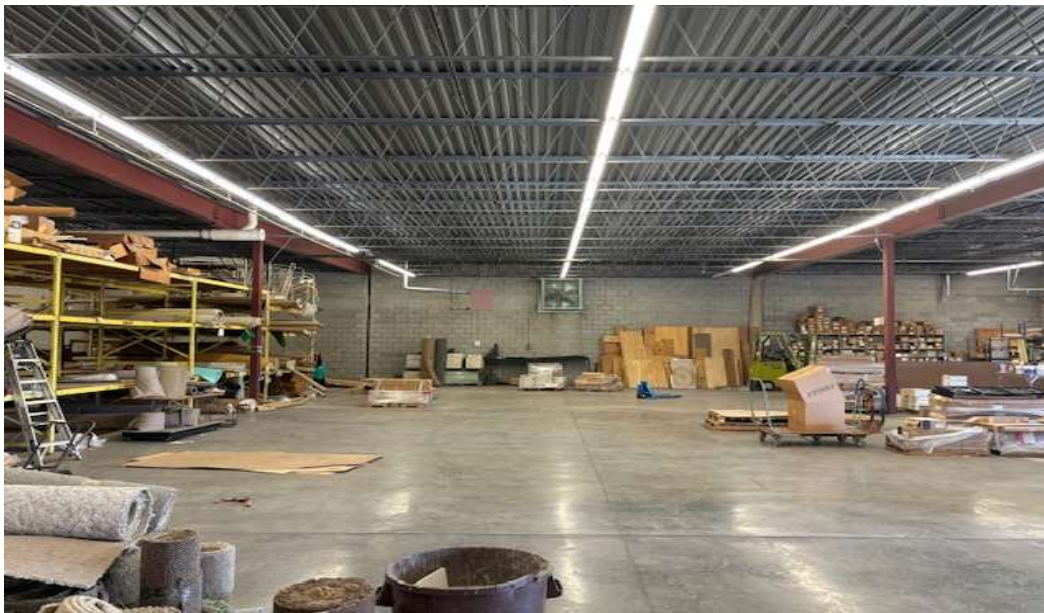
SCAN FOR LISTING



ENTRE
Commercial Realty LLC

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PHOTOS



LOCATION



3500 Grand Avenue, Gurnee, IL

Amenities

Childcare, Hotels, Recreation, Restaurants, Retail

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