

# 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<br>2 Drive-In-Doors<br>(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<br>\$0.69 PSF CAM<br>\$0.14 PSF Insurance |

 Institutional Ownership

 Low Property Taxes





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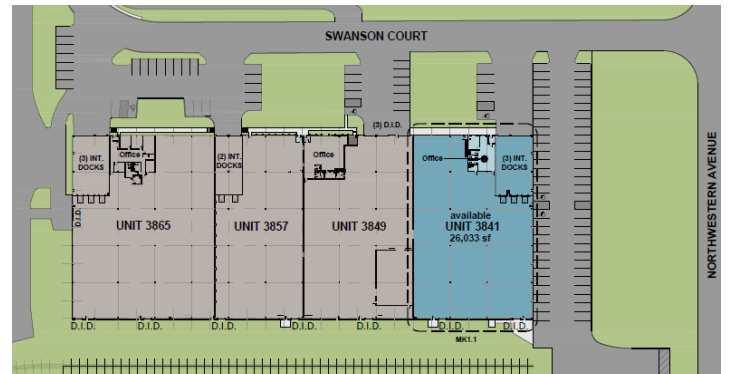
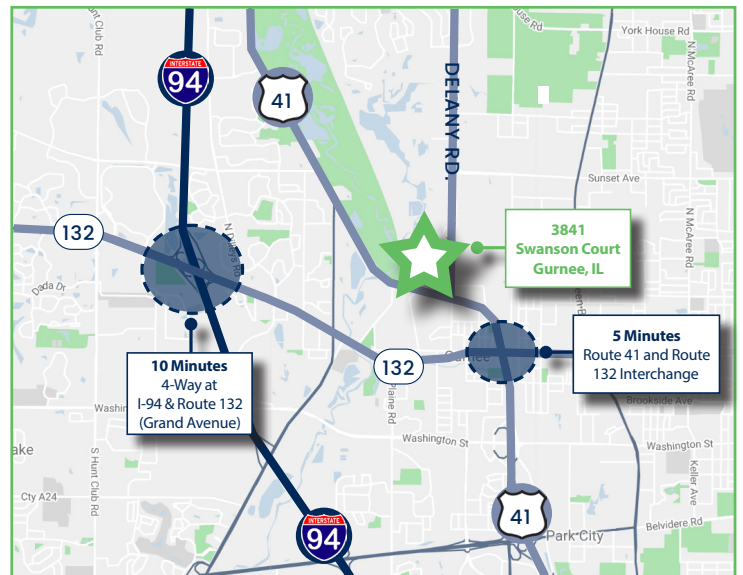
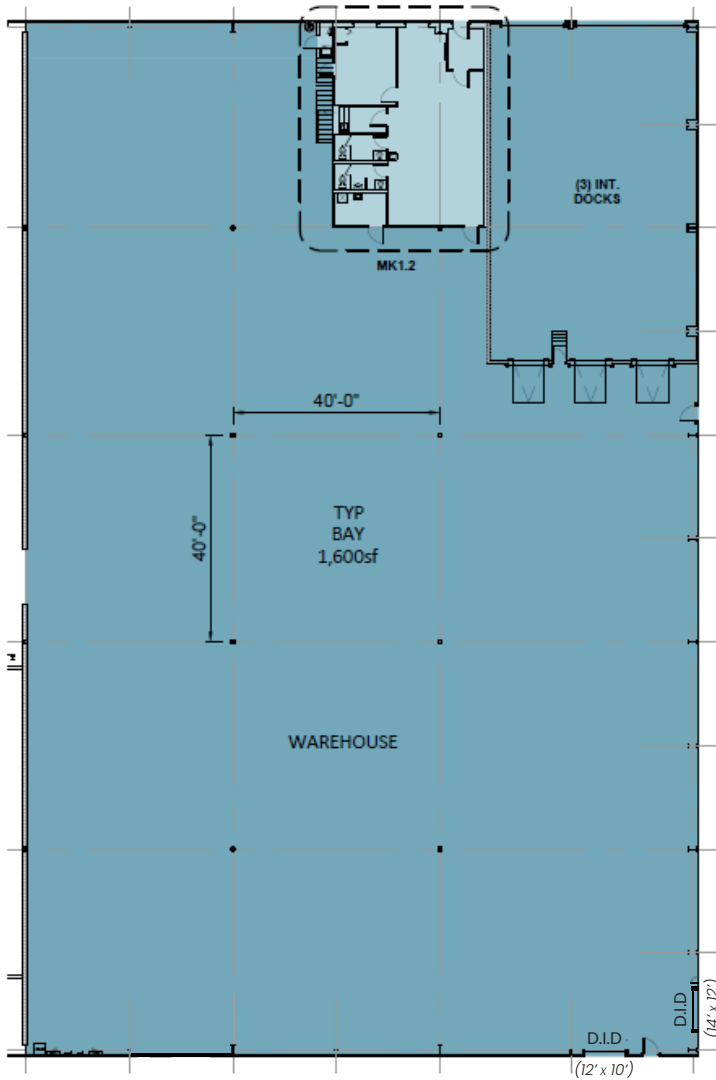
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### Space Plan & Location Map



**P PLYMOUTH REIT**

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### Racking Plan | 1,450 Pallet Positions

