

FOR LEASE

1018 TRI STATE PKWY

GURNEE, IL



10,000 SF SUITED FOR DRY GOODS, AUTO, OR OTHER STORAGE





EXCLUSIVELY LISTED BY:



Carson Krueger

Broker

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Mark Brodson

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PROPERTY SPECIFICATIONS

| | |
|------------------------|--|
| WAREHOUSE SIZE | 10,000 SF |
| CLEAR HEIGHT | 23' 6" |
| LOADING | 2 LOADING DOCKS 1 DRIVE-IN DOOR |
| USAGE | DRY GOODS AUTO STORAGE OTHER STORAGE |
| PARKING | NEGOTIABLE |
| HEATING | FORCED AIR UNIT |
| HVAC | NONE |
| YEAR BUILT | 1995 |
| CONSTRUCTION | TILT-UP CONCRETE |
| ASKING RATE | \$9.75/SF |
| LEASE STRUCTURE | *MODIFIED GROSS |

*2026 BASE YEAR FOR TAXES

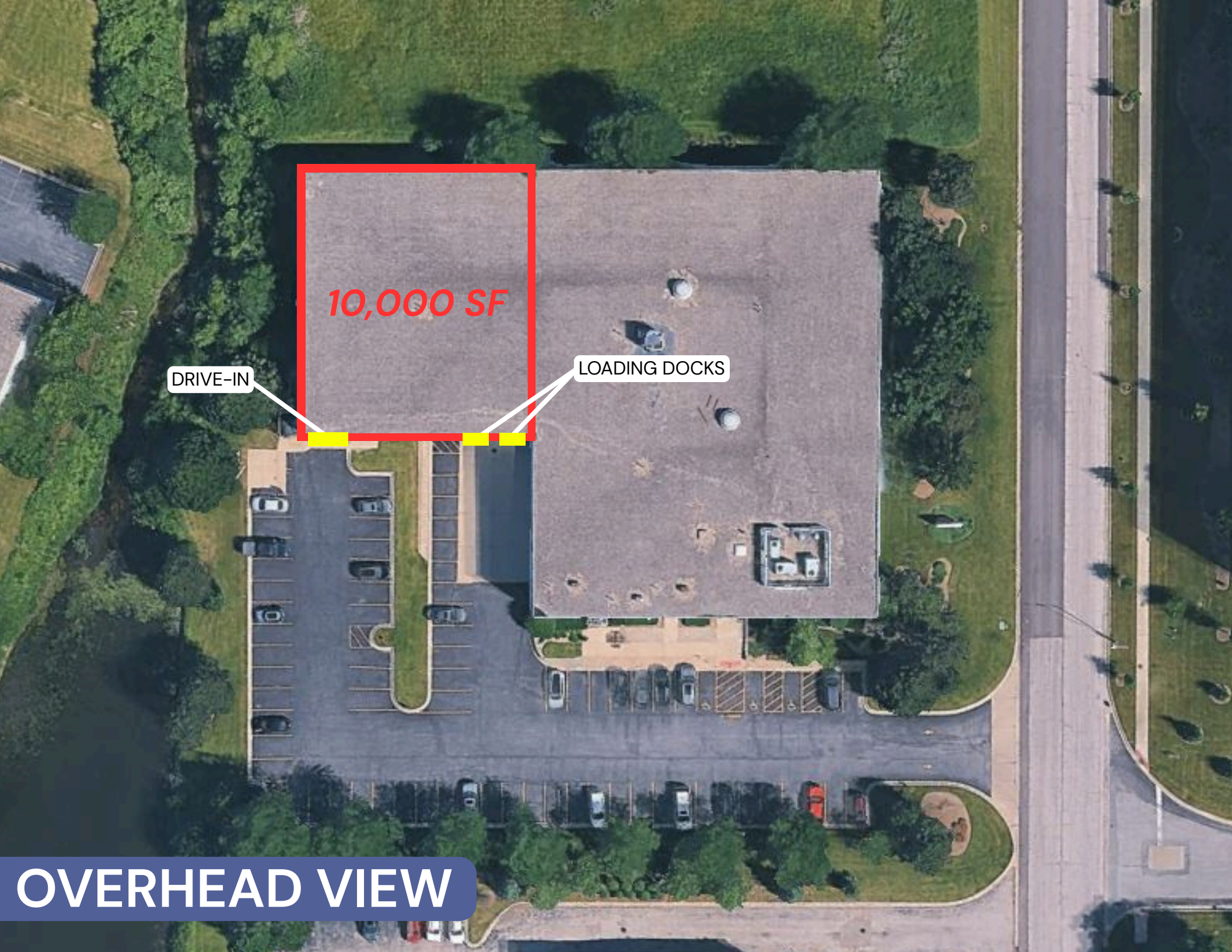


10,000 SF

DRIVE-IN

LOADING DOCKS

OVERHEAD VIEW





***AI IMAGINED SPACE**



CURRENT INTERIOR



NEWLY PAINTED LOADING DOCK DOORS



CONTACT FOR MORE INFO:



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