

For Sale



29,990 SF Single Tenant



Sale Price:

\$79.00 PSF / \$2,362,100



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Contact:

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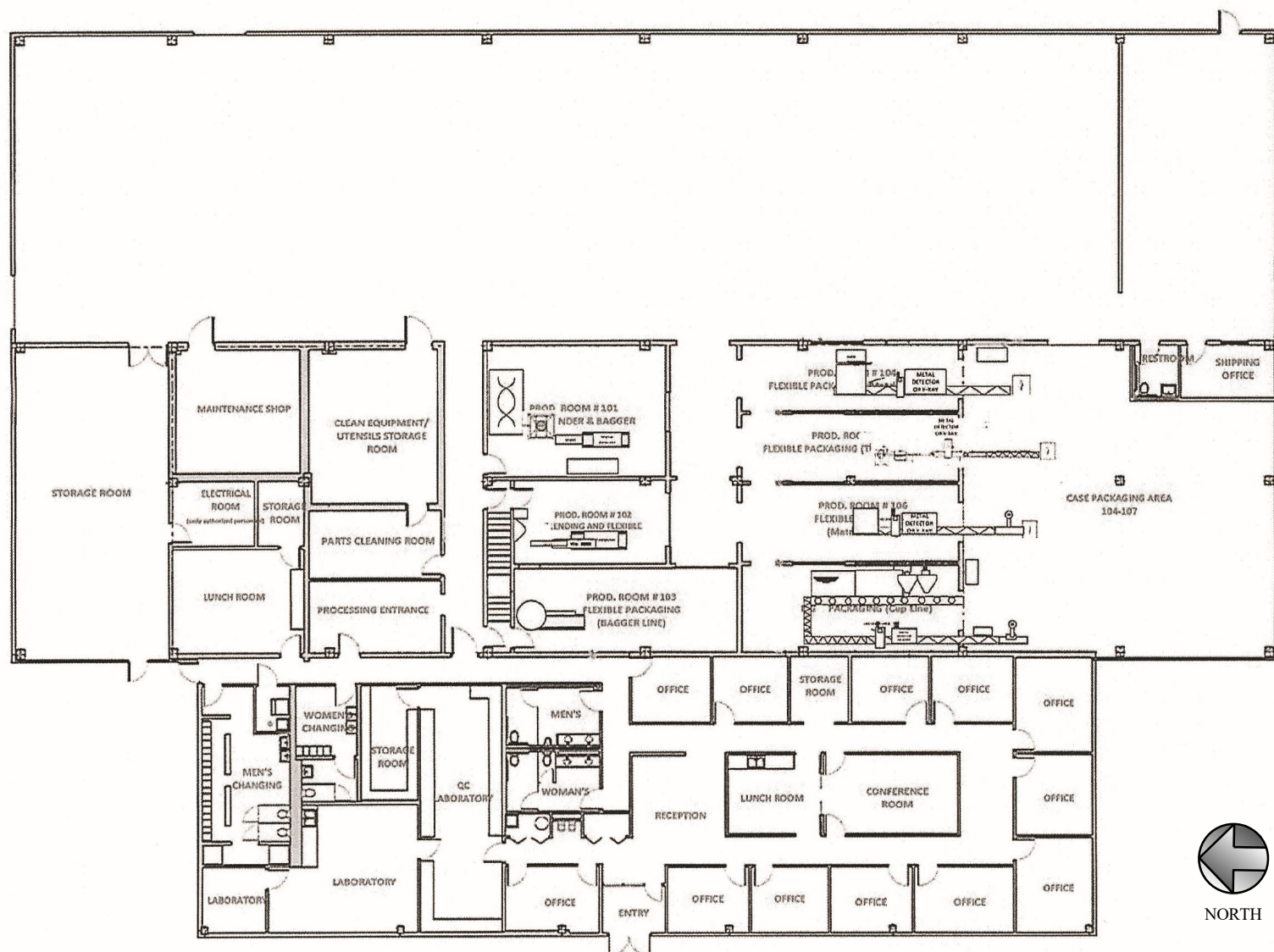
3940 Porett Dr, Gurnee, IL

- Building Size: Approx. 29,990 SF
- Office Size: Approx. 7,500 SF
- Acres: ±3.50 AC (152,460 SF)
- Clear Height: 22'
- Loading: 4 exterior docks, 1 DID
- Sprinkler: TBD
- Power: 800 amps / 480 volt
- Parking: +/- 40 parking stalls
- Zoning: I-2
- Year Built: 1967
- Taxes (2024): \$46,022.42 (\$1.53 PSF)
- Asking Sale Price: **\$79.00 PSF / \$2,362,100**
- Single Tenant Building
- Food Grade Building
- Potential for Outdoor Storage
- Trailer Parking
- Floor Drains
- Production Rooms
- Locker Rooms

Accelerating success.

Site Plan

FIRST FLOOR



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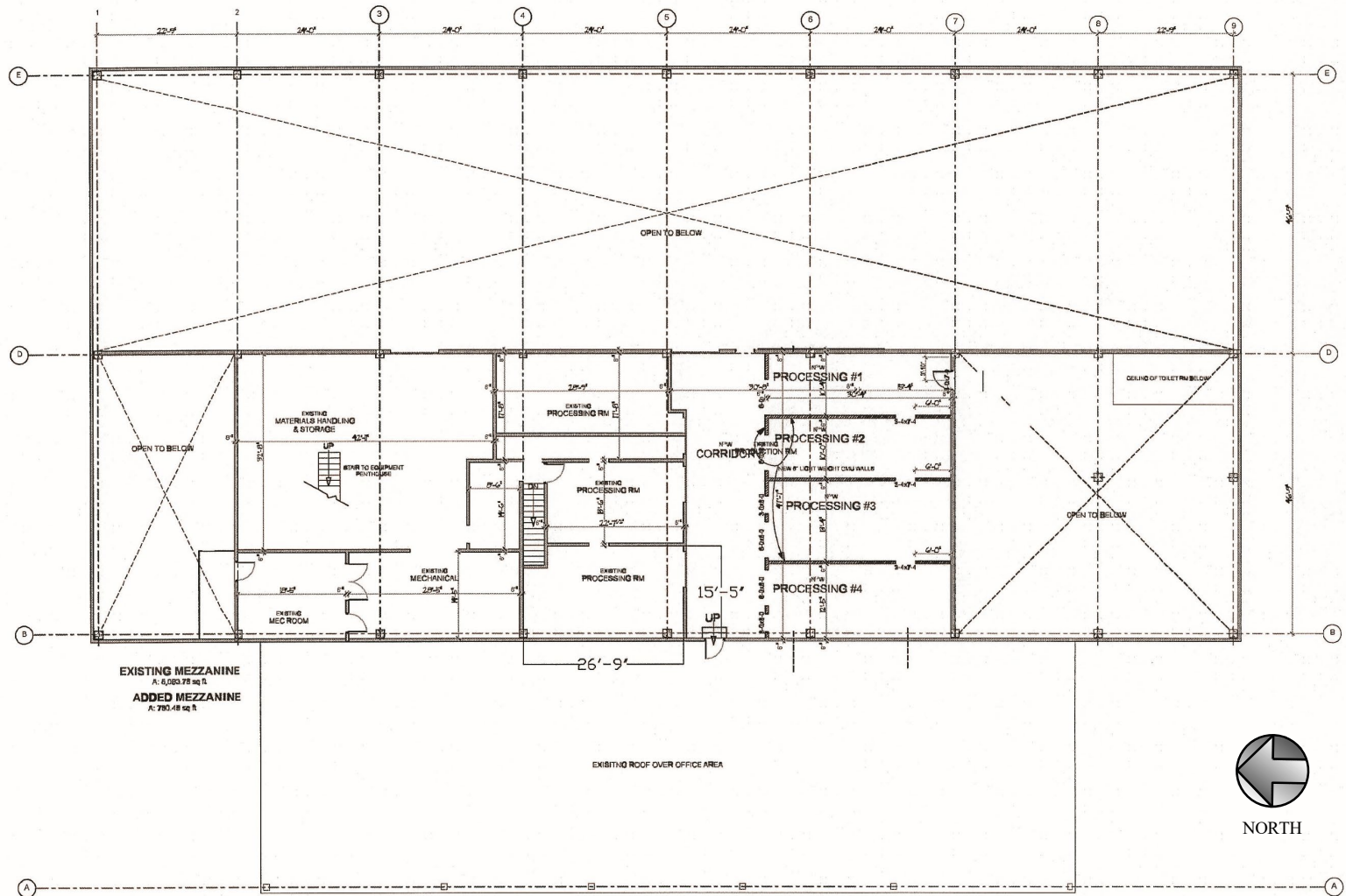
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Site Plan

SECOND FLOOR



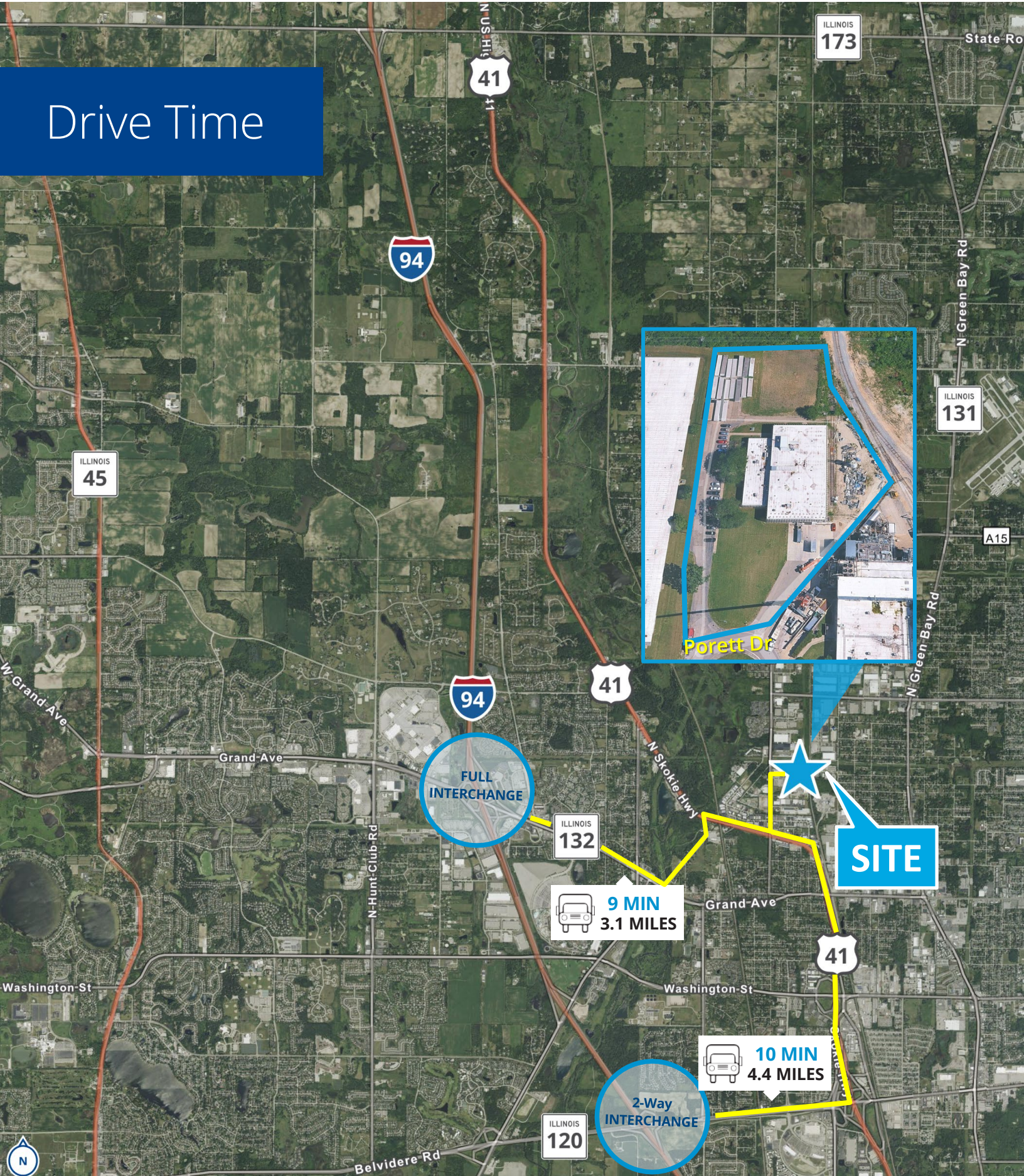
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Drive Time



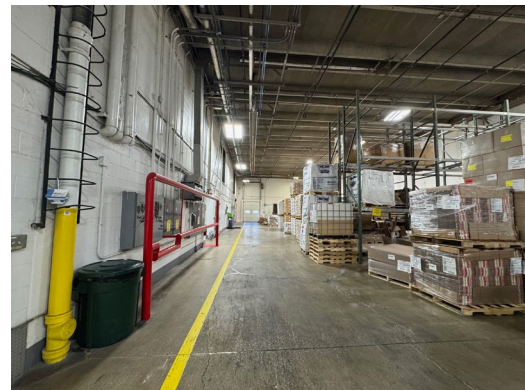
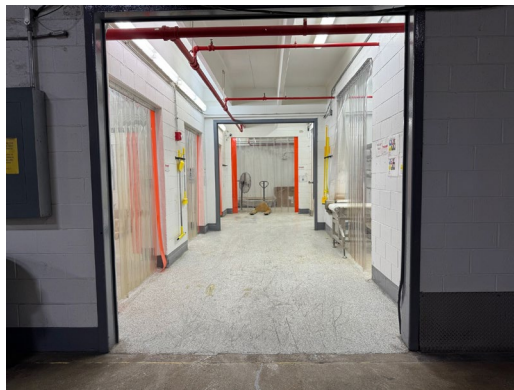
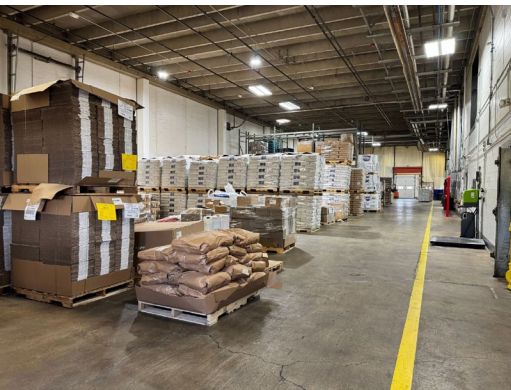
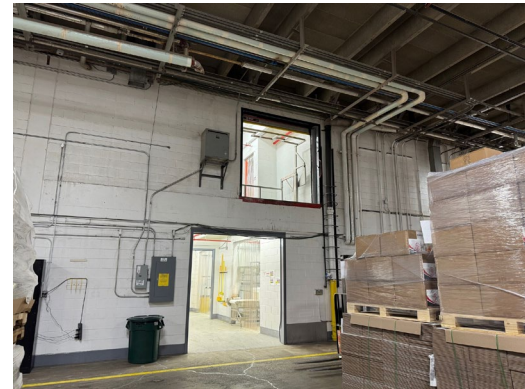
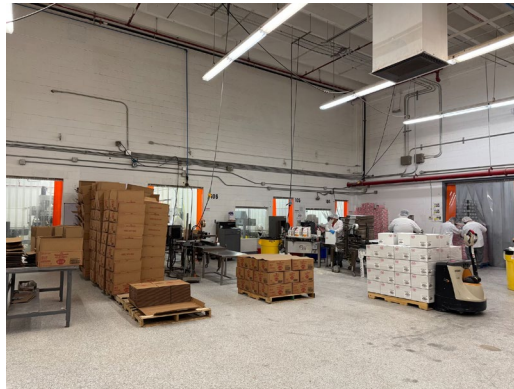
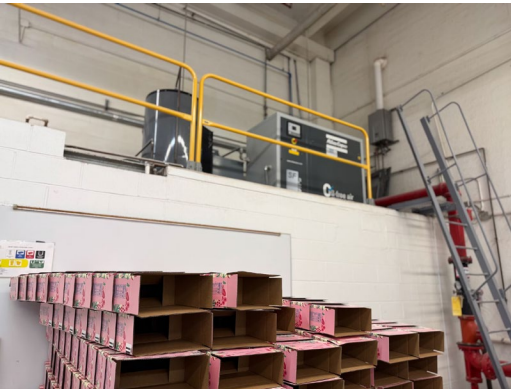
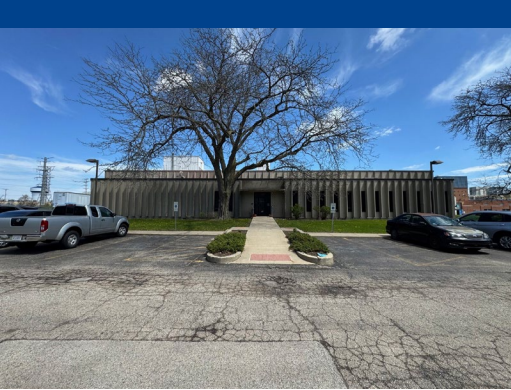
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Pictures



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