

FOR LEASE

1018 TRI STATE PKWY

GURNEE, IL



10,000 SF SUITED FOR DRY GOODS, AUTO, OR OTHER STORAGE





EXCLUSIVELY LISTED BY:



Carson Krueger

Broker

(224) 400-2694

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Mark Brodson

Designated Managing Broker

(773) 251-3666

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PROPERTY SPECIFICATIONS

WAREHOUSE SIZE	10,000 SF
CLEAR HEIGHT	23' 6"
LOADING	2 LOADING DOCKS 1 DRIVE-IN DOOR
*USAGE	DRY GOODS AUTO STORAGE OTHER STORAGE
PARKING	NEGOTIABLE
HEATING	FORCED AIR UNIT
HVAC	NONE
YEAR BUILT	1995
CONSTRUCTION	TILT-UP CONCRETE
ASKING RATE	\$11.75/SF
LEASE STRUCTURE	**MODIFIED GROSS

*NO BATHROOMS/OFFICE AVAILABLE

**2026 BASE YEAR FOR TAXES

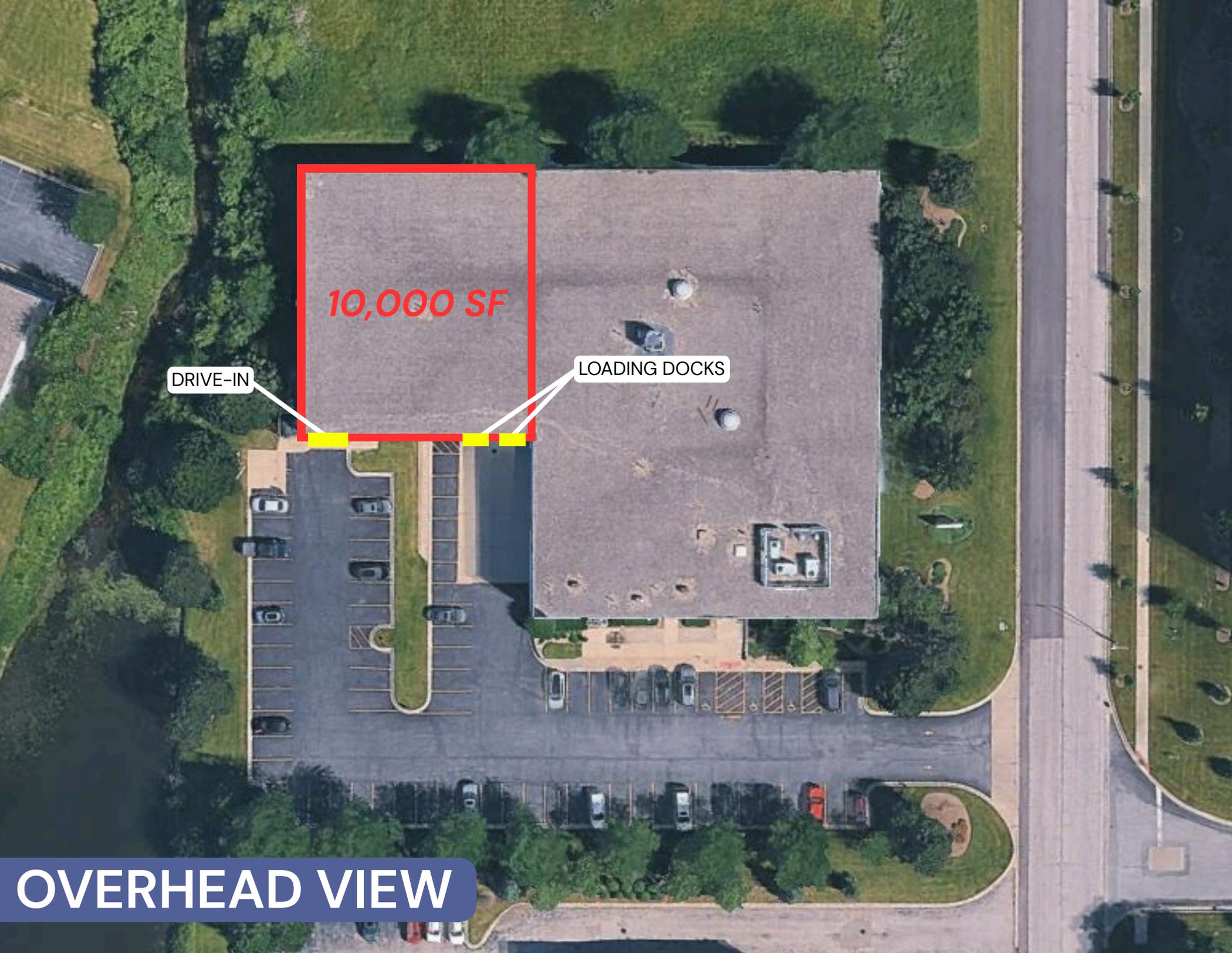


10,000 SF

DRIVE-IN

LOADING DOCKS

OVERHEAD VIEW





***AI IMAGINED SPACE**



CURRENT INTERIOR



CONTACT FOR MORE INFO:



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