

AVAILABLE FOR SALE / LEASE

1379-1391 ST. PAUL AVENUE

GURNEE, IL 60031

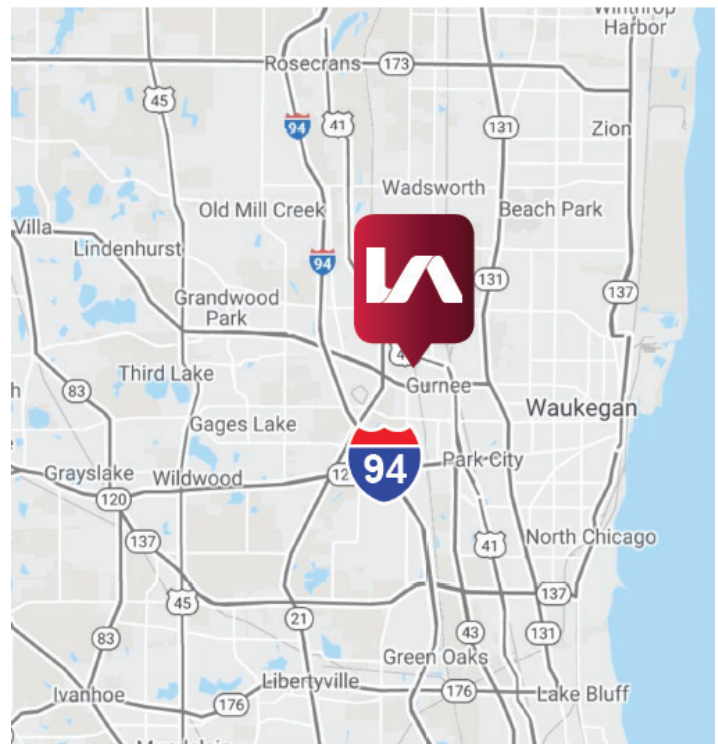


BUILDING SPECIFICATIONS:

BUILDING SIZE:	6,976 SF Unit A: 4,140 SF (80% A/C) Unit B: 2,802 SF (70% A/C) LEASED (\$2,705 monthly income)
SITE SIZE:	19,166 SF
CLEAR HEIGHT:	9'
YEAR BUILT:	1987
ZONING:	I-2 Industrial
LOADING:	› Recessed loading dock for Unit B › Overhead doors for each unit
FIBER:	Yes
PARKING:	18 spaces
POWER:	200 amp per unit @ 240 volt
PIN:	07-14-202-022
HVAC:	Gas forced air
STRUCTURE:	100% concrete block
ROOF:	Single ply membrane
AIR CONDITIONING:	Central air for offices only
2020 RE TAXES:	\$12,691.88 (\$1.81 PSF)
SALE PRICE:	\$555,680.00
LEASE RATE:	Subject to offer

COMMENTS:

- › Located in the established Gurnee Industrial Business Park
- › Well-maintained, free-standing, multi-tenant building
- › Back-up generator on roof



Thomas M. Boyle, SIOR

Principal

tomboyle@lee-associates.com

D 773.355.5079

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No liability for errors. Site plan is for illustrative purposes only and is not to scale.

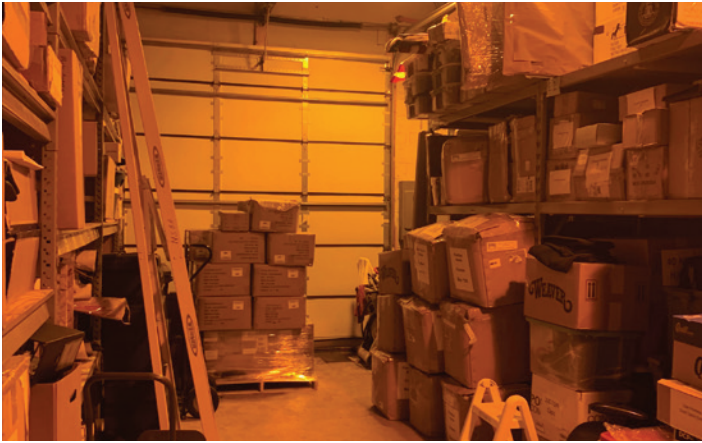
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tomboyle@lee-associates.com
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