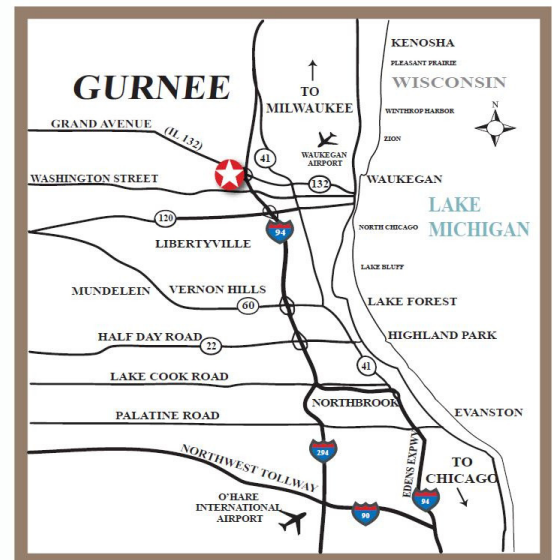


LAND

FOR SALE - 4.68 ACRES LOT 1 GURNEE, IL
SWC TRI STATE PARKWAY & LAKESIDE DRIVE



- **Location:** Lot 1 Within CenterPoint Business Center
- **Frontage:** 374' of Frontage on Tri State Parkway
485' of Frontage on Lakeside Drive
- **Zoning:** I-2 (O.I.P.) Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Utilities:** To Site
- **Sale Price:** \$1,325,095 (\$6.50 per Sq. Ft.)
- **Remarks:** Prime interior corner site. Build up to 50,000 Sq. Ft. facility. Join these fine companies: Handi Foil, Kalle, Akorn, Actavis and Weiman Products. Infrastructure includes AT&T fiber, Comcast 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 Prices subject to change and listing may be withdrawn without notice.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

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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
Lot 1 - 4.68 Acres
SWC Tri State Parkway & Lakeside Drive
CenterPoint Business Center
Gurnee, Illinois

- **Location:** Lot 1 within CenterPoint Business Center
- **Access:** Tri State Parkway
- **Frontage:** 374' of frontage on Tri State Parkway
485' of frontage on Lakeside Drive
- **Zoning:** I-2 (O.I.P.)
Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Divisible:** No
- **Utilities:** To Site
- **Sale Price:** \$1,325,095 (\$6.50 per Sq. Ft.)

- **Remarks:** Prime interior corner site. Build up to 50,000 Sq. Ft. facility. Join these fine companies: Handi Foil, Kalle, Akorn, Actavis and Weiman Products. Infrastructure includes AT&T fiber, Comcast and looped electrical system (two substations).

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**FOR SALE
4.68 ACRES
LOT 1 CENTERPOINT BUSINESS CENTER
GURNEE, ILLINOIS**



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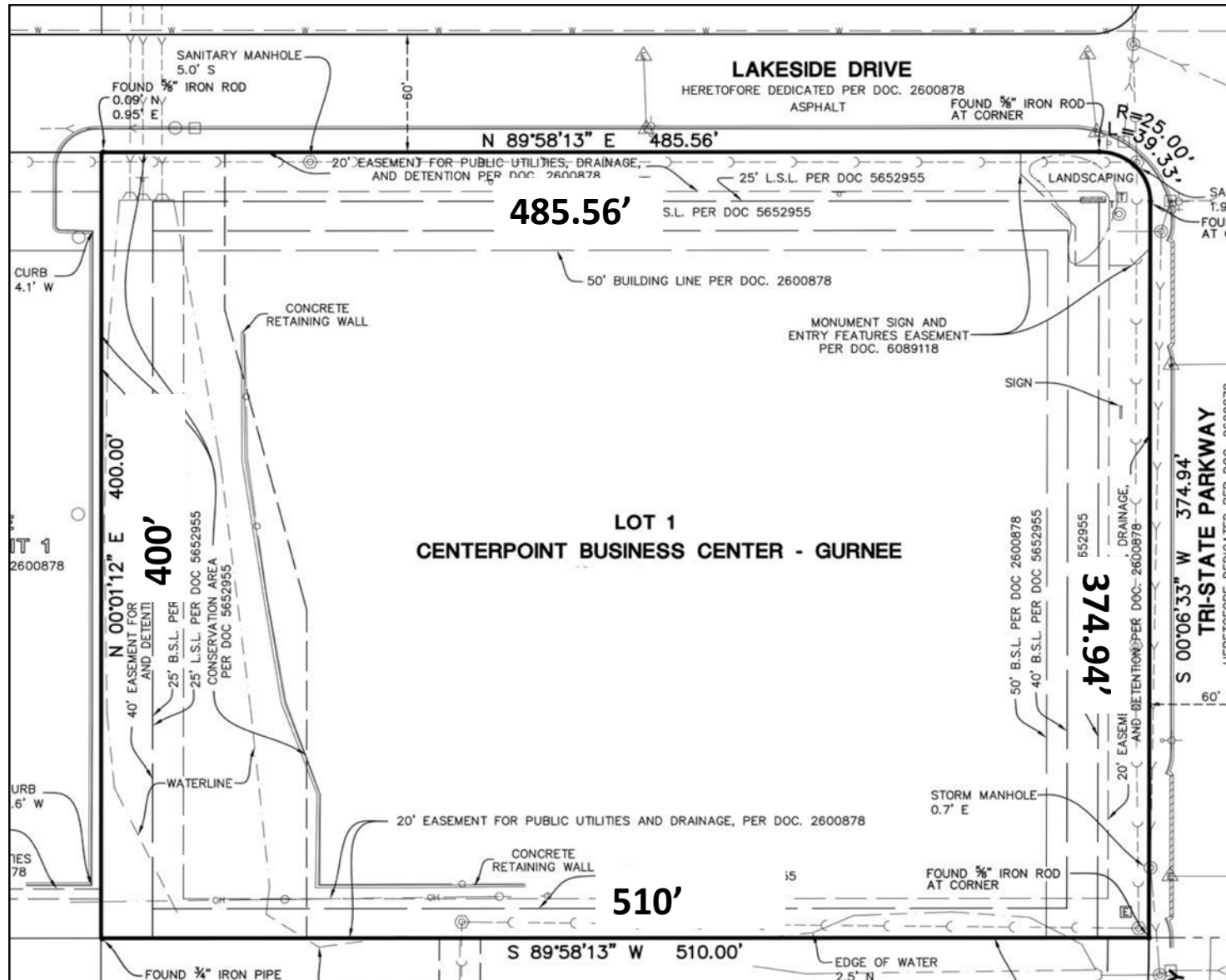
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SURVEY – 4.68 ACRES LOT 1 CENTERPOINT BUSINESS CENTER GURNEE, ILLINOIS



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