2180 Swanson Court
Gurnee, IL

ENTRE Commercial Realty LLC

For Sale

AVAILABLE: 17,285 SF

BUILDING SIZE:	17,285 SF
OFFICE:	+/- 4,000 SF (TWO FLOORS)
LOT SIZE:	3.34 ACRES
YEAR BUILT:	2006
CAR PARKING:	AMPLE
LOADING:	3 DRIVE-IN DOORS (14X14)
CRANES:	ONE (10 TON) TWO (1 TON)
CLEAR HEIGHT:	24'
ZONING:	I-3
SPRINKLER:	WET
ELEVATOR:	YES
POWER:	1,200 AMPS/480 VOLT, 3-PHASE
RE TAXES:	$3.40 PSF (PAID 2025)
SALE PRICE:	**$3,950,000**

- Triple Catch Basins
- Heavy Power Facility
- Outdoor Storage
- FF&E Business For Sale Separately

Presented By:

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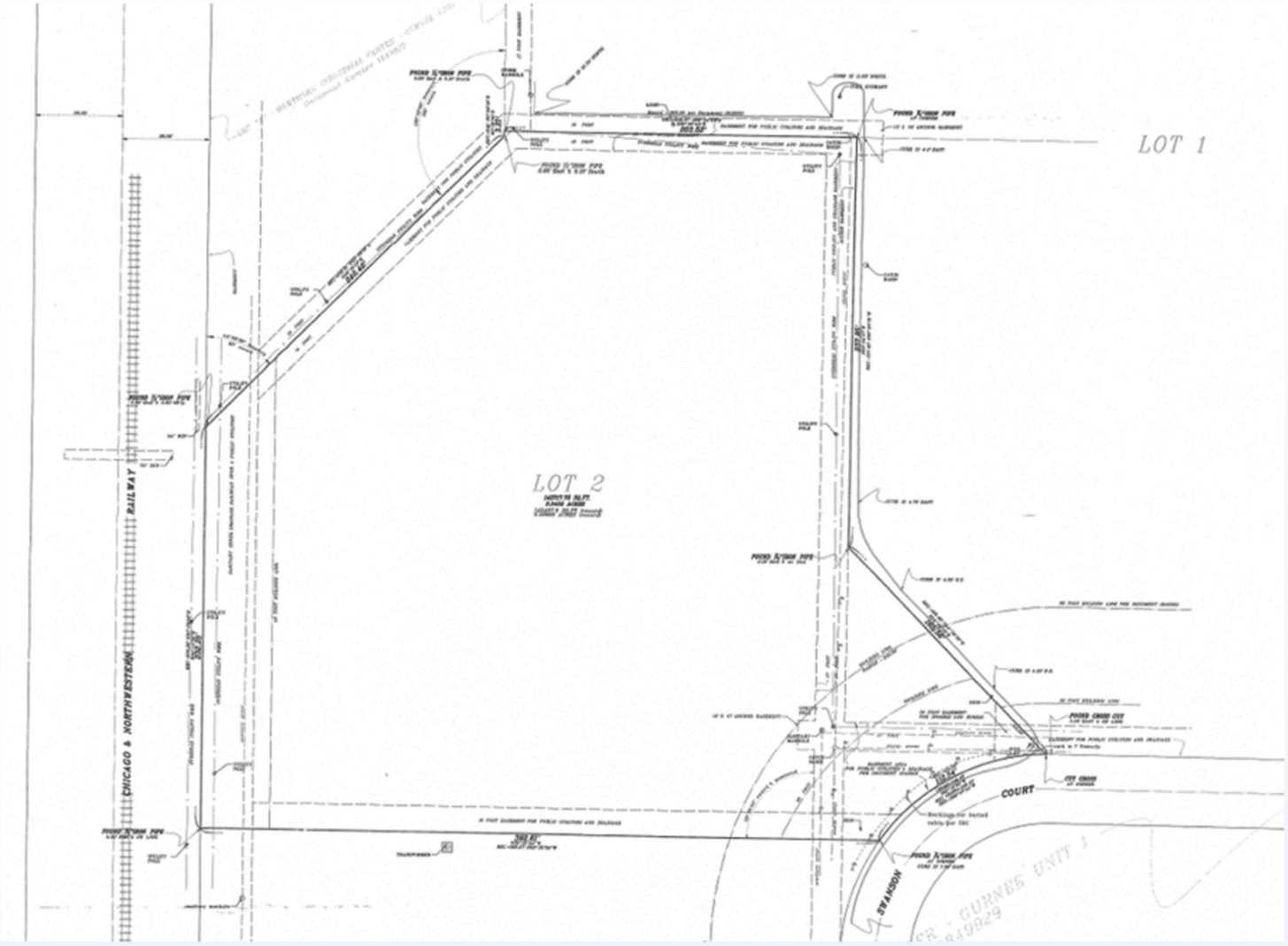
The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

Site Plan



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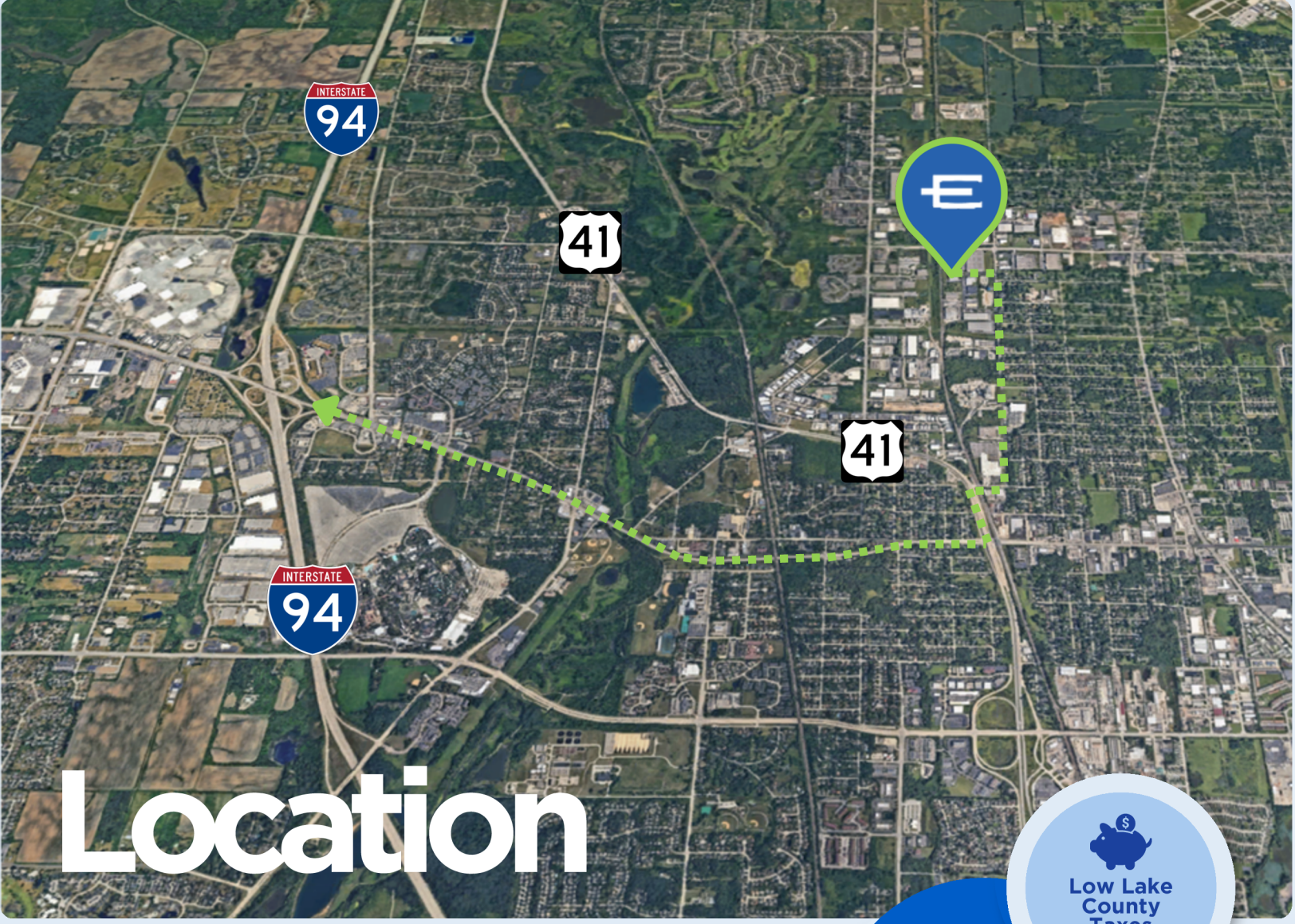

Location

2180 Swanson Court
Gurnee, IL

Low Lake County Taxes

4.5 Miles from Interstate I-94

1 Mile from US Route 41

Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.

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