



FOR SALE / LEASE
3982 RYAN ROAD
GURNEE, IL

30,000 SF AVAILABLE

 **CONTACT US:**

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BUILDING SPECIFICATIONS

Building Size 30,000 SF

Office 7,812 SF

Site Size 1.62 acres

Clear Height 25'

Loading

- 2 exterior dock doors with levelers
- 3 drive-in doors

Construction Precast

Sprinkler Wet system

Parking 35 Spaces (potentially expandable)

Power 2,000A @ 480V

Heating Gas forced air

Year Built 2005

Lease Rate Subject to Offer

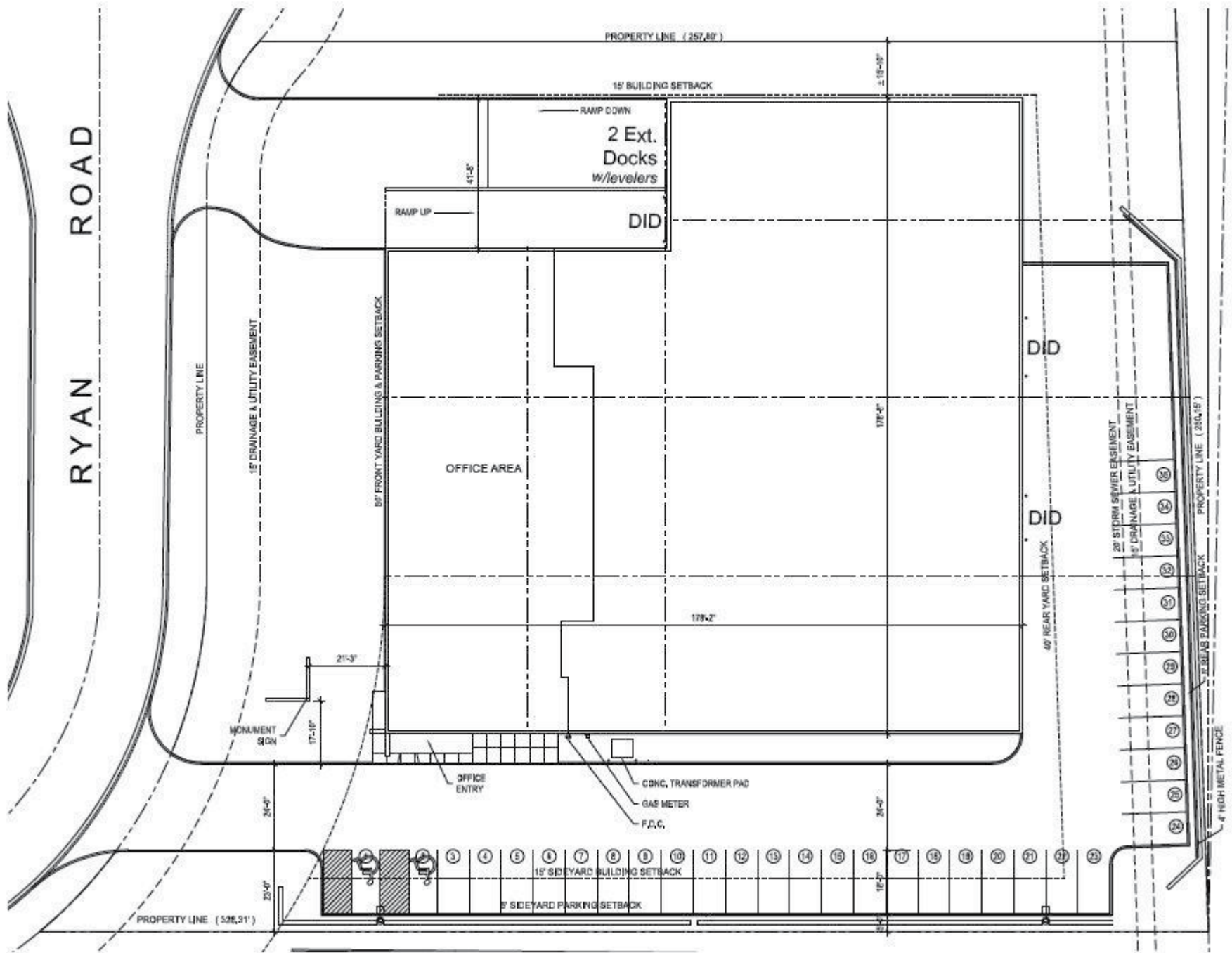
Sale Price \$3,450,000

Comments

- High end office finishes
- Well-maintained headquarters facility
- Single-user identity
- Within minutes of I-94 and Route 41
- Easy access to expressways
- Trench drains with triple catch system



SITE PLAN





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