



1528 ST. PAUL GURNEE, IL 60031

\$8/NNN

FLEXIBLE AVAILABILITY DATE

- BUILDING SIZE: 11,990 SF
- YEAR BUILT: 1996
- ZONING: INDUSTRIAL
- CONSTRUCTION: MASONRY
STRUCTURAL STEEL,
TORCH GRADE RUBBER ROOF
- WAREHOUSE CEILING HEIGHT: 17'
- DRIVE IN DOOR: (1) 10' X 12'
- LOADING DOCK: (1) 12' X 14'
- 2024 RE TAXES: \$1.70/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.

STEV JOY SWEENEY
PM/BROKER
847-665-7077
STEVI@NORDICLTD.COM

CONTACT US

STEPHANIE GULLO
GM/MANAGING BROKER
847-665-7071
STEPHANIE@NORDICLTD.COM

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NORDIC PROPERTIES, LTD *1 EAST BELVIDERE RD *GRAYSLAKE, IL * 60030
847-336-0900 * WWW.NORDICLTD.COM