

# 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  
Looped water main installed. Access I-94  
West via Route 21 and access I-94 East  
via Route 120 (Belvidere Rd). Additional  
on-site retention may be required subject  
to final development plans.



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 Prices subject to change and listing may be withdrawn without notice.



[www.tristaterealty.com](http://www.tristaterealty.com)

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Tri-State Realty, Inc. • P.O. Box 7860 Gurnee, Illinois 60031  
Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

**FOR SALE**  
**25.9 ACRES**  
**NORTH IL ROUTE 21 (MILWAUKEE AVENUE)**  
**GURNEE, ILLINOIS**

- 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. Looped water main installed. Access I-94 West .8 miles via Route 21 (Milwaukee Ave) and access I-94 East 2.8 miles via Route 120 (Belvidere Road). Additional on-site retention may be required subject to final development plans.

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



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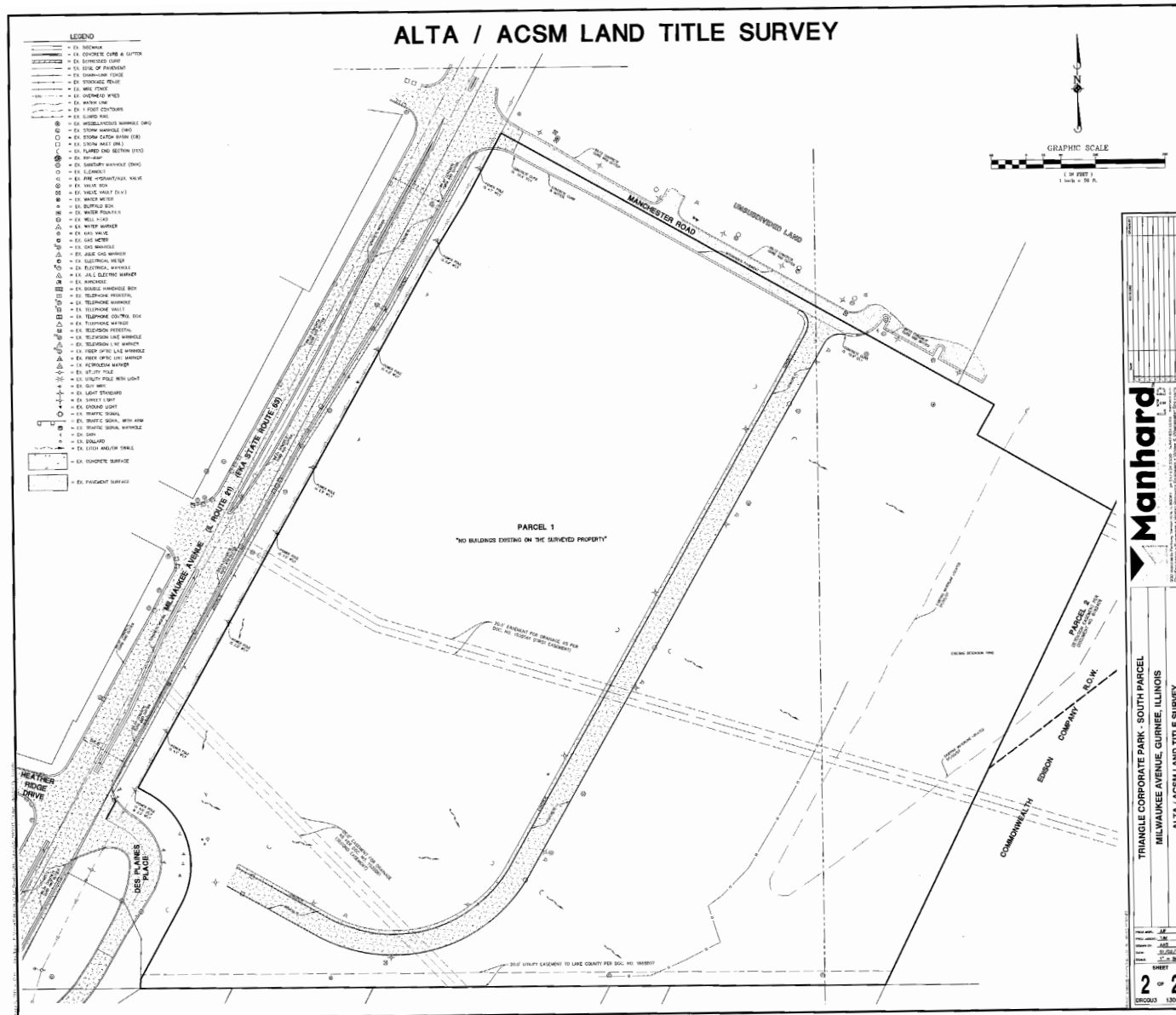
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