

BRAND NEW TRUCK TERMINAL FOR LEASE



1500 N Delany Rd

Gurnee IL 60031

LEASE RATE: Subject To Offer

**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
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630.626.9858 Office
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Gabija Baudyte
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Property Features

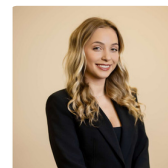
- 7,000 SF Distribution Warehouse
- 3 Loading Docks
- Office Space Available from 7,500 SF to 22,000 SF
- Parking for 20 Trucks and Trailers



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This facility is ideal for:

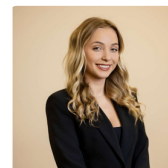
- Transportation & Logistics Companies
- Distribution & Warehousing
- Fleet Operations
- Last Mile Delivery Providers
- Regional Service Companies
- Wholesale & Supply Businesses



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Additional Benefit:

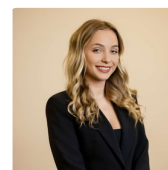
- A truck repair facility is located on site but is not included in the lease. Tenants will have access to discounted truck and trailer repair services, minimizing downtime and helping keep fleets on the road.



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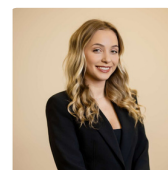
- Gurnee continues to experience strong demand for industrial and logistics facilities due to its strategic location between Chicago and Milwaukee. The market benefits from excellent access to I-94, proximity to major distribution centers, and a growing concentration of transportation, manufacturing, and warehouse users.



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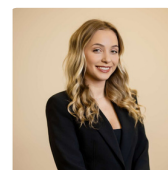
- As industrial vacancy throughout the northern Chicago suburbs remains relatively limited, modern facilities with truck parking and quality office space are increasingly difficult to find. This property provides businesses with the flexibility to expand operations while benefiting from convenient access to regional and interstate transportation networks.



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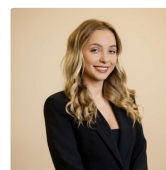
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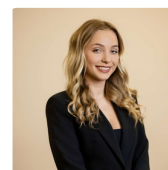
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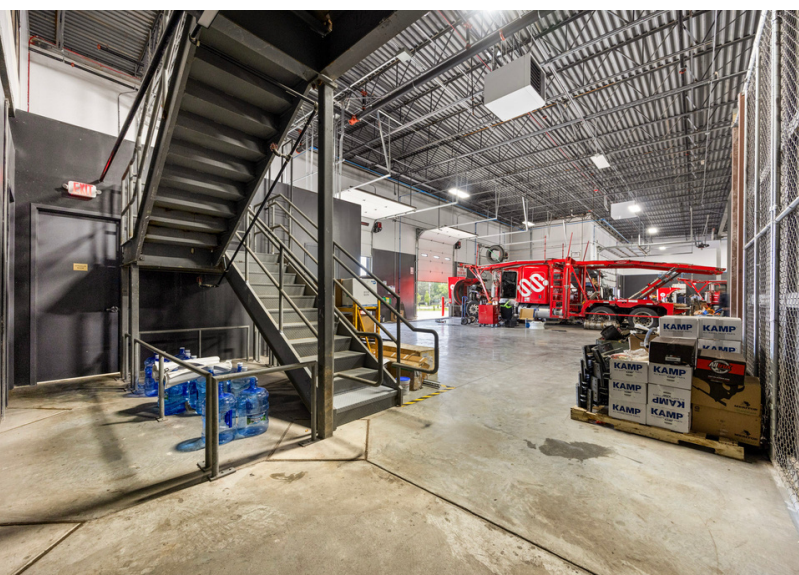
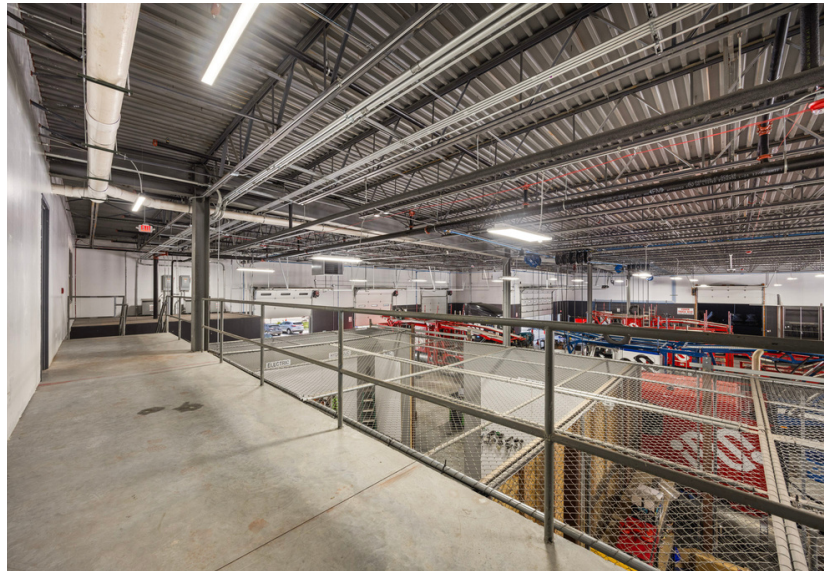
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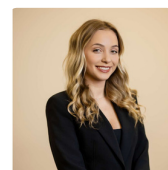
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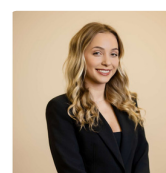
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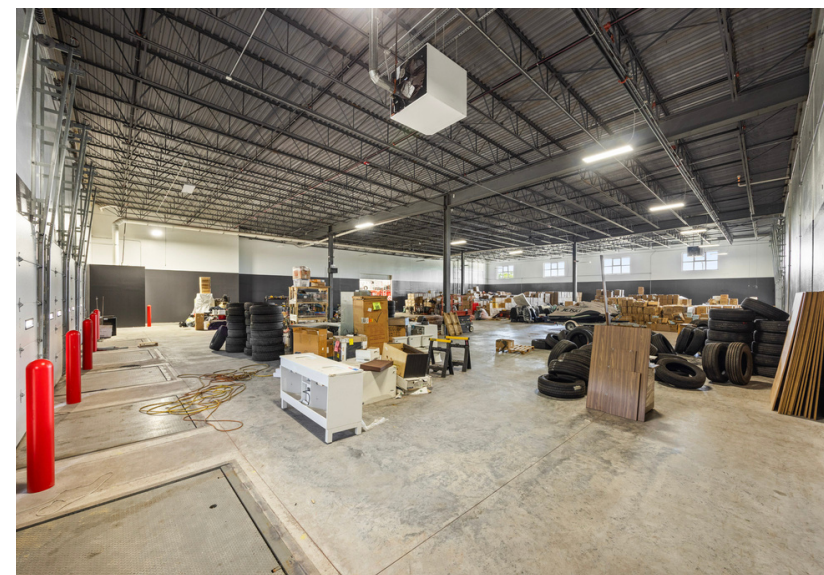
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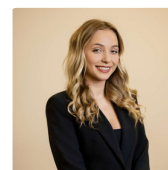


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