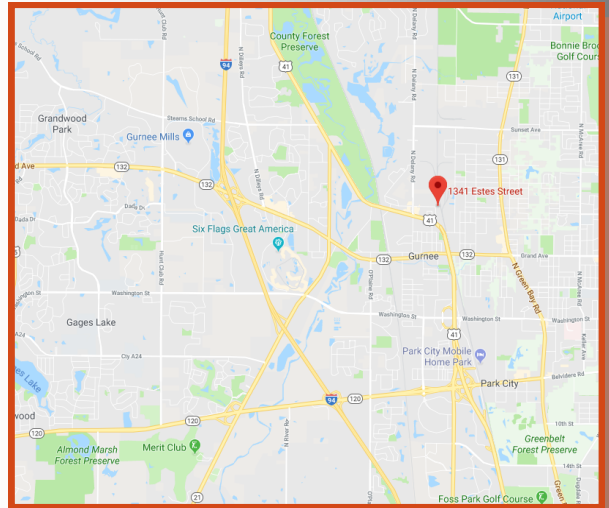


Commercial - For Sale/Lease

1341 Estes Ave. Gurnee, IL 60031



Excellent location just off US Route 41 and minutes from I-94. This brick and block construction is perfect for a variety of different uses such as Light Manufacturing, Research & Development, Distribution Warehouse, Gymnasium, and Flex Space.

Building Features

- **Building Size: 11,817 SF**
- **Office Area. Approx. 1,600 SF**
- **Land Area: 30,928 SF**
- **Construction: Masonry, structural steel, torch grade rubber roof**
- **Drive In Doors: (2) 10' x 12'**
- **Loading Dock: (2) 12' x 14'**
- **Parking: 15 Cars**
- **Ceiling Height: 16' Clear**
- * **Sprinklers: N/A**
- * **Power: 200 AMP 3 Phase**
- * **Heat: Gas**
- * **Zoning: I-2**
- * **Built: 1991**
- * **Real Estate Taxes: \$18,381.36 (2022)**
- * **Lease Rate: \$6.00/SF NET**

Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

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