

Commercial - For Sale/Lease

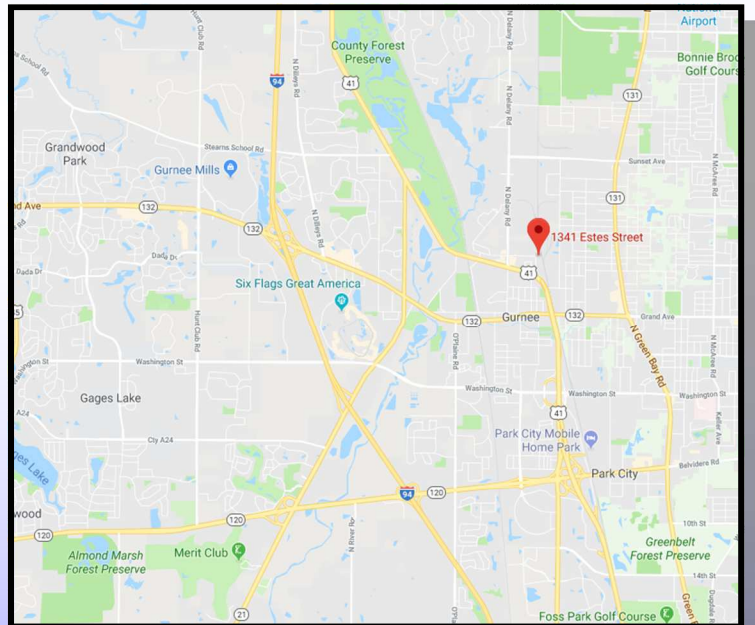
3901 Grove Avenue, Gurnee, Illinois 60031



Excellent location just off US Route 41 and minutes from I-94. This brick and block construction is perfect for a variety of different uses such as Light Manufacturing, Research and Development, Distribution Warehouse, Gymnasium, and Flex Space.

Building Features

- ◆ Building Size: 11,817 Sq. Ft.
- ◆ Office Area: Approx. 1,600 Sq. Ft.
- ◆ Land Area: 30,928 Sq. Ft.
- ◆ Construction: Masonry, structural steel, torch grade rubber roof.
- ◆ Drive In Doors: (2) 10' x 12'
- ◆ Loading Dock: (2) 12' x 14'
- ◆ Parking : 15 cars
- ◆ Ceiling Height: 16' Clear
- ◆ Sprinklers: N/A
- ◆ Power: 400 AMP 3 Phase
- ◆ Heat: Gas
- ◆ Zoning: I-2
- ◆ Year Built: 1991
- ◆ Real Estate Taxes: \$17,199.77 (2017)
- ◆ Lease Price: **\$5.50/SF NET**



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



CONTACTS

Mark Hackendahl
Broker/Property Manager
847-665-7070
Mark@Nordicltd.com

Stephanie Gullo
Broker/Property Manager
847-665-7071
Stephanie@Nordicltd.com

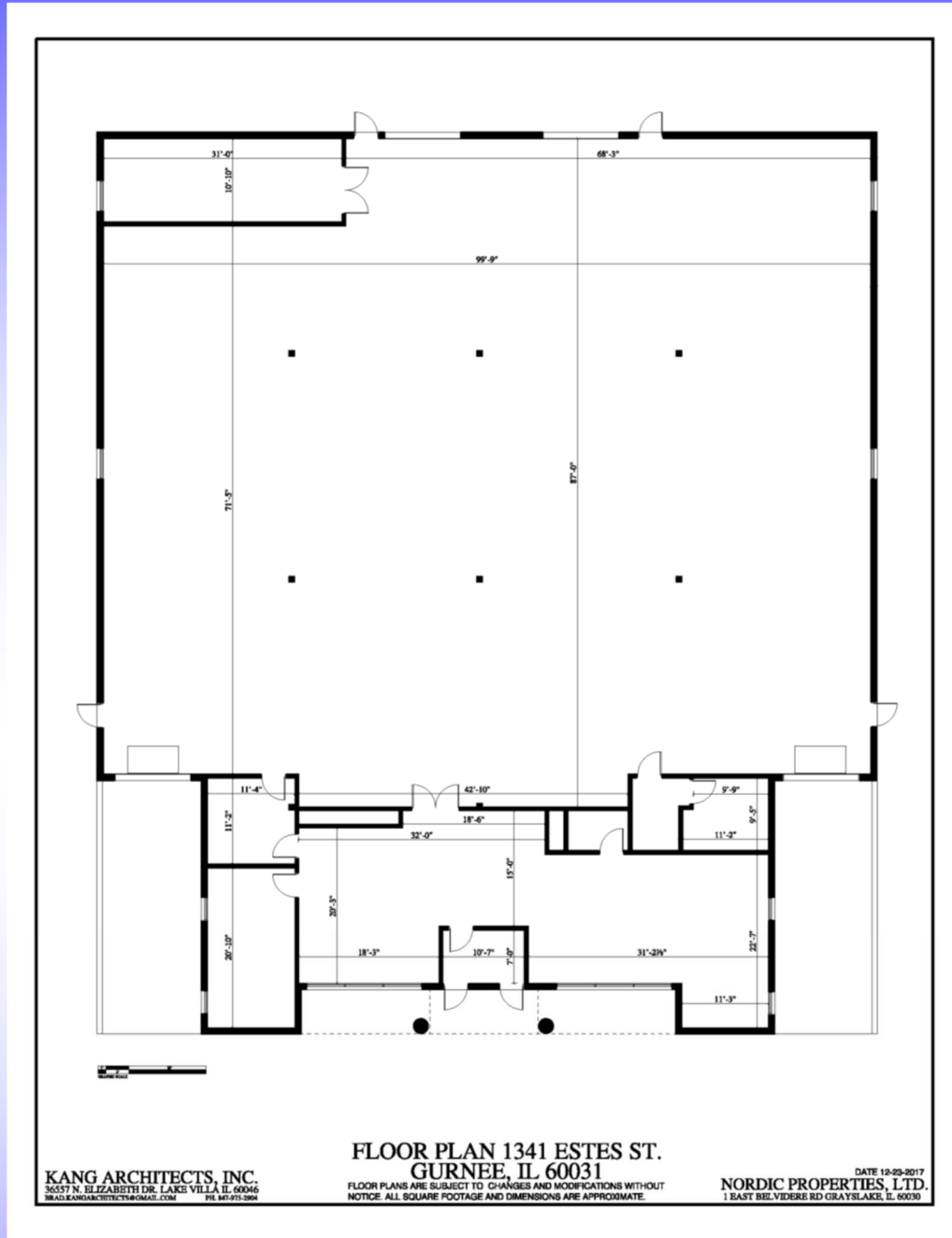


Nordic Properties Ltd. 1 East Belvidere Rd, Grayslake, IL 60030
(847) 336-0900 / FAX (847) 223-0009 / admin@nordicltd.com / www.Nordicltd.com



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