

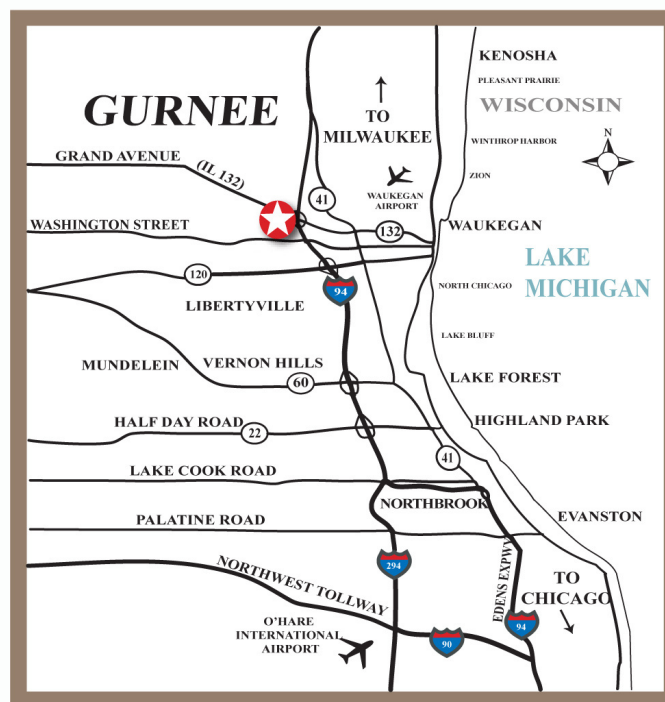
INDUSTRIAL

**FOR LEASE - UNITS FROM 5,958 TO 17,854 SQ. FT.
905 LAKESIDE DRIVE, GURNEE, ILLINOIS**



Industrial space for lease in multiple unit sizes. NEW ownership and management. Prime location at I-94 (Tri State Tollway) and Route 132 (Grand Avenue) interchange within the Grand Tri State Business Park. Newly renovated.

- Building Size: 62,940 Sq. Ft.
- Land Area: 3.47 Acres
- Year Built: 1989
- Description: Masonry (Brick) Construction
- Clear Height: 18.5' Clear In Warehouse
- Loading: Three (3) Common Docks Per Unit
- Grade Level Doors: 10'x12' Per Unit
- Electrical: 200 Amp, 120/208V Panel Per Unit
- Real Estate Taxes: Current Base Year Stop
- Expenses: Current Base Year Stop
- Available Units & Lease Price (Modified Gross):
 - Unit 2 - 9,821 Sq. Ft. - LEASED
 - Unit 4 - 8,033 Sq. Ft. - \$5,985 Per Month
 - Unit 5 - 5,958 Sq. Ft. - \$4,785 Per Month
 - Unit 7 - 7,601 Sq. Ft. - LEASED
 - Unit 8 - 17,854 Sq. Ft. - \$12,985 Per Month



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 Prices subject to change and listing may be withdrawn without notice.

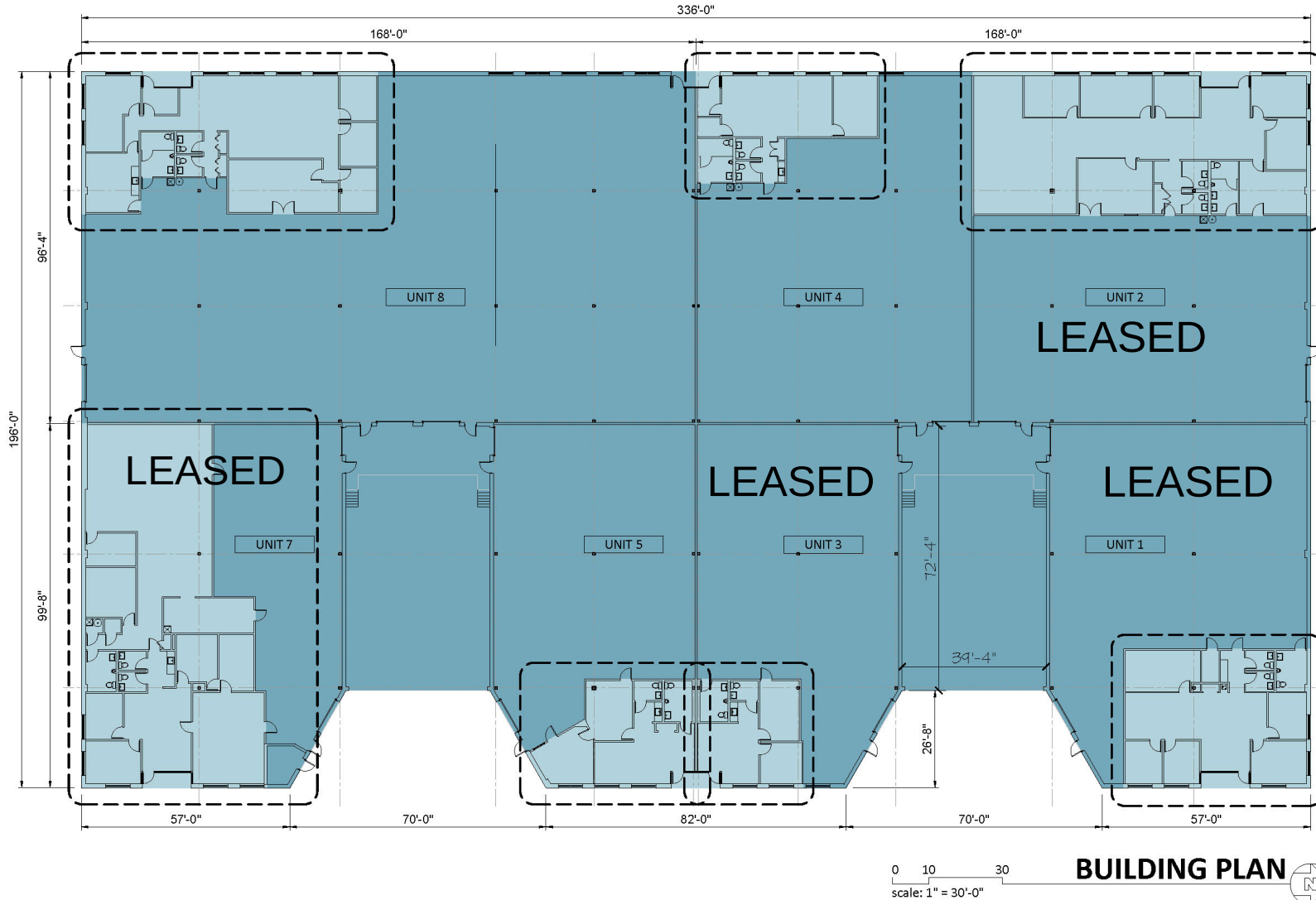
TRI STATE REALTY
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CONTACT: Robert Elbrecht 847.360.1375 sales@tristaterealty.com
P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375
Commercial and Industrial Real Estate Licensed in Illinois and Wisconsin

www.tristaterealty.com

Owned and Managed By  **VENTURE ONE**
REAL ESTATE

905 LAKESIDE DRIVE GURNEE, ILLINOIS 60031



UNITS AVAILABLE FOR LEASE (Sq. Ft.)

UNIT 2:		
office	3,650	
warehouse	6,171	
total	9,821	
UNIT 4:		
office	1,220	
warehouse	6,813	
total	8,033	
UNIT 5:		
office	1,107	
warehouse	4,851	
total	5,958	
UNIT 7:		
office	1,971	
warehouse	5,630	
total	7,601	
UNIT 8:		
office	2,930	
warehouse	14,924	
total	17,854	

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