

TRI-STATE PARKWAY REDEVELOPMENT OPPORTUNITY
1025-1225 & 1275-1425
Tri-State Parkway, Gurnee, IL 60031
27.44 ACRES



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CONTENTS

PROPERTY INFORMATION	3
PROPERTY SURVEY	5
LOCATION INFORMATION	7
RENT ROLL	10



Offering Summary

Asking Price	\$6,999,999
Total Building SF:	327,616
Tenancy:	Multi
Acerage	27.44
Class	B
Year Built / Renovated	1999/2000
Market:	Gurnee
Zoning:	I-2

Property Overview

Exceptional Redevelopment Opportunity in the Heart of Lake County

IREA is pleased to present a unique opportunity to acquire approximately 27.44 acres within the established Tri-State Parkway Corporate Campus in Gurnee, Illinois. Strategically positioned with immediate access to Interstate 94, this offering provides investors, developers, and owner-users with a rare chance to control a significant land position in one of Northern Illinois' most established business corridors.

Property Highlights

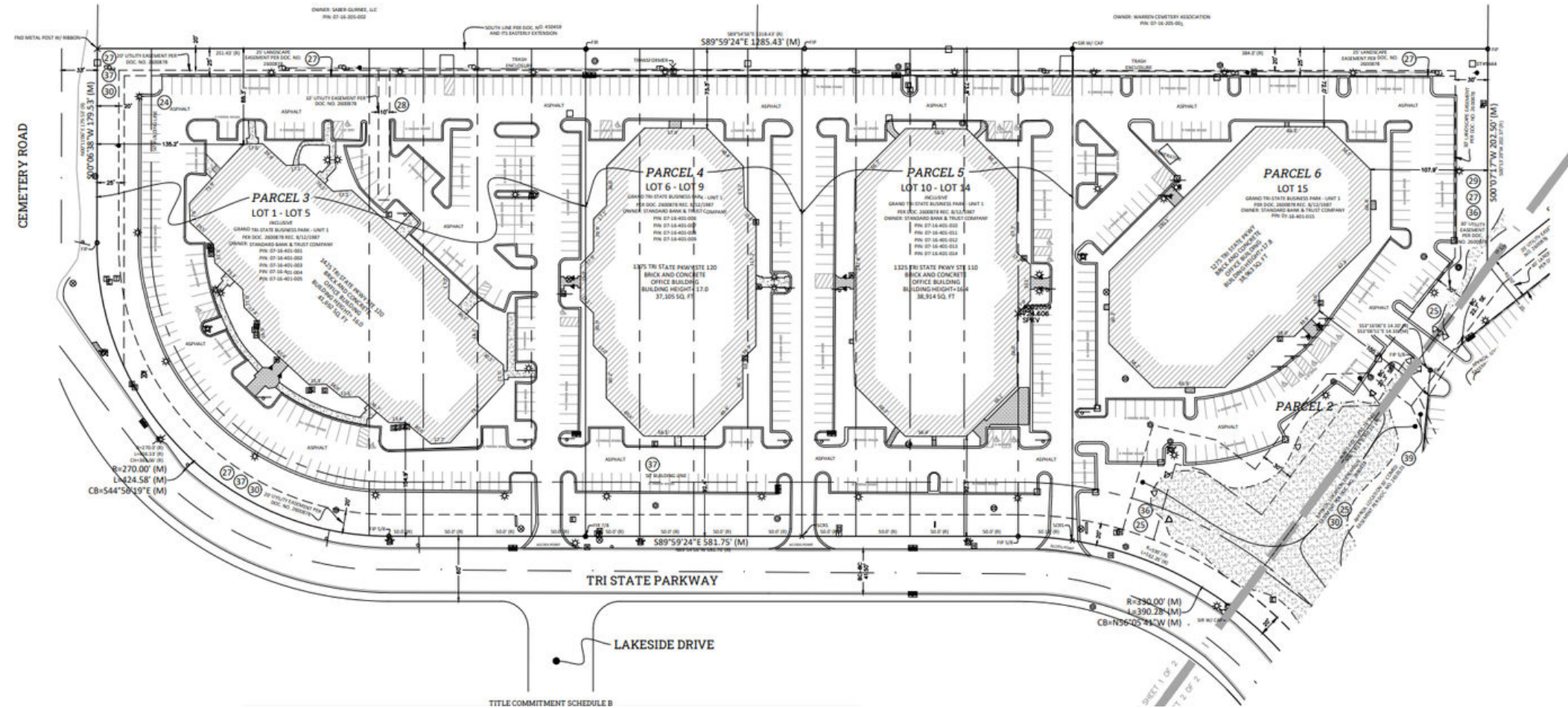
- Immediate access to Interstate-94
- Approximately 35 miles north of Downtown Chicago
- Approximately 40 miles south of Milwaukee
- Located within the highly regarded Lake County business community
- Convenient access to regional airports, including O'Hare International Airport and Milwaukee Mitchell International Airport



Large-scale redevelopment opportunities in mature suburban markets are increasingly difficult to replicate. The Tri-State Parkway offering presents investors with the ability to capitalize on existing infrastructure, strategic location advantages, and a variety of execution strategies to unlock significant long-term value.

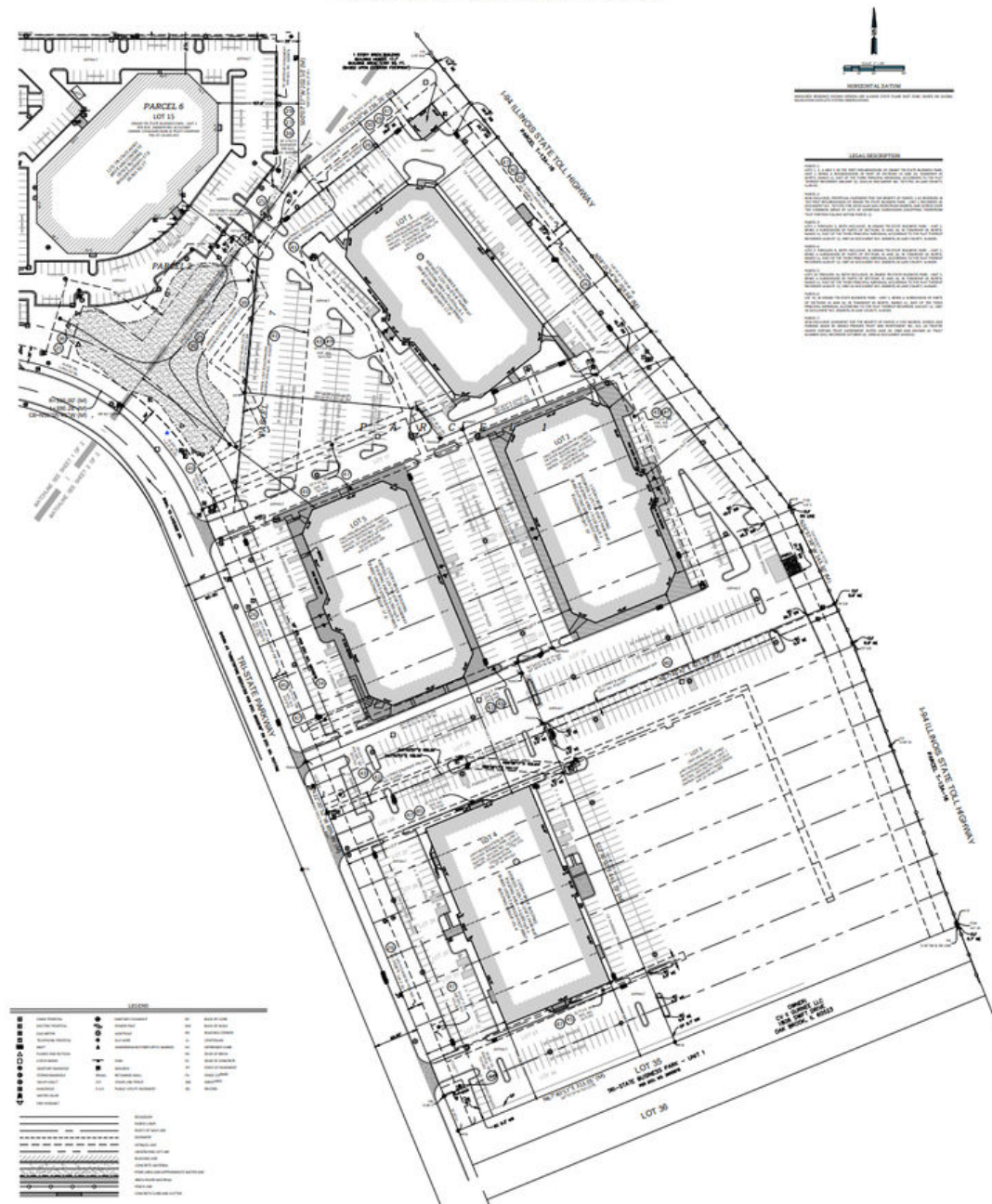
Investment Highlights

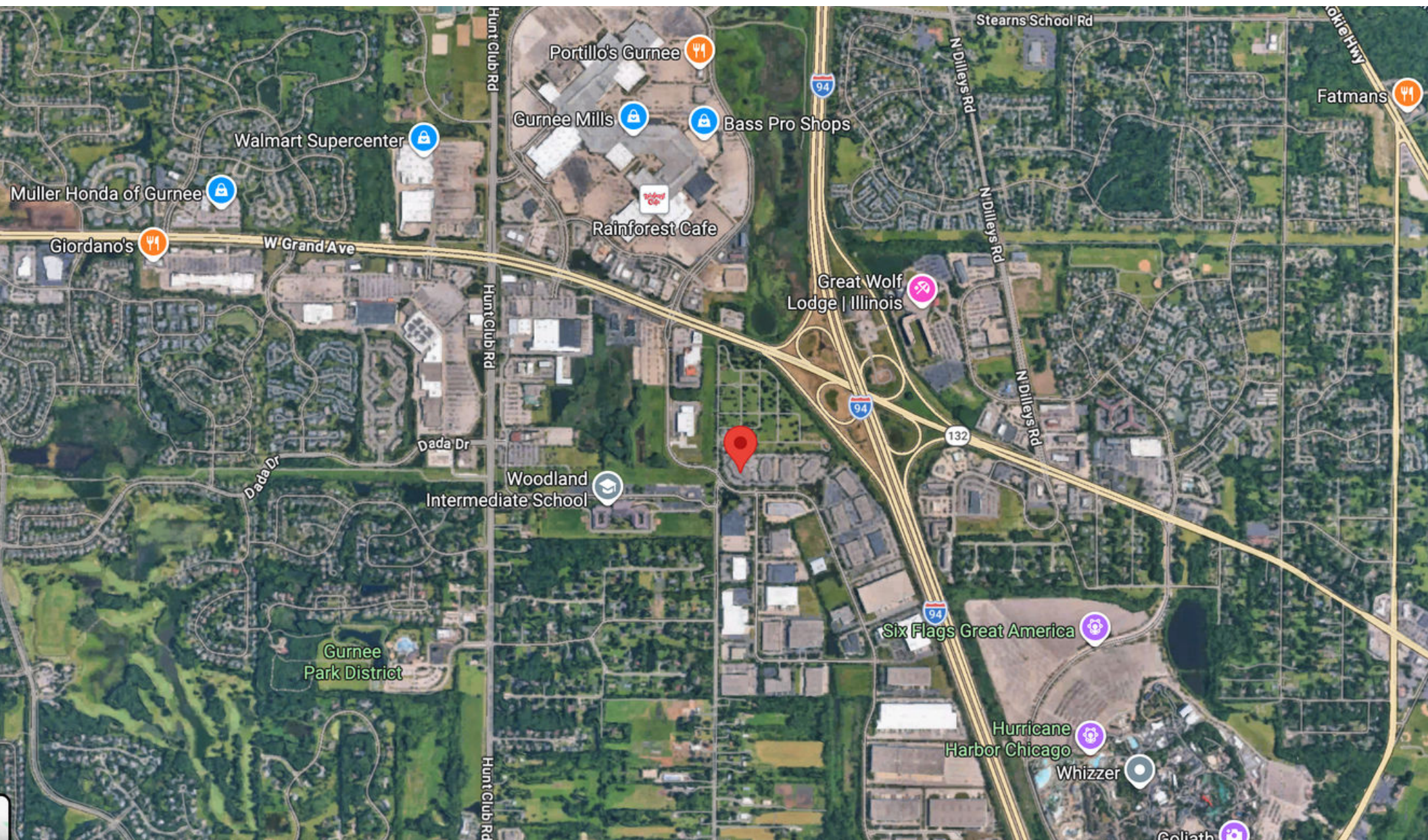
- **±27.44 Acres Total** across multiple parcels within the Tri-State Parkway business park.
- **Flexible Redevelopment Potential** suitable for office repositioning, medical office, industrial flex, educational users, self-storage, mixed-use concepts, hospitality, or other adaptive reuse opportunities, subject to municipal approvals.
- **Prime Interstate Access** with convenient connectivity to **Interstate 94**, providing direct access to the greater Chicago metropolitan area, Milwaukee, and regional transportation networks.
- **Established Corporate Environment** surrounded by national and regional businesses within the mature Tri-State Parkway office corridor.
- **Existing Infrastructure in Place**, significantly reducing development timelines and costs compared to greenfield alternatives.
- **Multiple Value-Add Strategies** available, including building repositioning, selective disposition of individual assets, campus consolidation, phased redevelopment, or long-term land banking.
- **Strong Demographics and Workforce Access** supported by Lake County's affluent residential base and robust labor pool.
- **High Barriers to Entry** with limited opportunities remaining to acquire a campus-scale assemblage of this size in the North Suburban market.
- **Potential for Phased Development**, allowing developers to align future improvements with market demand while preserving flexibility.
- **Proximity to Major Regional Amenities**, including retail centers, restaurants, hotels, and entertainment destinations, enhancing the appeal for both tenants and end users.



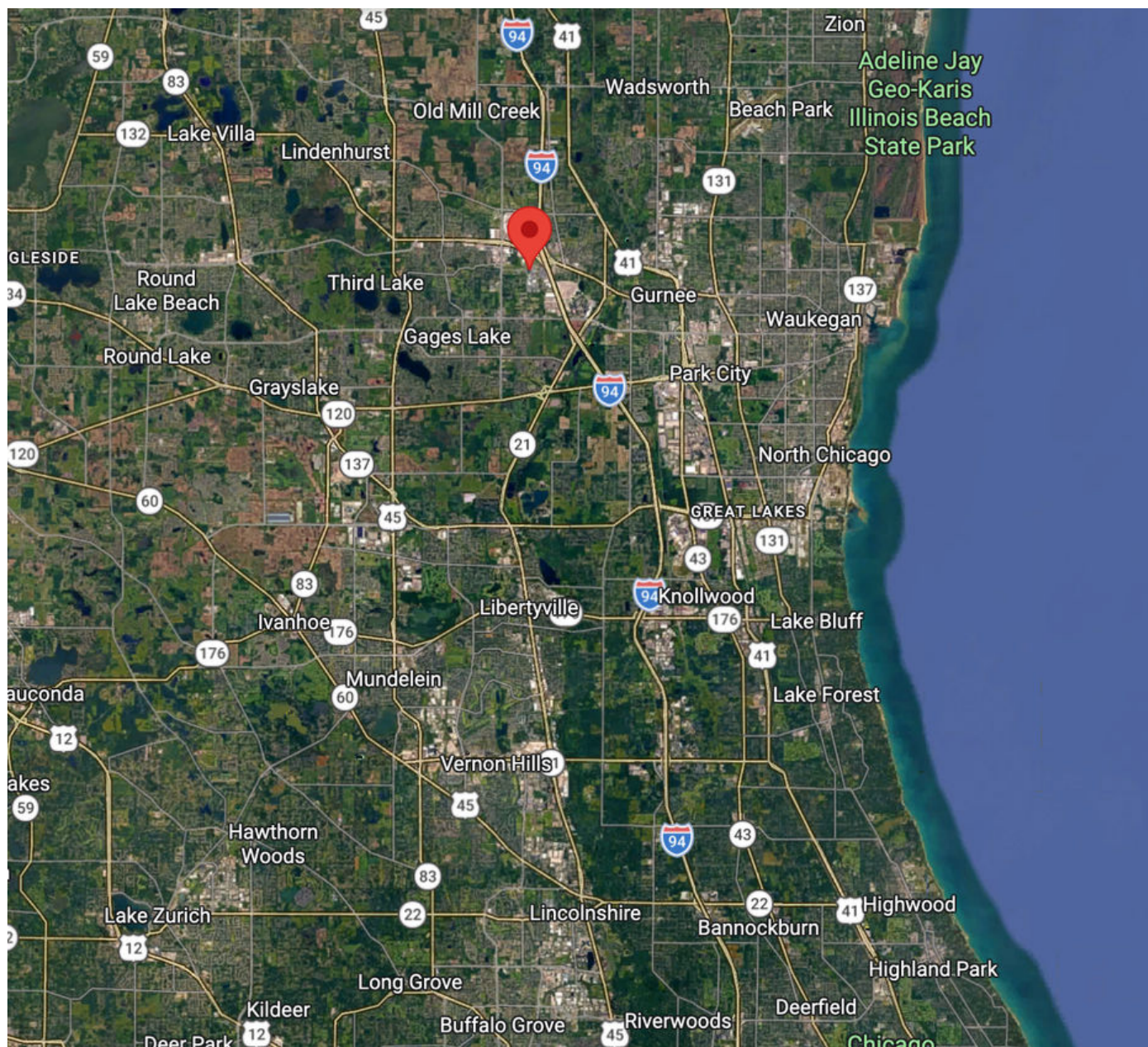
PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN

SURVEY









UNITS 1025 - 1225	TENANT NAME	SQFT	RENT	LEASE FROM	LEASE TO
1025	VACANT	43,224.00			
1125-4	VACANT	10,298.00			
1125-700	VACANT	25,085.00			
1125-710	VACANT	5,219.00			
1175-1	VACANT	7,688.00			
1175-130	VACANT	21,633.00			
1175-20	VACANT	8,811.00			
1225-500	WEST'S INSURANCE AGENCY INC.	3,701.00	\$11,604.84	8/1/11	10/31/27
1225-510	DIVERZIFY INTERMEDIATE LLC	5,526.00	\$6,899.00	10/1/22	12/31/27
1225-520	VACANT	4,764.00			
1225-530	VACANT	7,335.00			
1225-560	VACANT	14,100.00			
1225-570	VACANT	3,057.00			
1225-580	VACANT	3,460.00			
			TOTAL RENT: \$18,503.84		

UNITS 1275-1425	TENANT NAME	SQFT	RENT	LEASE FROM	LEASE TO
1275-100	VACANT	4320,228.00			
1275-110	VACANT	19,585.00			
1325-100	VACANT	6,242.00			
1325-110	Maple Floorng Manufacturer's Assoc.	2,649.00	\$2,117.61	1/1/24	12/31/25
1325-120	VACANT	5,414.00			
1325-130	VACANT	25,127.00			
1325-140	VACANT	2,026.00			
1375-100	VACANT	14,298.00			
1375-110	VACANT	18,527.00			
1375-120	VACANT	4,170.00			
1425-100	QPS Employment Group	2,280.00	\$3,211.83	6/1/15	10/31/26
1425-110	Habitat for Humanity Lake County	3,064.00	\$3,260.66		12/31/26
1425-120	G. P Propety Management	4,493.00	\$6,461.00	11/1/21	1/31/27
1425-130	VACANT	5,039.00			
1425-140	U.S Dept. of Veteran's Affairs	9,840.00	\$19,396.50	9/16/17	8/31/27
1425-160	VACANT	7,416.00			
1425-170	VACANT	1,860.00			
1425-180	VACANT	11,457.00			
			TOTAL RENT: \$34,447.6		



IREA Insight Real Estate Advisors
4852 Main Street Skokie, IL 60077



Tri State Parkway, Gurnee, IL 60031

REDEVELOPMENT OPPORTUNITY

☎ (312) 543-2729

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