

INDUSTRIAL -FOR LEASE



**1472 ST. PAUL AVE
GURNEE, IL 60031**



\$8/SF NET

11,990 SF

- **BUILDING SIZE: 11,990 SF**
- **YEAR BUILT: 1994**
- **CONSTRUCTION: MASONRY
STRUCTURAL STEEL
TORCH GRADE RUBBER ROOF**
- **CEILING HEIGHT: 16' CLEAR**
- **DRIVE IN DOOR: (1) 12' X 14'**
- **LOADING DOCK: (1) 12' X 14'**
- **2024 RE TAXES: \$0.98/SF**



THIS INDUSTRIAL BUILDING IS IDEALLY LOCATED IN GURNEE, IL, OFFERING UNMATCHED CONVENIENCE AND ACCESSIBILITY FOR BUSINESSES OF ALL SIZES. SITUATED JUST MINUTES FROM I-94, IT PROVIDES DIRECT ACCESS TO BOTH CHICAGO AND MILWAUKEE MARKETS, MAKING DISTRIBUTION AND TRANSPORTATION HIGHLY EFFICIENT. GURNEE IS A THRIVING COMMERCIAL HUB WITH A STRONG LABOR POOL, ESTABLISHED INFRASTRUCTURE, AND PROXIMITY TO MAJOR SHIPPING ROUTES, SUPPLIERS, AND CUSTOMERS. WITH ITS CENTRAL LOCATION, BUSINESS-FRIENDLY COMMUNITY, AND EXCELLENT CONNECTIVITY, THIS PROPERTY POSITIONS YOUR COMPANY FOR GROWTH AND LONG-TERM SUCCESS.

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