

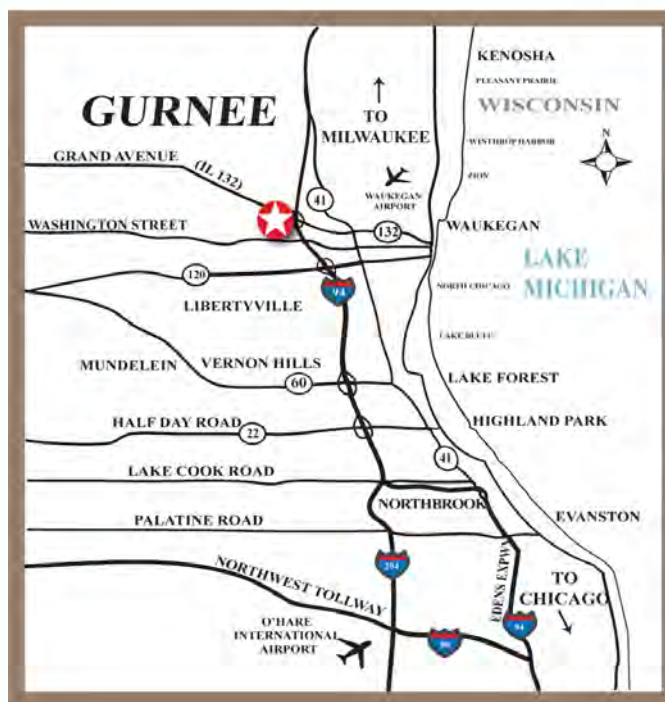
INDUSTRIAL

**FOR LEASE - UNITS FROM 6,857 TO 16,211 SQ. FT.
905 LAKESIDE DRIVE, GURNEE, ILLINOIS**



Industrial space for lease in multiple unit sizes. NEW ownership and management. Prime location at I-94 (Tri State Tollway) and Route 132 (Grand Avenue) interchange within the Grand Tri State Business Park. Newly renovated.

- Building Size: 62,940 Sq. Ft.
- Land Area: 3.47 Acres
- Year Built: 1989
- Description: Masonry (Brick) Construction
- Clear Height: 18.5' Clear In Warehouse
- Loading: Three (3) Common Docks Per Unit
- Grade Level Doors: 10'x12' Per Unit
- Electrical: 200 Amp, 120/208V Panel Per Unit
- Real Estate Taxes: Current Base Year Stop
- Expenses: Current Base Year Stop
- Available Units & Lease Price (Modified Gross):
 - Unit 2 - 9,821 Sq. Ft. - \$7,475 Per Month
 - Unit 4 - 8,033 Sq. Ft. - \$5,975 Per Month
 - Unit 5 - 5,958 Sq. Ft. - \$4,475 Per Month
 - Unit 7 - 7,601 Sq. Ft. - \$5,750 Per Month
 - Unit 8 - 17,854 Sq. Ft. - \$12,750 Per Month



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 Prices subject to change and listing may be withdrawn without notice.



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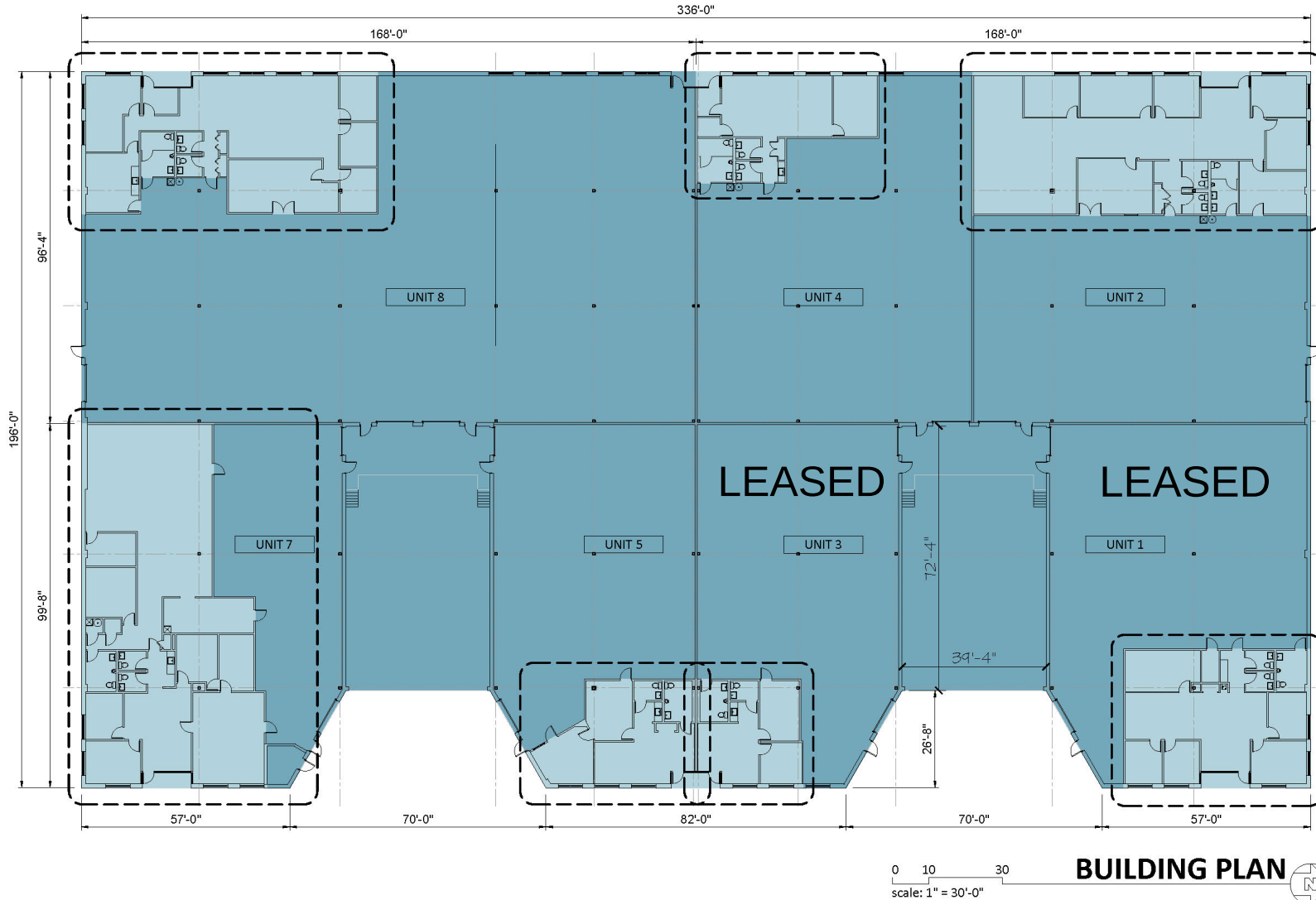
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Tri-State Realty, Inc. • P.O. Box 7860 Gurnee, Illinois 60031
Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

Owned and Managed By  **VENTURE ONE**
REAL ESTATE

905 LAKESIDE DRIVE GURNEE, ILLINOIS 60031



UNITS AVAILABLE FOR LEASE (Sq. Ft.)

UNIT 2:		
office	3,650	
warehouse	6,171	
total	9,821	
UNIT 4:		
office	1,220	
warehouse	6,813	
total	8,033	
UNIT 5:		
office	1,107	
warehouse	4,851	
total	5,958	
UNIT 7:		
office	1,971	
warehouse	5,630	
total	7,601	
UNIT 8:		
office	2,930	
warehouse	14,924	
total	17,854	

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