

LAND

**FOR SALE - 4.68 ACRES LOT 1 CENTERPOINT CT
CENTERPOINT BUSINESS CENTER GURNEE, IL**



- **Location:** Lot 1 within CenterPoint Business Center
- **Access:** Lakeside Drive or Tri State Parkway
- **Frontage:** 374' of Frontage on Tri State Parkway
- 485' of Frontage on Lakeside Drive
- **Zoning:** I-2 (O.I.P.) Special Use Office Industrial Park
- **Available For:** Industrial and Office
- **Utilities:** To Site
- **Sale Price:** \$1,325,095 (\$6.50 per Sq. Ft.)
- **Remarks:** Prime interior corner site. Build up to 50,000 Sq. Ft. facility. Join these fine companies: Handi Foil, Kalle, Akorn, Actavis and Weiman Products. Infrastructure includes AT&T fiber, Comcast 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 Prices subject to change and listing may be withdrawn without notice.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

Tri-State Realty, Inc. • (847) 360.1375 • Fax 847.360.9667
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FOR SALE
Lot 1 - 4.68 Acres
SWC Tri State Parkway & Lakeside Drive
CenterPoint Business Center
Gurnee, Illinois

- **Location:** Lot 1 within CenterPoint Business Center
- **Access:** Tri State Parkway
- **Frontage:** 374' of frontage on Tri State Parkway
485' of frontage on Lakeside Drive
- **Zoning:** I-2 (O.I.P)
- **Available For:** Industrial and Office
- **Divisible:** No
- **Utilities:** To Site
- **Sale Price:** \$1,325,095 (\$6.50 per Sq. Ft.)
- **Remarks:** Prime interior corner site. Build up to 50,000 Sq. Ft. facility. Join these fine companies: Handi Foil, Kalle, Akorn, Actavis and Weiman Products. Infrastructure includes AT&T fiber, Comcast and looped electrical system (two substations).

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**4.68 ACRES LOT1 CENTERPOINT BUSINESS CENTER
GURNEE, ILLINOIS**



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