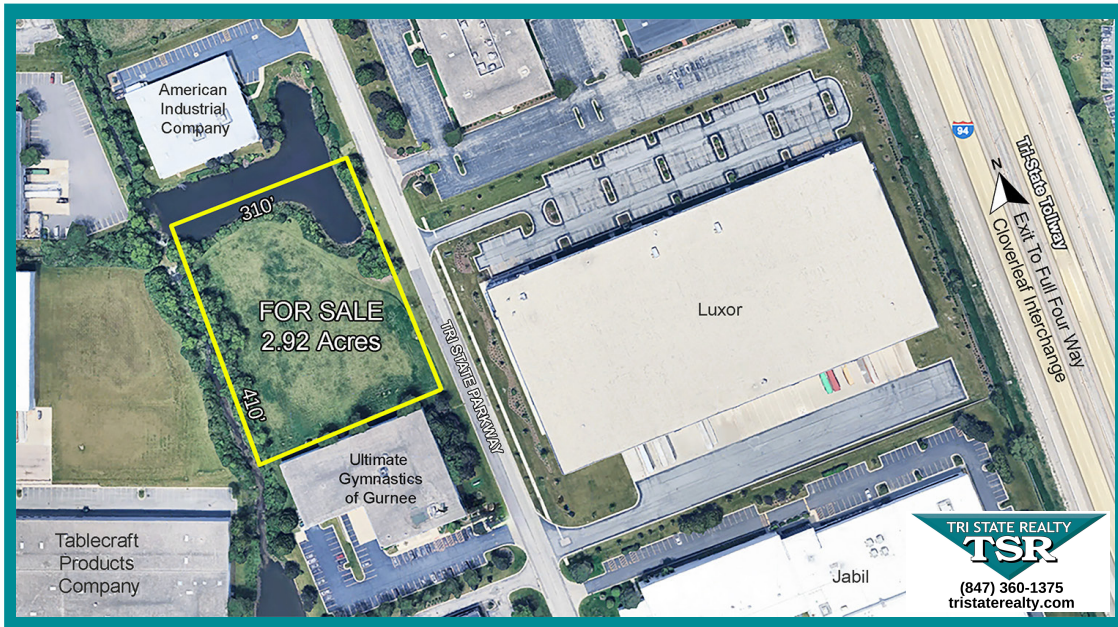
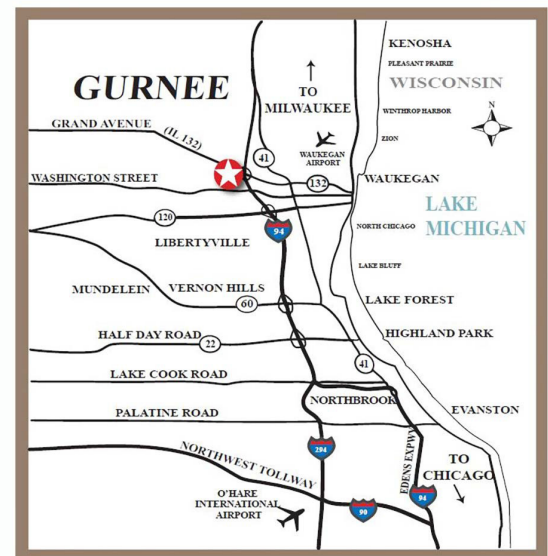


LAND

FOR SALE - 2.92 ACRE POND SITE 1050 TRI STATE PARKWAY GURNEE, IL



- **Location:** 1050 Tri State Parkway Lots 121-124 Grand Tri State Business Park
- **Access:** Tri State Parkway and immediate to I-94 Tollway full four way interchange
- **Frontage:** 410' of frontage on Tri State Parkway
- **Zoning:** I-2 (O.I.P.) Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Utilities:** To Site
- **Sale Price:** \$756,811 (\$5.95 per Sq. Ft.)
- **Remarks:** Rare interior pond site. Build up to 28,000 Sq. Ft. facility. Hard to find small industrial lot at prime location. Great access via full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Community Trust Credit Union, Tablecraft, Veridian Healthcare, Sterigenics and AZ Polymers. Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations)



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 Prices subject to change and listing may be withdrawn without notice.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

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35 Years of Success

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P.O. Box 7860 Gurnee, Illinois
Commercial & Industrial Real Estate
Licensed in Illinois and Wisconsin

FOR SALE
2.92 ACRE POND SITE LOTS 121-124
1050 TRI STATE PARKWAY GURNEE, IL 60031

- **Location:** 1050 Tri State Parkway Lots 121-124
Grand Tri State Business Park
- **Access:** Tri State Parkway and immediate to I-94
Tollway full four way interchange
- **Frontage:** 410' of Frontage on Tri State Parkway
- **Zoning:** I-2 (O.I.P.) Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Utilities:** To Site
- **Sale Price:** \$756,811 (\$5.95 per Sq. Ft.)
- **Remarks:** Rare interior pond site. Build up to 28,000 Sq. Ft. facility. Hard to find small industrial lot at prime location. Great access via full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Community Trust Credit Union, Tablecraft, Veridian Healthcare, Sterigenics and AZ Polymers. Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations)

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PROPOSED FACILITY SITE PLAN FOR SALE - 2.92 ACRE POND SITE LOTS 121-124 1050 TRI STATE PARKWAY GURNEE, IL 60031



PROPOSED FACILITY

CENTERPOINT BUSINESS CENTER - GURNEE, ILLINOIS

JUNE 15, 2017 #17100

DATA:

SITE AREA	127,806 SQ.FT.
BUILDING AREA	28,470 SQ.FT.
EXTERIOR DOCKS	3 DOCKS
DRIVE IN DOCKS	1 DOCK
CAR PARKING STALLS	45 CARS
F.A.R.	22
CLEAR HEIGHT	28 FEET

SITE PLAN: 0 8 16 32 FEET
PLAN NORTH

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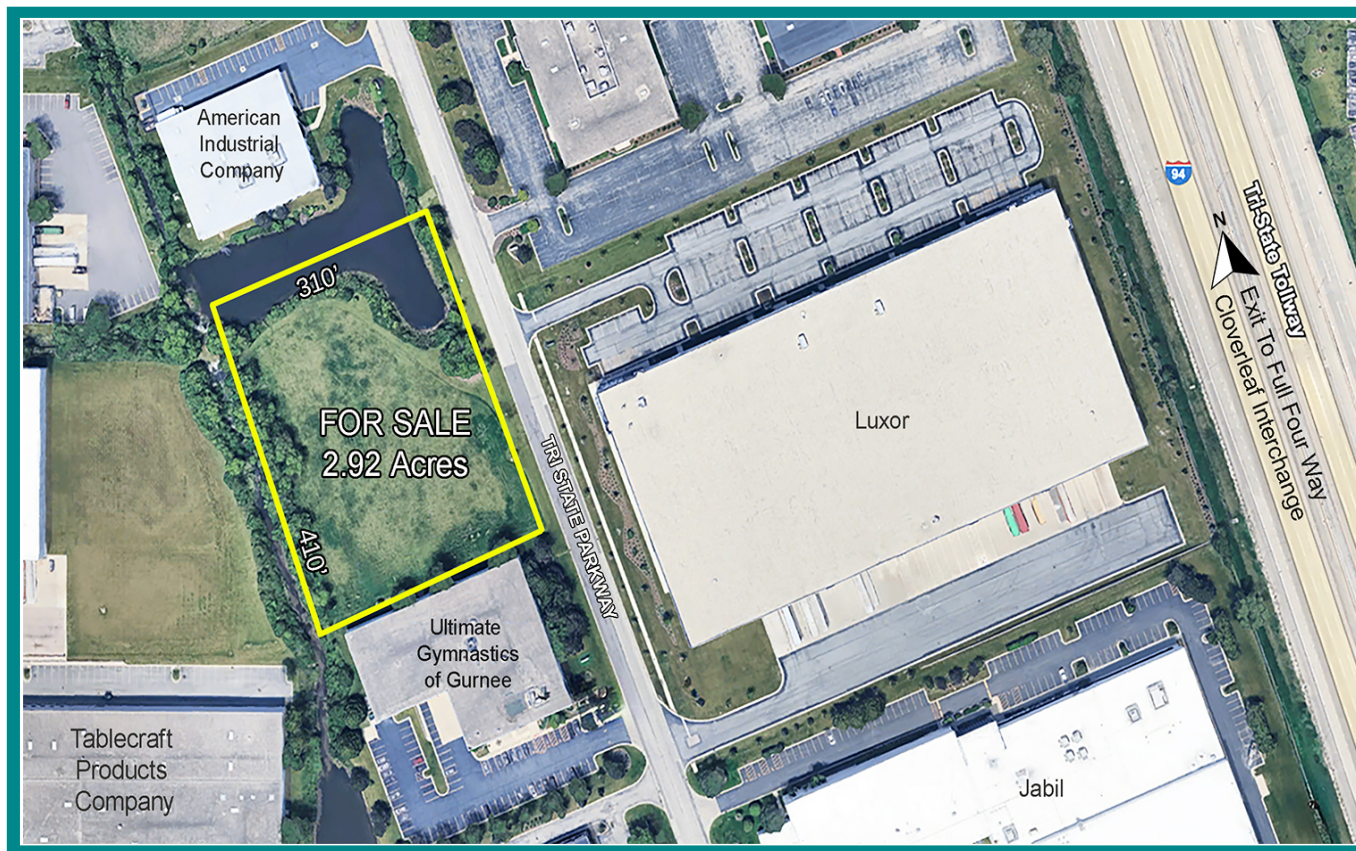
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CenterPoint Properties



FOR SALE
2.92 ACRES POND SITE
GRAND TRI STATE BUSINESS PARK GURNEE, ILLINOIS



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