

INDUSTRIAL

INDUSTRIAL BUILDING FOR SALE 1949 SWANSON COURT GURNEE, ILLINOIS



1949 Swanson Court has upgraded office area, parking lot, interior lighting and electrical power. Air lines in the warehouse. Uses include warehouse, manufacturing and distribution. Located in the Hawthorn Industrial Park.

Building Features

- **Building Size:** 14,400 Sq. Ft. on .81 Acres
- **Construction:** Masonry Brick and Block
- **Office Area:** 3,363 Sq. Ft.
- **Year Built:** 1978
- **Zoning:** I-2 General Industrial District
- **Docks:** 1 Exterior Dock & 1 GLD
- **Parking:** 25 Spaces
- **Sprinkler:** Yes
- **Power:** 1 - 600 Amp Panel @ 208 V
1 - 100 Amp Panel @ 480 V
- **Ceiling Height:** 16' Clear Height
- **Column Spacing:** 24' x 36'
- **Real Estate Taxes:** \$.75 Per Sq. Ft. (2021 Actual)
- **Lease Price:** NOT FOR LEASE
- **Sale Price:** \$1,188,000 (\$82 Per Sq. Ft.)



Above information is subject to verification and no liability for errors or omissions is assumed. Prices and availability subject to change and listing may be withdrawn without notice.

TRI STATE REALTY
TSR

CONTACT
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Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

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FOR SALE INDUSTRIAL BUILDING

**1949 Swanson Court
Gurnee, Illinois**

Available:	14,400 Sq. Ft.
Building Size:	14,400 Sq. Ft.
Land Area:	.81 Acres
Office Area:	3,363 Sq. Ft.
Year Built:	1978
Description:	Masonry – Brick and Block
Heat:	Gas
Docks:	One (1) Exterior
Drive-In Doors:	One (1) 10' X 14'
Parking:	25 Spaces
Power:	1 - 600 Amp Panel @ 208 volts 1 - 100 Amp Panel @ 480 volts
Ceiling Height:	16' Clear Height
Column Spacing:	24' X 36'
Sprinkler System:	Yes
Real Estate Taxes:	\$.75 per Sq. Ft. (2021 Actual)
Lease Price:	NOT FOR LEASE
Sale Price:	\$1,188,000 (\$82 per Sq. Ft.)
Remarks:	Upgraded office area, parking lot, interior lighting and electrical power; air lines in warehouse. Located in the Hawthorn Industrial Park, close proximity to Route 41, Route 173, Route 120, Route 43 and Tri State Tollway

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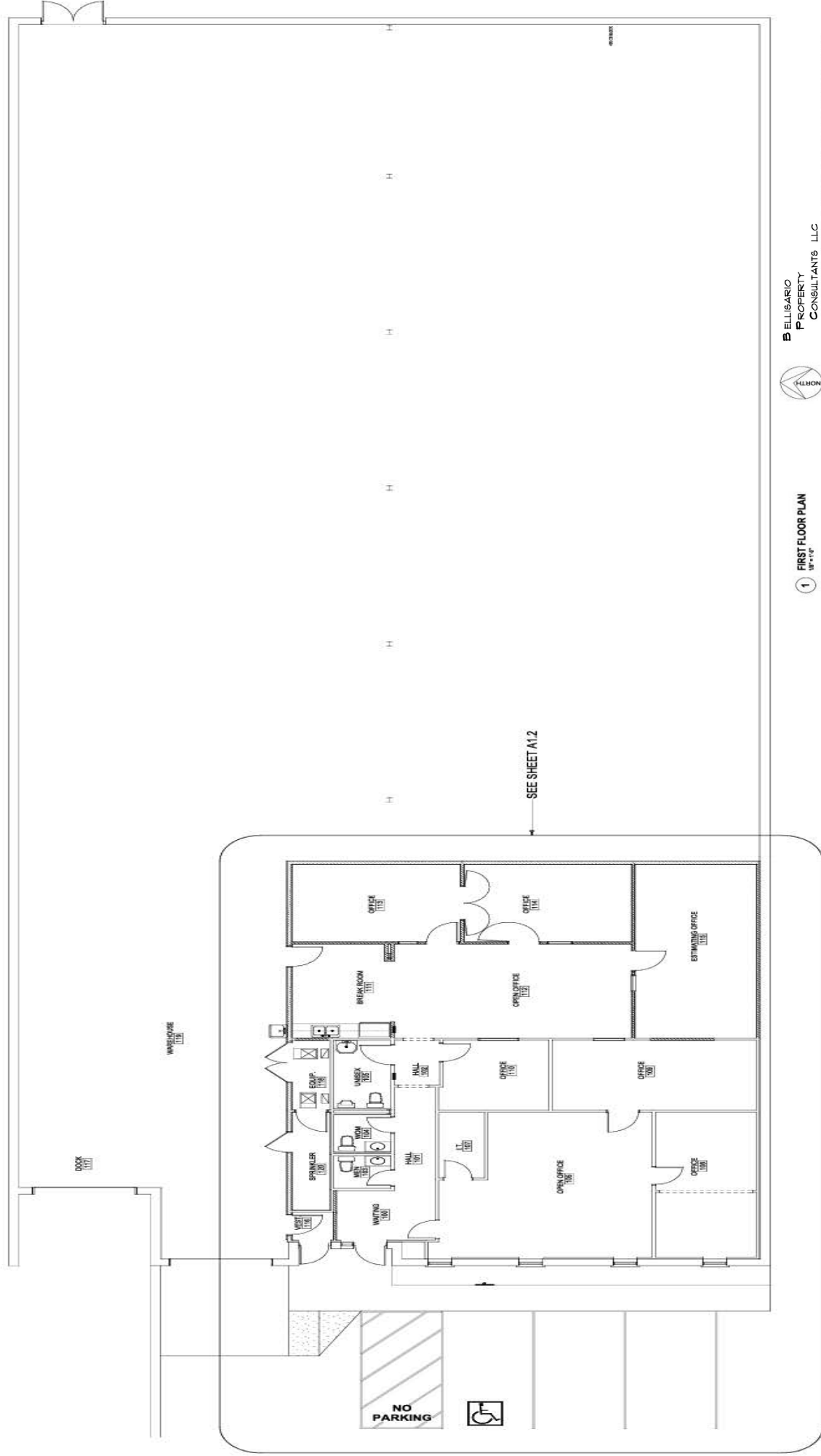
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P.O. BOX 702, GURNEE, IL PHONE: (847) 662-6277, FAX (847) 662-6278

1 FIRST FLOOR PLAN
1/8" = 1'-0"

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1949 SWANSON COURT GURNEE, IL 60031 OVERALL BUILDING PLAN



1 FIRST FLOOR PLAN
1/8" = 1'-0"

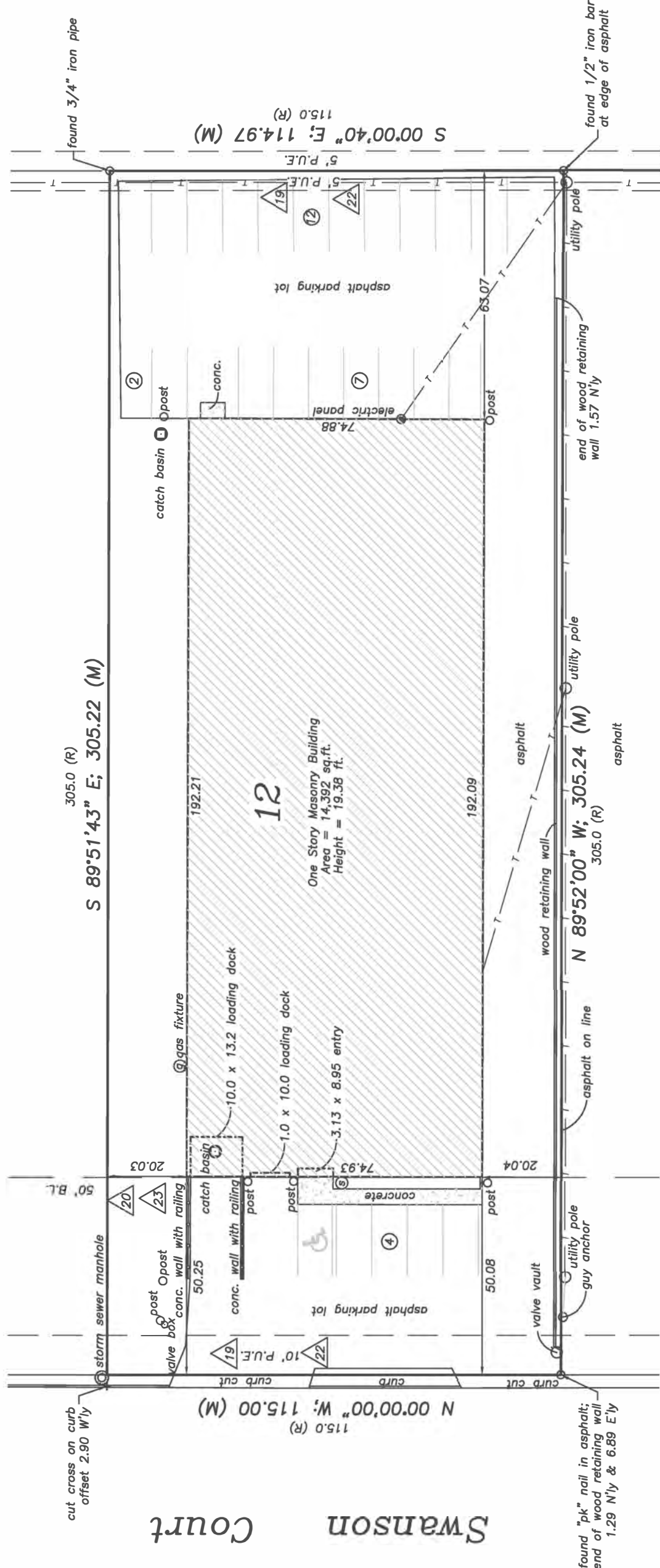
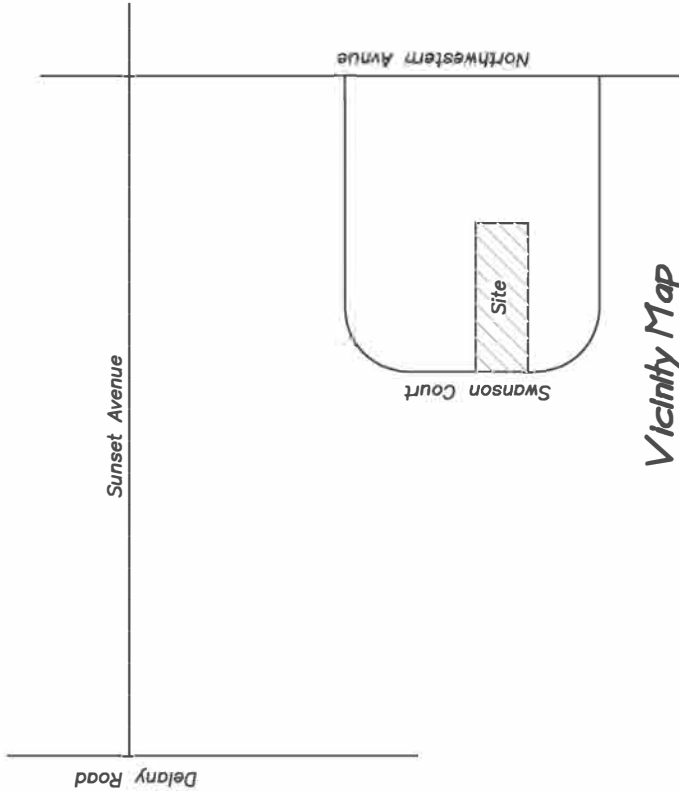
BELLISARIO
PROPERTY
CONSULTANTS, LLC
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ALTA\NSPS LAND TITLE SURVEY

LOT 12 IN HAWTHORN INDUSTRIAL CENTER-GURNEE, UNIT TWO, BEING A SUBDIVISION OF PART OF HAWTHORN INDUSTRIAL CENTER-GURNEE UNIT ONE, IN THE PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1978 AS DOCUMENT NO. 1903635, IN BOOK 64 OF PLATS, PAGE 31, IN LAKE COUNTY, ILLINOIS.



- Legend
- (R)= Record
 - (M)= Measure
 - B.L.= Building Line
 - P.U.E.= Public Utility Easement
 - = metal railing
 - = Aerial Wires
 - ⊙ storm sewer manhole
 - ⊙ catch basin
 - ⊙ valve vault
 - ⊙ utility pole
 - ⊙ electric meter
 - ⊙ gas meter
 - ⊙ siamese connection
 - ⚠ Item No. from Schedule B
 - ⑦ parking space count



ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FILE NO. 17-21
ORDERED BY: Ray & Gbk, LL C

PROPERTY ADDRESS: 1949 Swanson Court, Gurnee, IL.

PEKLAY SURVEYING CO., LTD
PROFESSIONAL DESIGN FIRM NO. 2981
163 N. GREENLEAF ST. SUITE 1
GURNEE, IL 60031-3344
(847) 336-0059 phone
(847) 336-8753 fax

- General Notes:
- 1.) This survey based upon Chicago Title Insurance Company Title Commitment No. 17ST00448VH, dated December 30, 2016.
 - 2.) From Schedule B of Title Commitment, Item No. 1 through 18 and 21 are general in nature, affect property and can not be drawn.
 - 3.) From Schedule B of Title Commitment, Item No. 19, 20, 22 and 23 affect property and are drawn hereon.
 - 4.) This property has direct access to Swanson Court, a dedicated public right of way.
 - 5.) This property contains 39,075 sq.ft. (0.81 acres) (R).
 - 6.) The basis of bearings is assumed.
 - 7.) There are 25 striped regular parking spaces and 1 striped handicapped parking space. (striping is faint)
 - 8.) This property is not located in a designated special flood hazard area, according to the latest Flood Insurance Rate Map on file, as far as can be determined. Community Map No. 17097C0069 K, Dated 9/18/2013; Zone "X".
 - 9.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting fieldwork.
 - 10.) There are no proposed changes in street right of ways, street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

STATE OF ILLINOIS }
COUNTY OF LAKE } s.s.

TO: Chicago Title Insurance Company
Chicago Title Land Trust Company as successor Trustee to LaSalle National Bank, a National Banking Association, as Trustee under the provisions of a Trust Agreement dated September 23, 1977 and known as Trust No. 53153
J & J Services Group, Inc.

This is to certify that this plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 7(b1), 7(c), 8, 9, 16 and 17 of Table "A" thereof. The field work was completed on 02/05/2016.

Gurnee, Il., February 8th A.D., 20 17

By Illinois Professional Land Surveyor No. 2549. My license expires 11/30/2018

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.