



## 1533 ST. PAUL AVENUE

Gurnee, Illinois

**Unit:** 6,600 Sq. Ft.

### TERMS:

Base Rent: Negotiable  
Escalation: 3% Per Year  
Real Estate Taxes: \$2.21 (2026 Est.)  
CAM & Insurance: \$1.68 (2026 Est.)

### HIGHLIGHTS:

- Lower Lake County Taxes
- Easy access to I-294 and Route 41
- Includes T-8 High Efficiency Lighting

### BUILDING DATA:

Ceiling Height: 17'  
Utilities: Gas / Electric  
Power: 200 amps  
Parking Spaces: 11 Spaces  
Construction: Masonry

### SHIPPING:

Truck Docks: 1  
Drive In Doors: 1

**POSSESSION:** October 31, 2026

### Exclusive Leasing and Management Agents

## VAN VLISSINGEN AND CO.

One Overlook Point  
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Lincolnshire, Illinois 60069

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