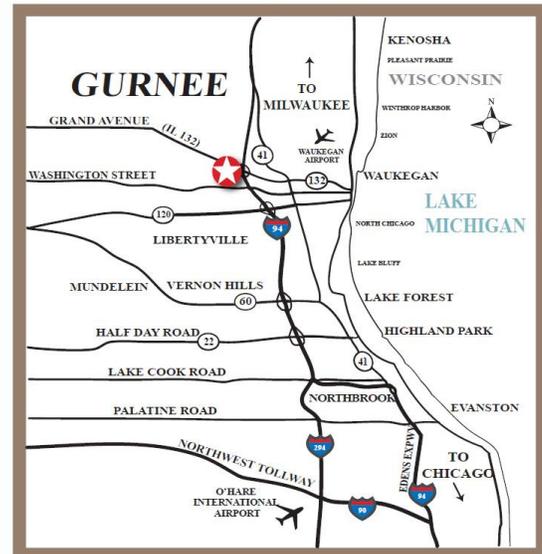


# LAND

FOR SALE 2.92 ACRES - TRI STATE PARKWAY  
GRAND TRI STATE BUSINESS PARK GURNEE, IL



- **Location:** Lots 121-124 Grand Tri State Business Park
- **Access:** Tri State Parkway and immediate to I-94 Tollway
- **Frontage:** 410' of frontage on Tri State Parkway
- **Zoning:** I-2 (O.I.P.) Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Utilities:** To Site
- **Sale Price:** \$826,769 (\$6.50 per Sq. Ft.)
- **Remarks:** Interior Pond Site. Build up to 28,000 Sq. Ft. facility. Prime location at full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Domino Amjet, Veridian Healthcare, Ohio Medical, Sterigenics, ULINE and Nypro. Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations).



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 Prices subject to change and listing may be withdrawn without notice.

TRI STATE REALTY  
**TSR**

**CONTACT: Robert Elbrecht**  
**847.360.1375 re@tristaterealty.com**

Commercial and Industrial Real Estate  
Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. P.O. Box 502 Gurnee, Illinois 60031 • (847) 360.1375  
• Fax 847.360.9667 • sales@tristaterealty.com • www.tristaterealty.com

**FOR SALE**  
**2.92 Gross Acres**  
**Lot 121-124 Tri State Parkway**  
**Grand Tri-State Business Park**  
**Gurnee, Illinois**

- **Location:** Lot 121-124 Grand Tri State Business Park
- **Access:** Tri State Parkway
- **Frontage:** 410' of frontage on Tri State Parkway
- **Zoning:** I-2 (O.I.P.)  
Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Divisible:** No
- **Utilities:** To Site
- **Sale Price:** \$756,811 (\$5.95 per Sq. Ft.)
  
- **Remarks:** Interior Pond Site. Build up to 28,000 Sq. Ft. facility. Prime location at full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Domino Amjet, Veridian Healthcare, Ohio Medical, Sterigenics, and ULINE, Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations).

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**FOR SALE  
2.92 ACRES  
LOT 121-124 GRAND TRI STATE BUSINESS PARK  
GURNEE, ILLINOIS**



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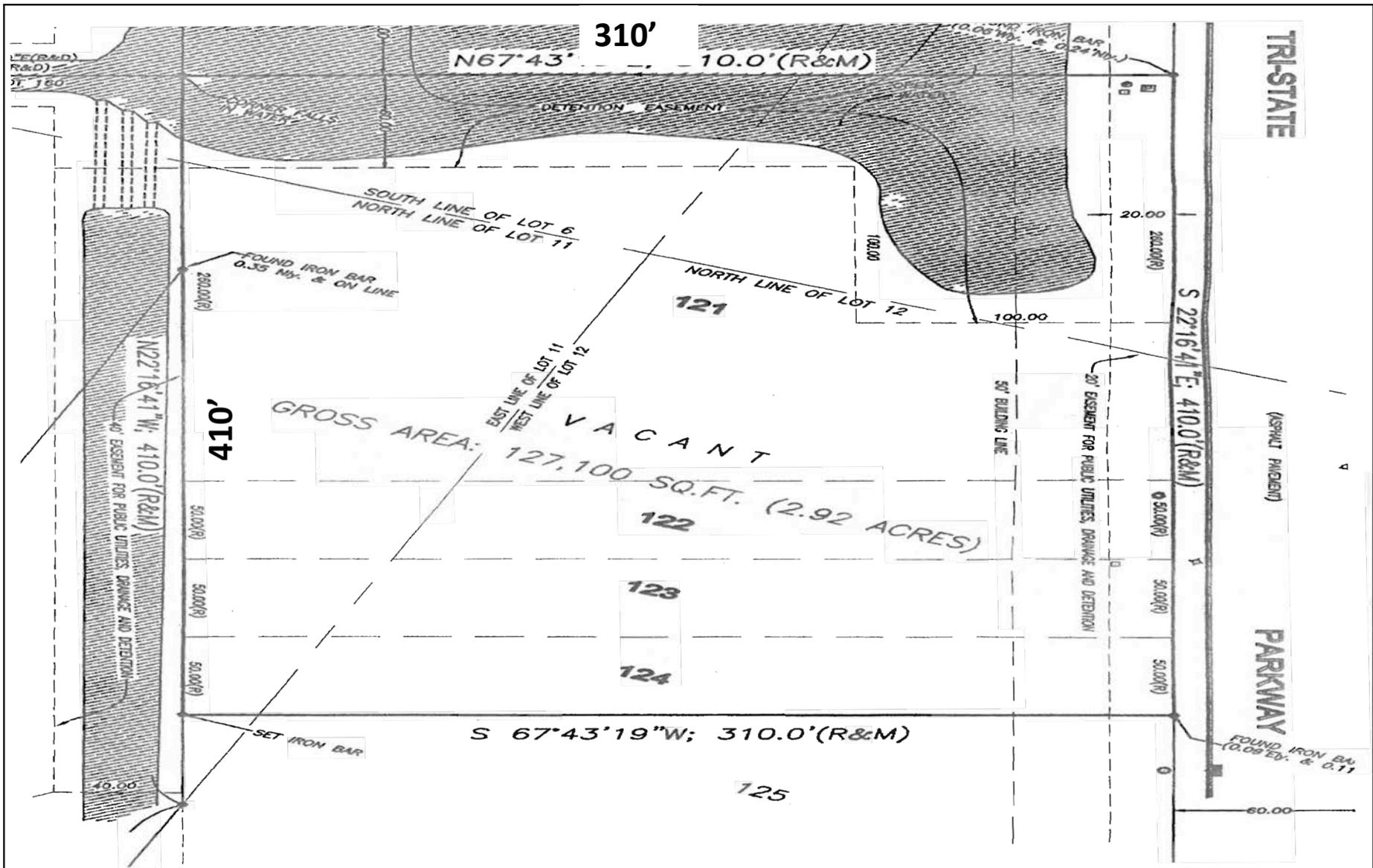


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# SURVEY – 2.92 ACRES LOTS 121-124 GRAND TRI STATE BUSINESS PARK GURNEE, ILLINOIS



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