

1001 TRI-STATE PARKWAY

GURNEE, IL

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TRI-STATE
PARKWAY
GURNEE, IL



I-94 TOLLWAY FRONTAGE



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TOTAL BUILDING:	190,380 SF
AVAILABLE SF:	190,390 SF (Divisible to 60,000 SF)
OFFICE:	To Suit
SITE SIZE:	9.88 Acres
YEAR BUILT:	2018-2019 by Morgan Harbour Construction
POSSESSION:	1Q 2019
CLEAR HEIGHT:	32'
SPRINKLERED:	ESFR
POWER:	To Suit
PARKING:	195 Cars (+ 16 Future Car Parking Expansion)
TRAILER PARKING:	10 Positions
LOADING:	20 Exterior
DRIVE-INS:	1 Drive-in
BAY SIZE:	51' X 50' W/61' Speed Bays

LEASE RATE: Subject to offer
RE TAXES: \$1.25 PSF (estimated)

FOR MORE INFORMATION CONTACT:



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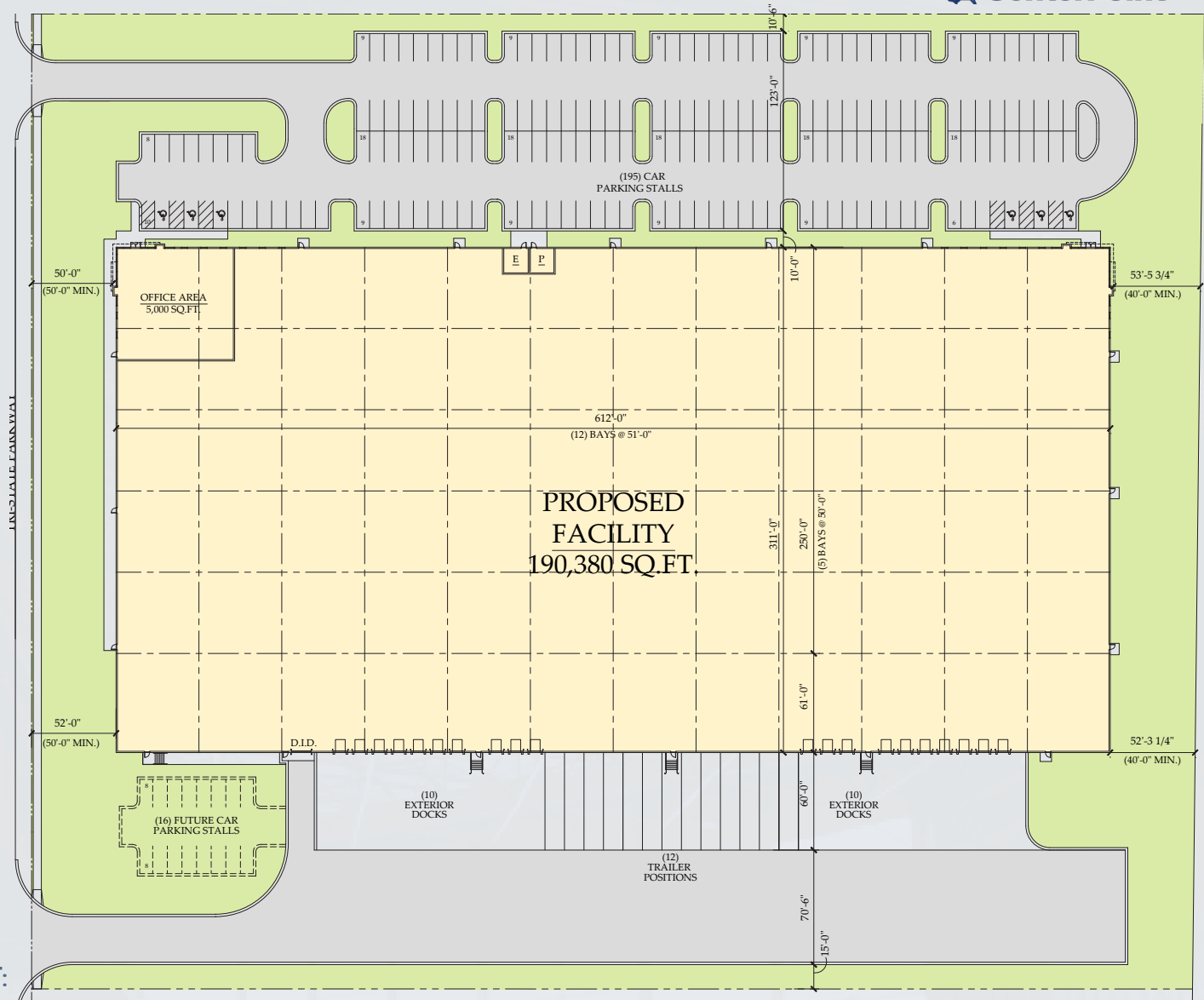


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- ✓ TOLLWAY FRONTAGE / 98,000 CARS PER DAY
- ✓ 30 MINUTES TO O'HARE INTERNATIONAL AIRPORT
- ✓ 35 MINUTES TO MITCHELL INTERNATIONAL AIRPORT
- ✓ LOW LAKE COUNTY TAXES
- ✓ TRAILER PARKING AVAILABLE
- ✓ EASY ACCESS AT FULL FOUR-WAY INTERCHANGE AT GRAND AVENUE / ROUTE 132 AND I-94



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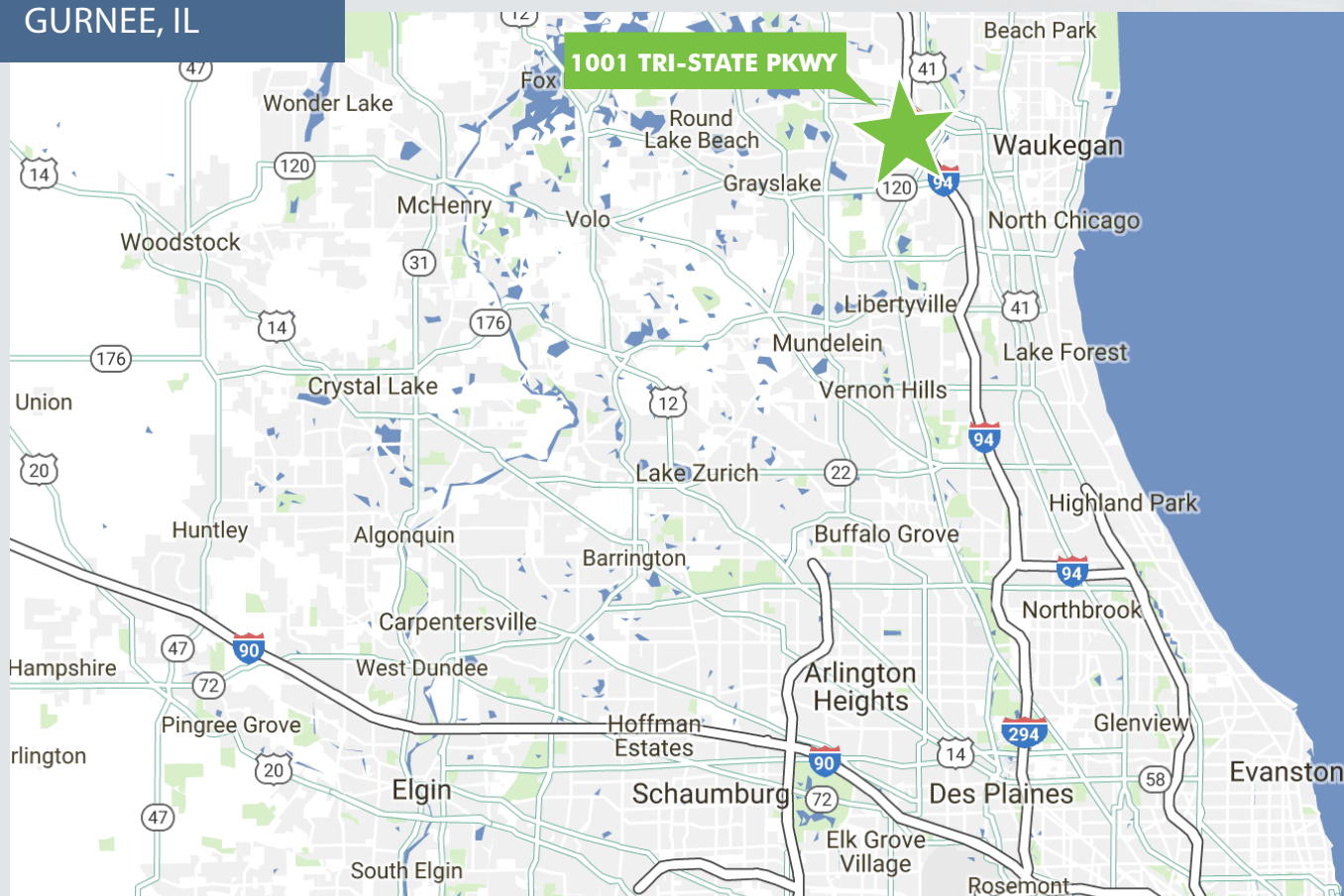
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