

LAND

25.9 ACRES COMMERCIAL SITE IL Route 21 (Milwaukee Avenue) Gurnee, IL



Location: East Side of Route 21, North of Route 120

Access: Route 21 (Milwaukee Avenue)

Frontage: 1079' Frontage on Route 21
810' Frontage on Manchester Drive

Zoning: O2 PUD Office Campus District

Available For: Commercial, Office, Medical and R&D

Divisible: No

Utilities: To site

Sale Price: \$7,905,000 (\$7.00 Per Sq. Ft.)

Remarks: Prime "infill" site. Planned traffic signal and Manchester Drive improvements. Looped water main to be installed. Access I-94 West via Route 21 and access I-94 East via Route 120 (Belvidere Road). On-site retention may be required. Warehouse uses subject to special use permit.



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 Prices subject to change and listing may be withdrawn without notice.



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Tri-State Realty, Inc. • P.O. Box 7860 Gurnee, Illinois 60031
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FOR SALE
25.9 ACRES
NORTH IL ROUTE 21 (MILWAUKEE AVENUE)
GURNEE, ILLINOIS

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North of Route 120

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Aerial Map 25.9 Acres North IL Route 21 (Milwaukee Avenue) Gurnee, Illinois



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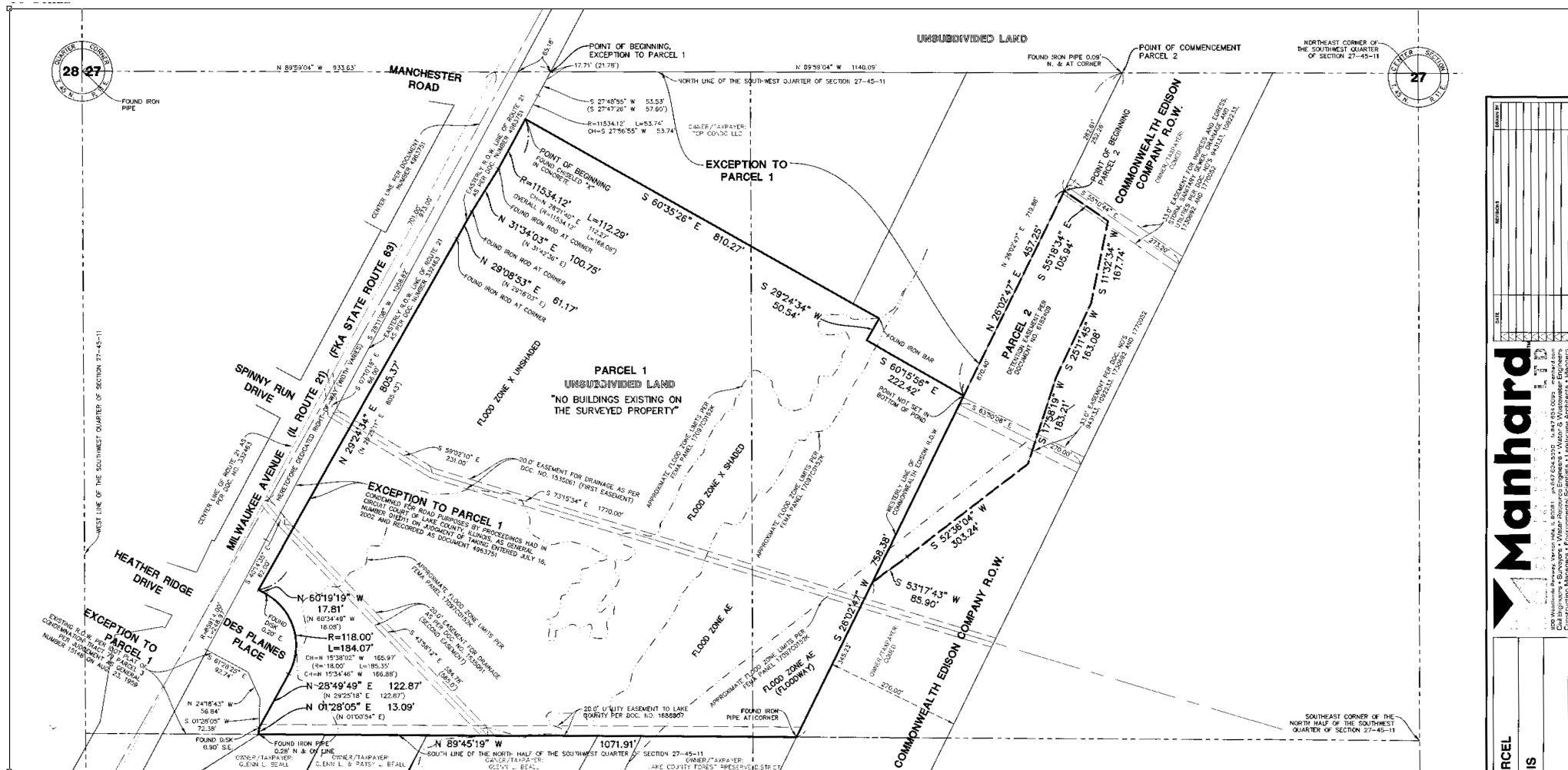
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ALTA Survey 25.9 Acres North IL Route 21 (Milwaukee Avenue) Gurnee, Illinois



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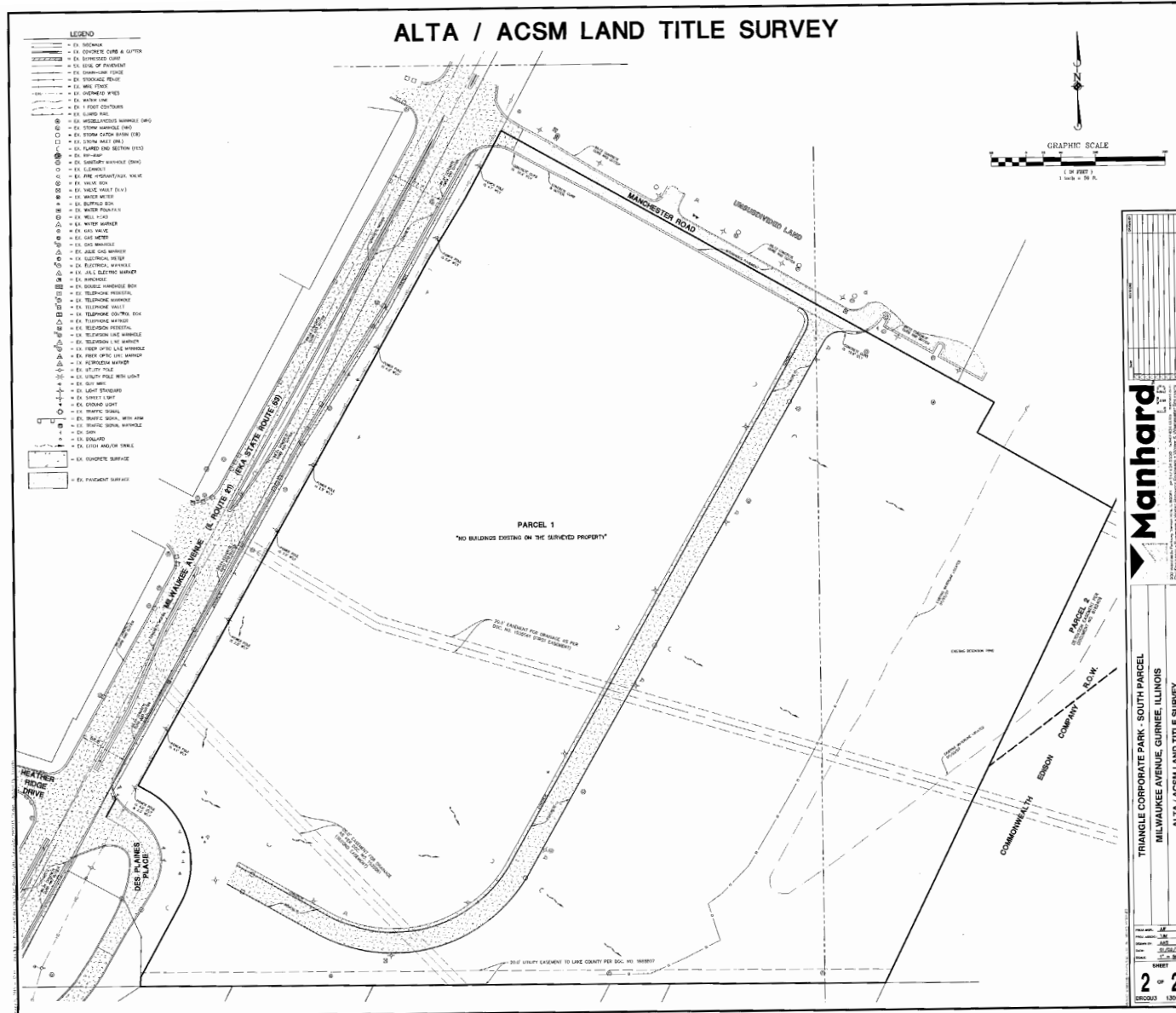


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LOCATION MAP
25.9 ACRES NORTH IL ROUTE 21
GURNEE, ILLINOIS



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