

FOR SALE OR LEASE - OFFICE BUILDING

1680 N. DELANY ROAD
Gurnee, Illinois 60031



EDGEMARK



FOR SALE OR LEASE

**5,547 SF BUILDING ON
APPROX. 1 ACRE**

21 Parking Spaces

SALE PRICE

\$967,000

LEASE PRICE

\$14.25 PSF Net

Estimated Extras

CAM	\$1.95 PSF
Taxes	\$3.50 PSF
Insurance	\$0.85 PSF

PROPERTY HIGHLIGHTS

- All brick construction.
- Roof - white granulated modified (New 2017)
- Lighted monument sign on Delany Road.
- HVAC - 15 Ton Carrier (New 2021)
- Power - 400 AMP - 240 Volts
- Zoned I-2 General Industrial

CONTACT
INFORMATION

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EDGEMARK COMMERCIAL REAL ESTATE SERVICES LLC

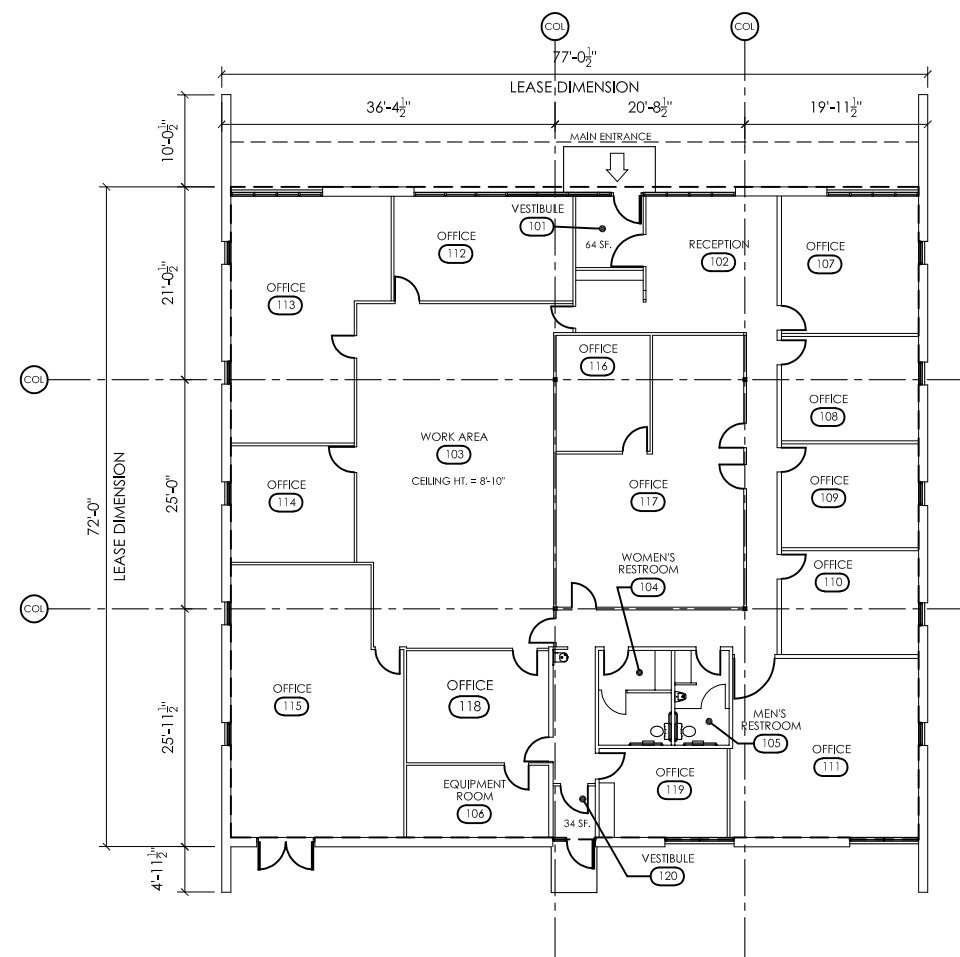
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Oak Brook, IL 60523

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SURVEY

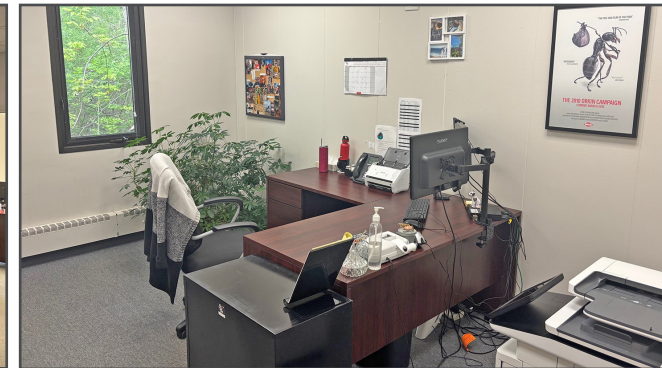


LEASE PLAN

C A I E. NTC

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	5,053	69,123	172,731
 AVG HH INCOME	\$103,313	\$104,748	\$115,437
 DAYTIME POPULATION	4,511	25,328	58,603
 TRAFFIC COUNTS	DELANY ROAD	29,606 VPD	

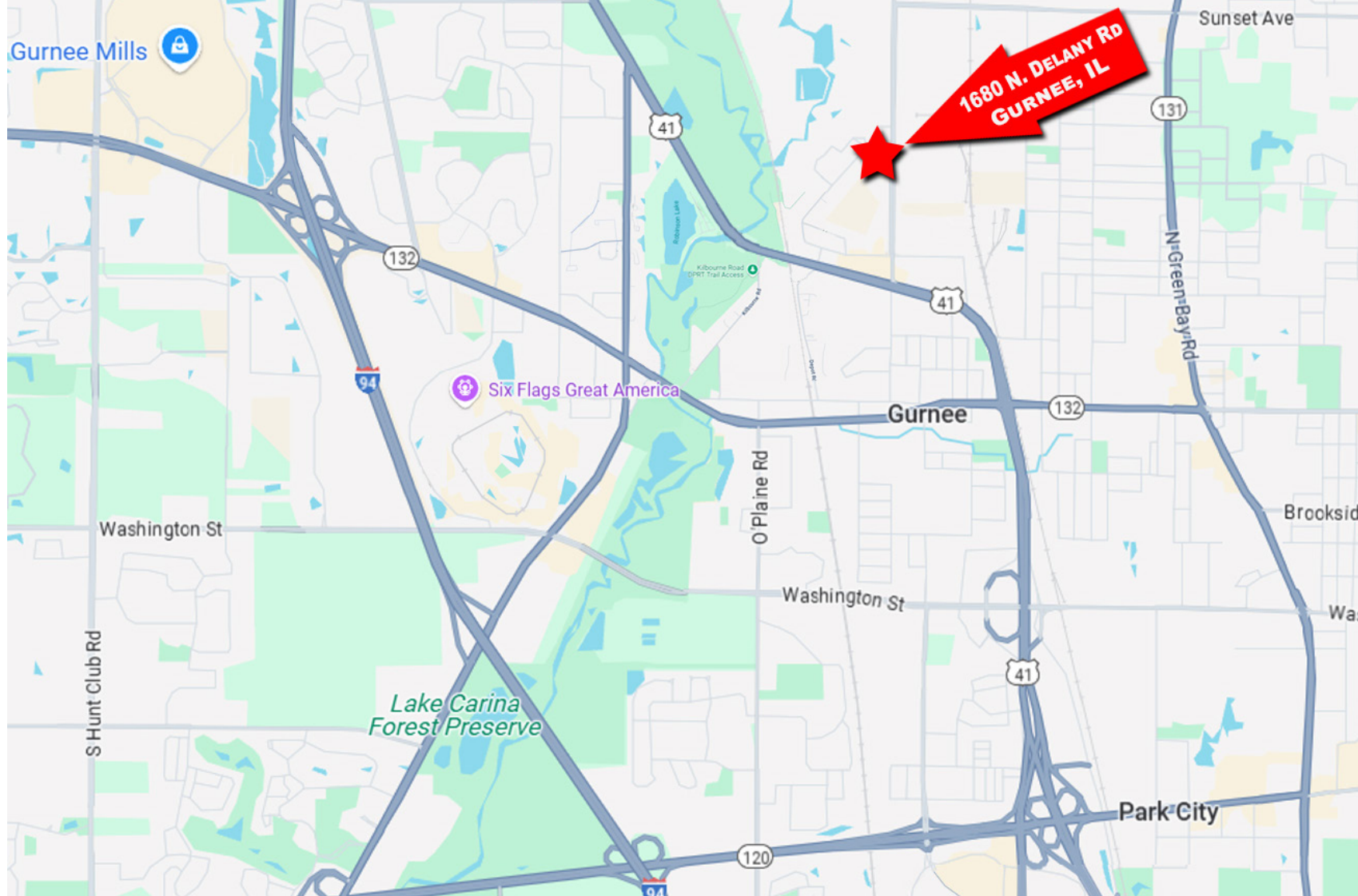


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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.