



For Sale or Lease

21,790 SF

Asking Lease Rate:
Subject to Offer

Sale Price:
Subject to Offer

Contact us:

Ned Frank

Executive Vice President
+1 847 698 8261
ned.frank@colliers.com

Pat Hake

Vice President
+1 847 698 8525
pat.hake@colliers.com

Brendan Flanagan

Associate
+1 847 698 8552
brendan.flanagan@colliers.com

65 Ambrogio Drive Gurnee, IL

Property overview

- 21,790 SF Building Size
- 3,456 SF Office Space (on two floors)
- 18' Clear Height
- 400 Amps @ 240v - TBV
- 2 Interior Docks
- 1 Drive-in-Door
- 21 Parking Stalls
- 1.41 Acres
- CAM: \$0.91
- RE Taxes: \$1.18
- Ins.: \$0.07
- Asking Lease Rate: **Subject to Offer**
- Sale Price: **Subject to Offer**

Highlights

- Rare Single Tenant Building
- Immediate Access to 41
- 18' Clear with Docks and Drive-in Door



6250 N. River Road,
Suite 11-100
Rosemont, IL 60018
colliers.com

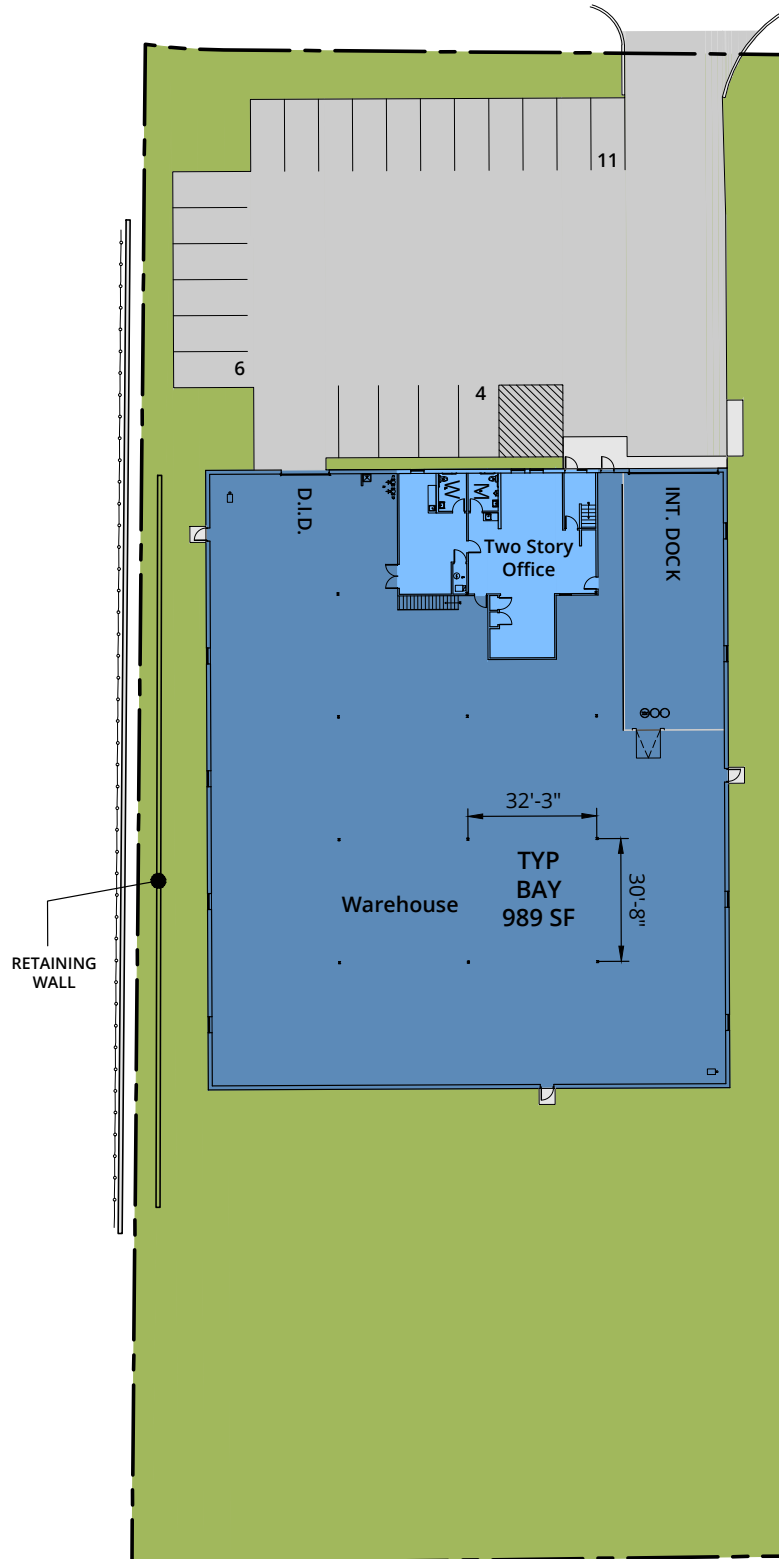


TAURUS

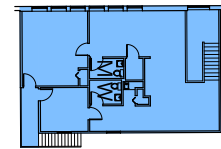
Copyright © 2021 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Site Plan



Second Floor Plan

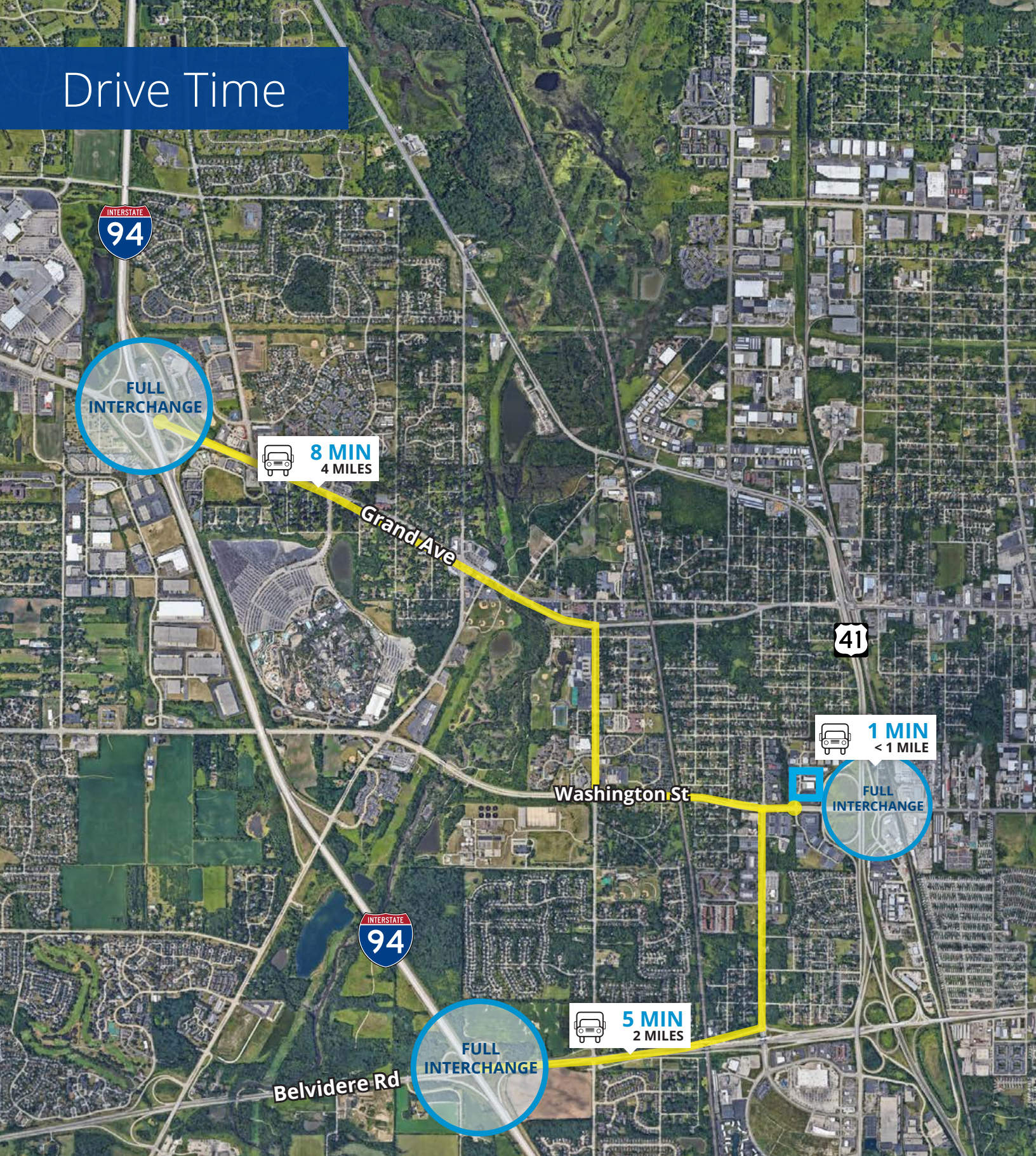


Ned Frank
Executive Vice President
+1 847 698 8261
ned.frank@colliers.com

Pat Hake
Vice President
+1 847 698 8525
pat.hake@colliers.com

Brendan Flanagan
Associate
+1 847 698 8552
brendan.flanagan@colliers.com

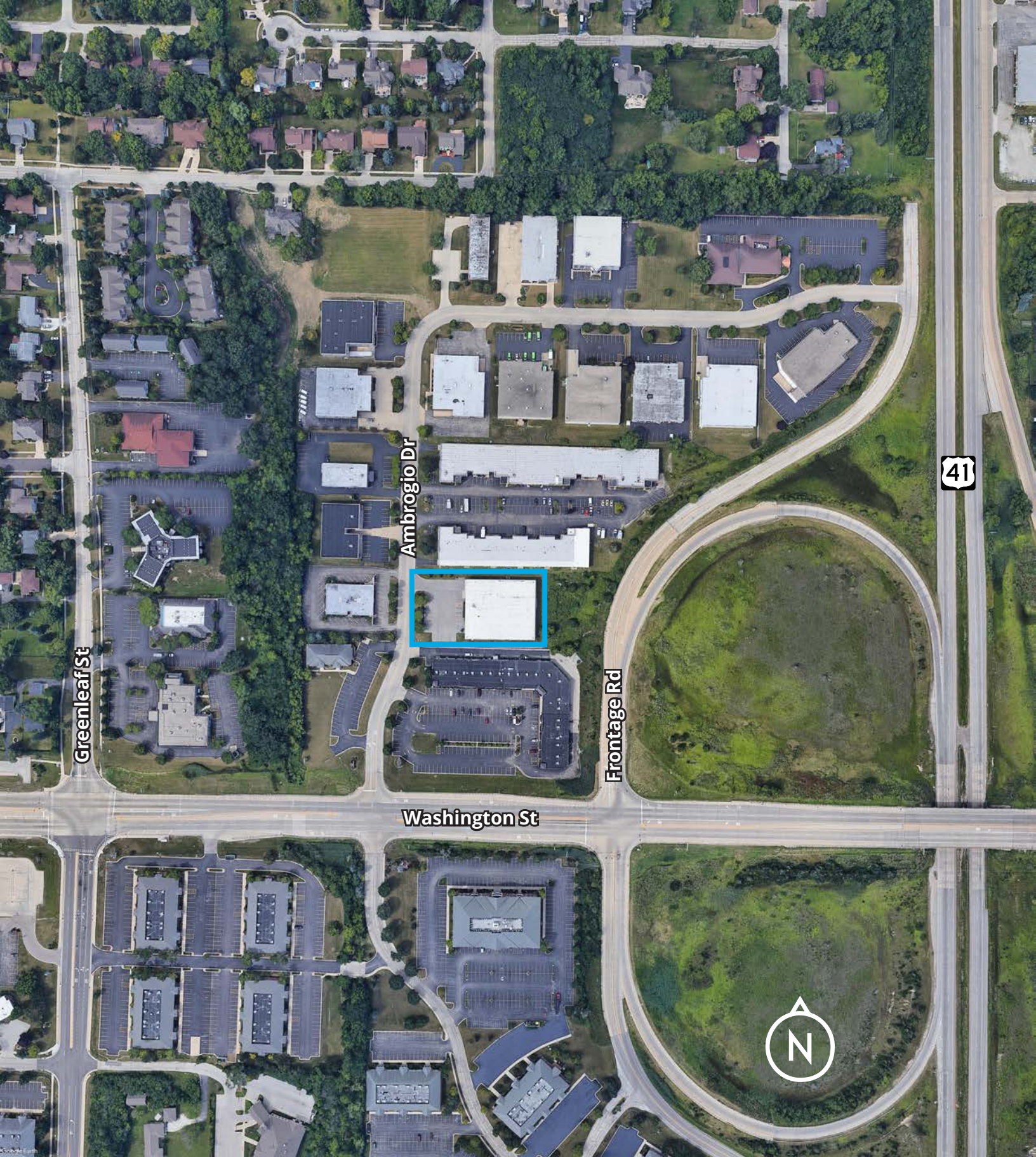
Drive Time



Ned Frank
Executive Vice President
+1 847 698 8261
ned.frank@colliers.com

Pat Hake
Vice President
+1 847 698 8525
pat.hake@colliers.com

Brendan Flanagan
Associate
+1 847 698 8552
brendan.flanagan@colliers.com



Ned Frank
Executive Vice President
+1 847 698 8261
ned.frank@colliers.com

Pat Hake
Vice President
+1 847 698 8525
pat.hake@colliers.com

Brendan Flanagan
Associate
+1 847 698 8552
brendan.flanagan@colliers.com