

# 3841 SWANSON COURT

## Gurnee, IL

### Warehouse For Lease

**David Conroy**  
 (630) 729-7943  
 dconroy@cawleycre.com

**Joe Shapiro**  
 (847) 418-1190  
 jshapiro@cawleycre.com



### Unit 3841

Total Available:	26,033 SF
Office:	1,209 SF
Loading:	3 Interior Docks 2 Drive-In-Doors (12'x10' & 14'x12')
Power:	1,600 Amps @ 480/277 Volts
Available:	Immediately
Lease Rate:	Subject to Offer

### Details

Building Size	100,000 SF
Clear Height:	24'
Car Parking	1 per 1,000 SF (26 Cars)
Zoning:	I-3
Sprinklered:	Wet
Column Spacing:	40' x 40'
OPEX:	\$1.37 PSF RE Taxes \$0.69 PSF CAM \$0.14 PSF Insurance

 Institutional Ownership

 Low Property Taxes

 PLYMOUTH REIT



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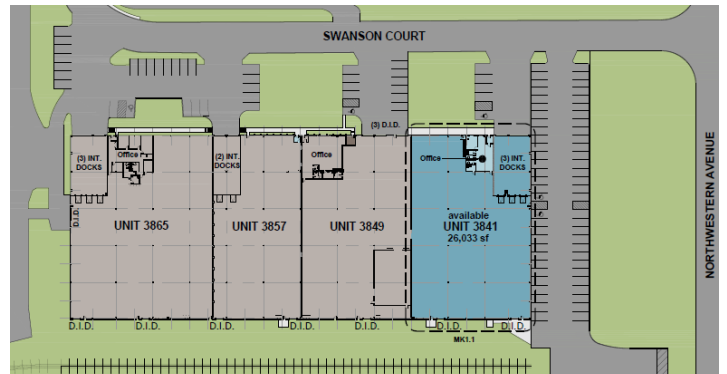
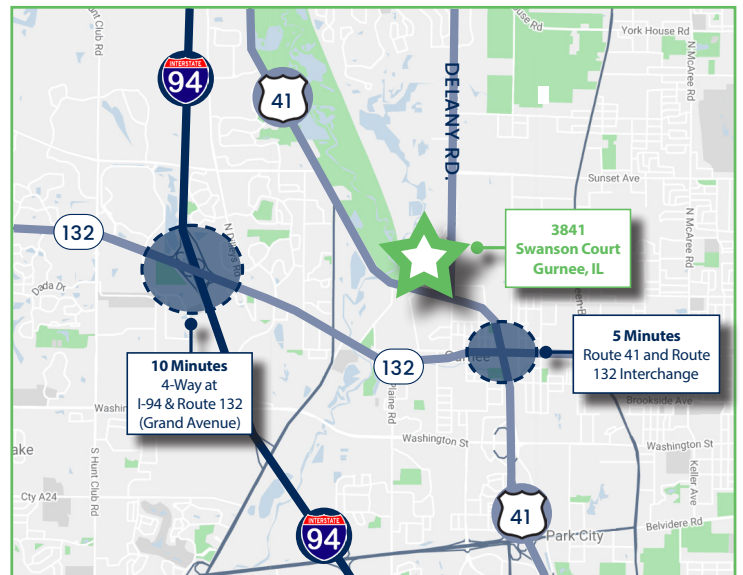
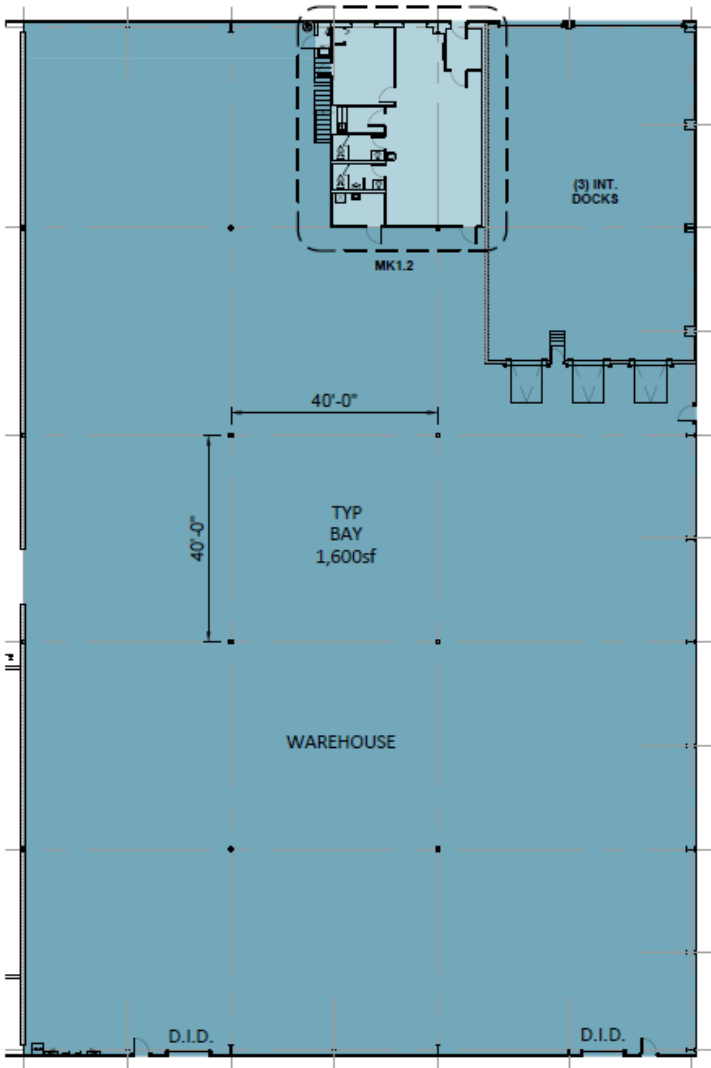
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### Space Plan & Location Map



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