

LAND

**FOR SALE - 2.92 ACRES LOTS 121 - 124
GRAND TRI STATE BUSINESS PARK GURNEE, IL**



- **Location:** Lots 121-124 Grand Tri State Business Park
- **Access:** Tri State Parkway and immediate to I-94 Tollway
- **Frontage:** 410' of frontage on Tri State Parkway
- **Zoning:** I-2 (O.I.P.) Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Utilities:** To Site
- **Sale Price:** \$826,769 (\$6.50 per Sq. Ft.)
- **Remarks:** Interior Pond Site. Build up to 28,000 Sq. Ft. facility. Prime location at full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Domino Amjet, Veridian Healthcare, Ohio Medical, Sterigenics, ULINE and Nypro. Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations).



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 Prices subject to change and listing may be withdrawn without notice.



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Commercial and Industrial Real Estate
Licensed in Illinois and Wisconsin

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FOR SALE
2.92 ACRES LOTS 121-124
TRI STATE PARKWAY
GRAND TRI STATE BUSINESS PARK
GURNEE, ILLINOIS

- **Location:** Lot 121-124 Grand Tri State Business Park
- **Access:** Tri State Parkway
- **Frontage:** 410' of frontage on Tri State Parkway
- **Zoning:** I-2 (O.I.P.)
- **Available For:** Special Use Office Industrial Park Industrial and Office
- **Divisible:** No
- **Utilities:** To Site
- **Sale Price:** \$756,811 (\$5.95 per Sq. Ft.)
- **Remarks:** Interior Pond Site. Build up to 28,000 Sq. Ft. facility.
Prime location at full interchange of I-94, Tri State Tollway and Route 132 (Grand Avenue). Join these fine companies: Domino Amjet, Veridian Healthcare, Ohio Medical, Sterigenics, and ULINE, Infrastructure includes AT&T fiber, Comcast high speed cable and looped electrical system (two substations).

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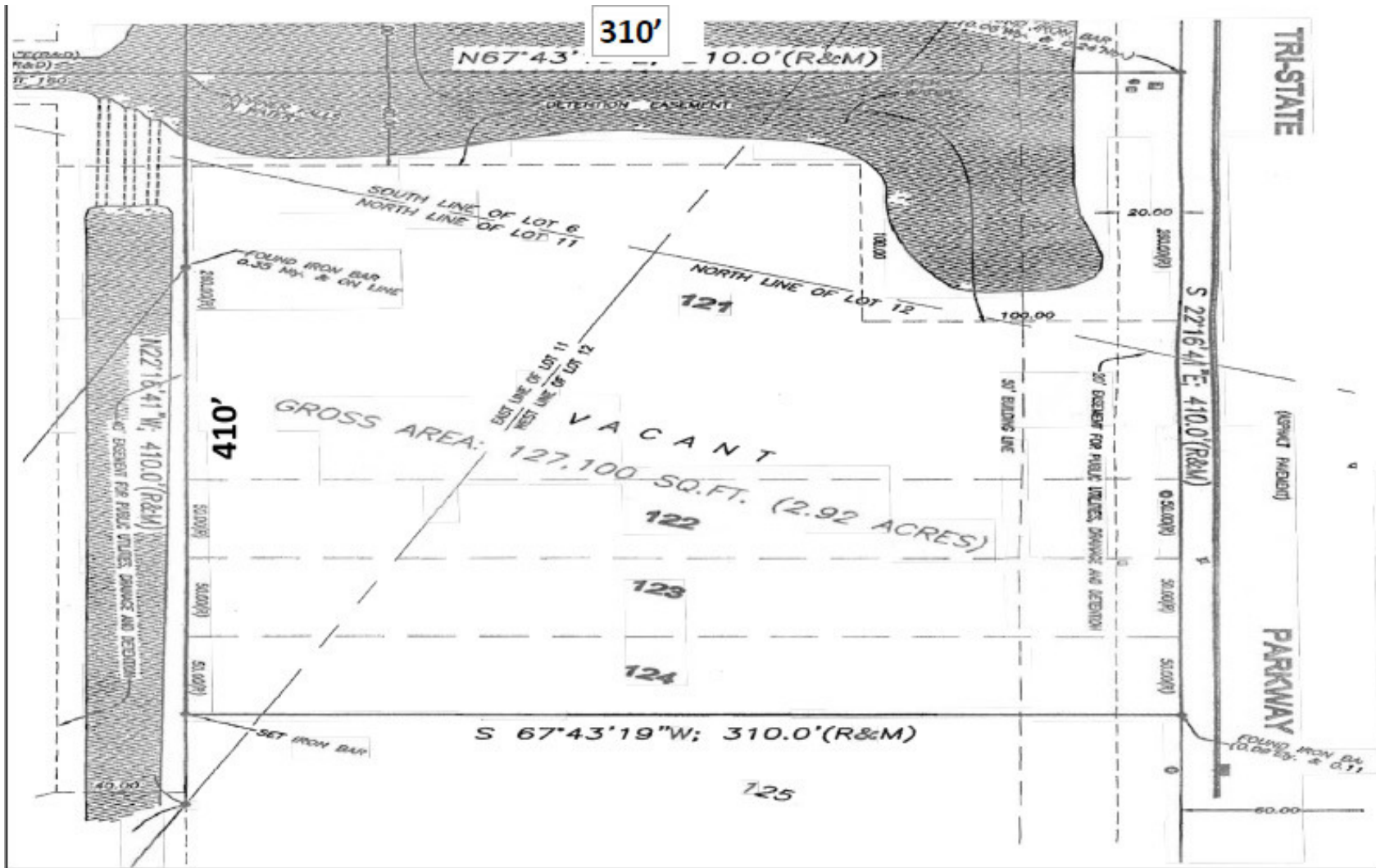


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SURVEY

2.92 ACRES LOTS 121-124 GRAND TRI STATE PARKWAY GURNEE, ILLINOIS



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FOR SALE
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GRAND TRI STATE BUSINESS PARK GURNEE, ILLINOIS



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TRI STATE REALTY
TSR

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