

**FOR SALE:**

**5,806 Sq. Ft. Industrial Office/Warehouse**  
**4340 Grove Avenue • Gurnee • IL 60031**

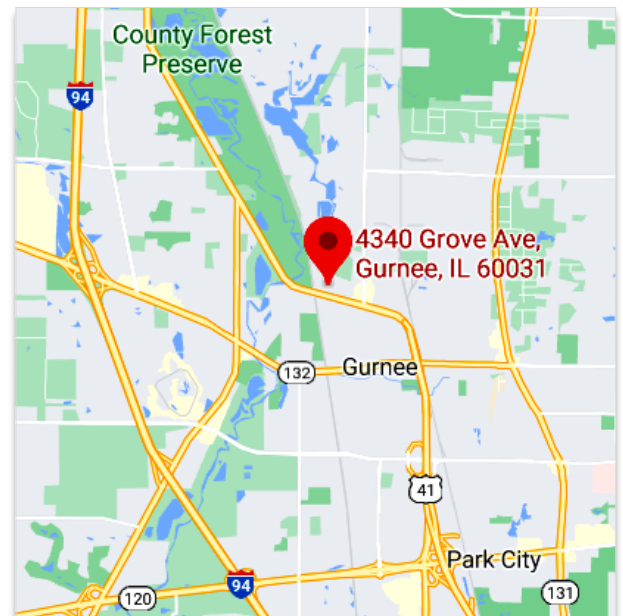


**PROPERTY HIGHLIGHTS:**

**BUILDING SIZE:** 5,806 Sq. Ft.  
**BUILDING TYPE:** Industrial Office/Warehouse  
**YEAR BUILT:** 1986  
**CONSTRUCTION:** Brick / Concrete  
**FLOORS:** 1  
**PIN#:** 07-14-202-023  
**LOT SIZE:** .4438 Acres  
**ZONING:** I-2 Industrial (Gurnee)  
**OFFICE AREA:** Approx. 3,000 Sq. Ft.  
**CEILING HEIGHT:** 8' Office / 14' Warehouse  
**LOADING:** 1 Loading Dock, 10' Wide  
1 Drive-in-Door, 10' x 10'  
**HVAC:** Office has A.C., Heated Warehouse  
**POWER:** 120-480V  
**PARKING:** 24 Spaces  
**AVAILABILITY:** Now  
**TAXES:** \$9,623.00 (2019)  
**PURCHASE PRICE:** \$449,000.00

**COMMENTS: Gurnee Industrial Park**

Very clean office/warehouse with dock and drive-in-door. 7 private offices, conference room, lunchroom, two restrooms, and storage room. Brand new rubber roof. Great access on and off US-41.



[Google Maps Link](#)

**DIRECTIONS:** US-41 to St. Paul Ave., north on St. Paul Ave. to T-intersection (St. Paul Ave/ Grove Ave.), turn left and continue on to building #.

**Contact: Ralph Huszagh @ 847-977-9040 (Cell) / [jcf.ralph@sbcglobal.net](mailto:jcf.ralph@sbcglobal.net)**

**JC FORNEY INC**  
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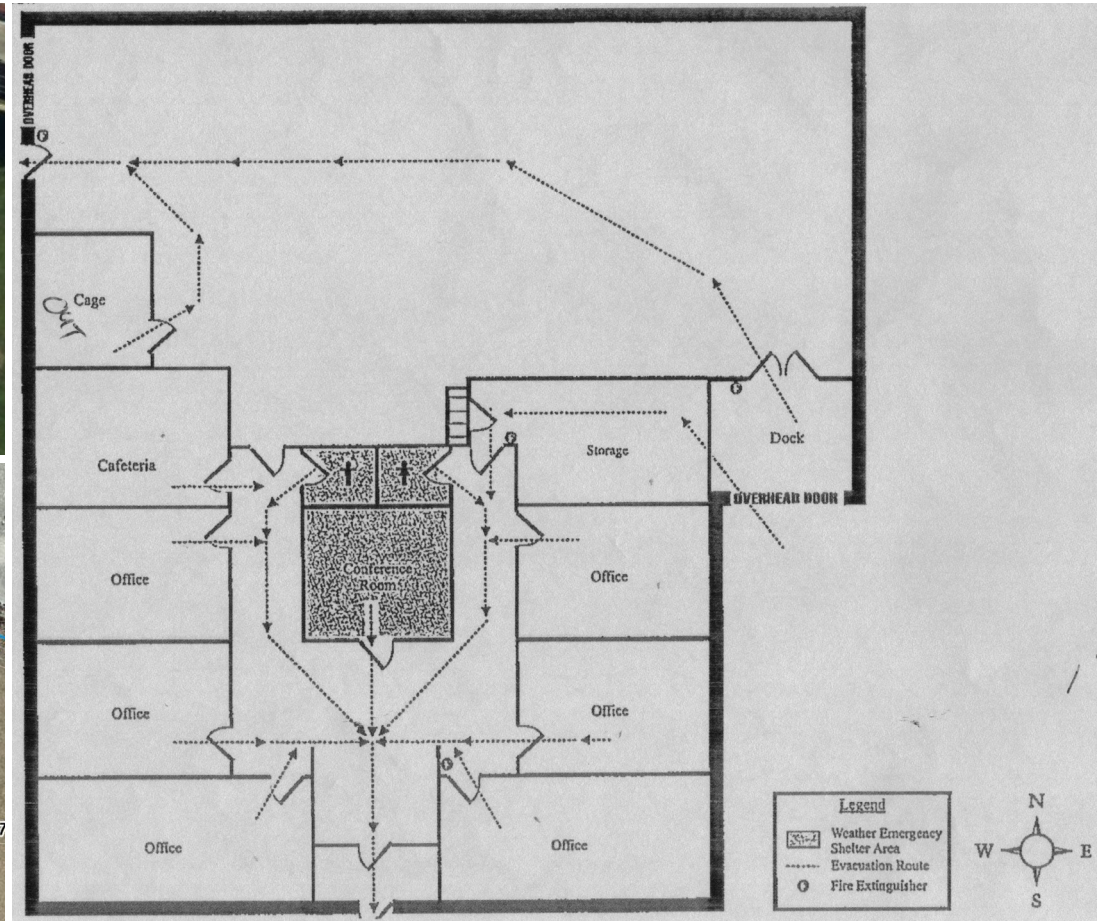
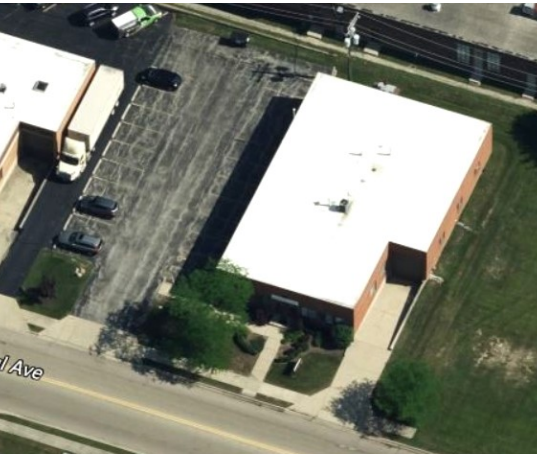
131 West Park Avenue • Libertyville • IL • 60048  
[www.jcforneyrealty.com](http://www.jcforneyrealty.com)  
Office: (847) 362-2000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, and change without notice.



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**FLOOR PLAN**

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