

For Sublease

Available January 1, 2027



Sublease Rate:
Subject to Offer

Contact:

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Colliers

6250 N. River Rd, Suite 11-100
Rosemont, IL 60018
colliers.com/chicago

1175 Lakeside Drive, Gurnee, IL

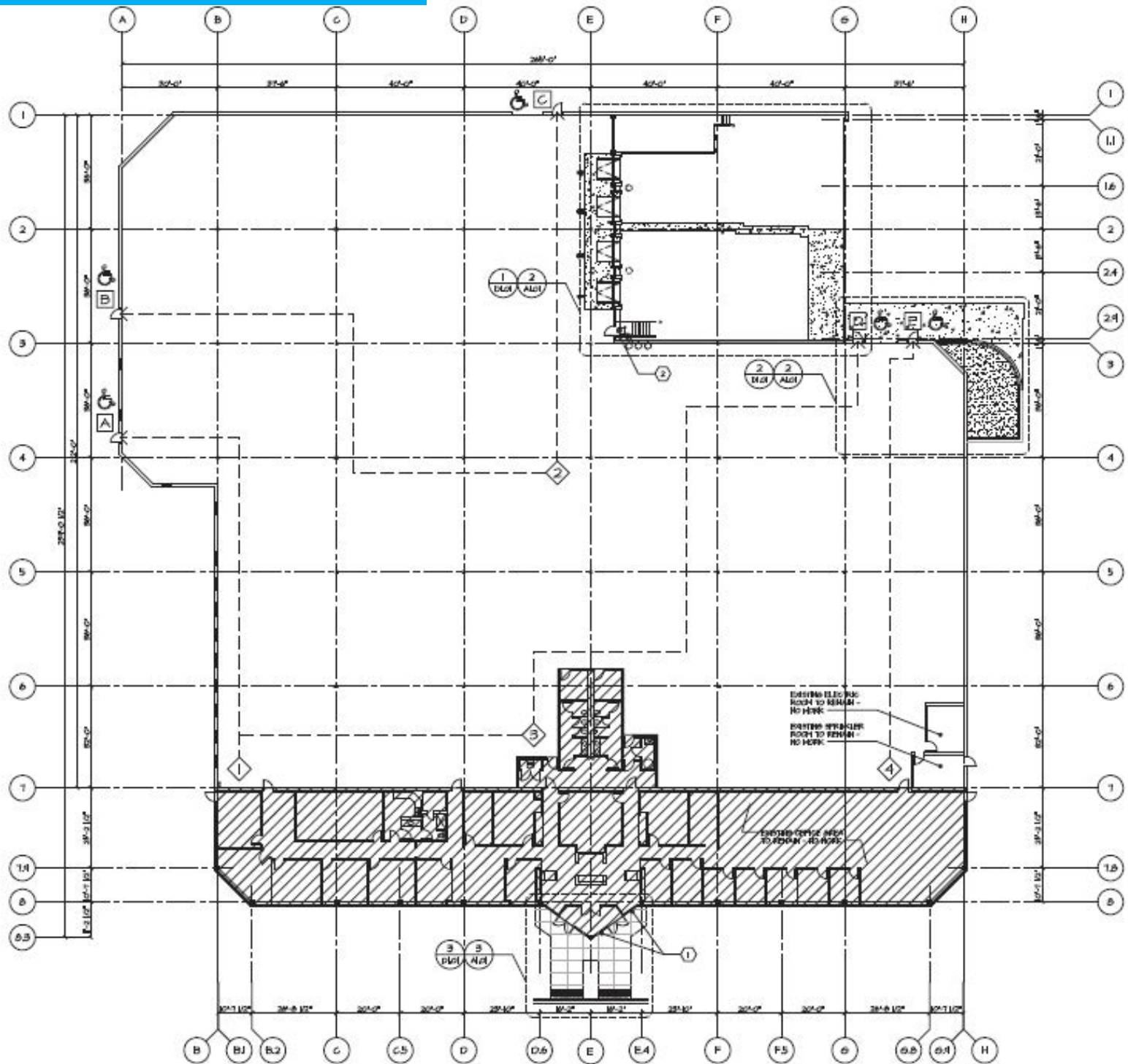
- 59,981 SF building
- 10,000 SF office space
- 3.89 Acres land site
- Clear Height: Approx. 22' - TBV
- Loading: 4 Interior Docks,
2 DIDs (1 UPS)
- Parking: 121 cars (expandable)
- Year Built: 1991, 2006
- Sprinkler: ESFR (New)
1190 GPM/35.9 PSI
15 PSI Sprinkler Head
- Power: 1600A, 480/277V
- Zoning: Industrial Manufacturing
- Taxes (2025): \$1.87 PSF
- **Sublease Rate: Subject to Offer**
- Parking lot resealed,
restriped, milled and paved
- New LED lighting
- ±0.3 miles to both North /
South interchanges at I-94
- 40 minutes to Milwaukee
Mitchell Airport
- 30 minutes to Chicago
O'Hare Airport
- 45 miles to Chicago
Downtown 'Loop'

Accelerating success.

Site Plan

For Sublease

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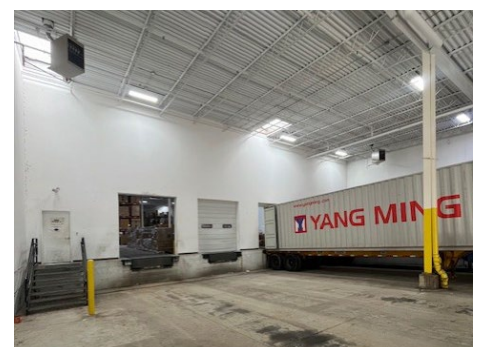
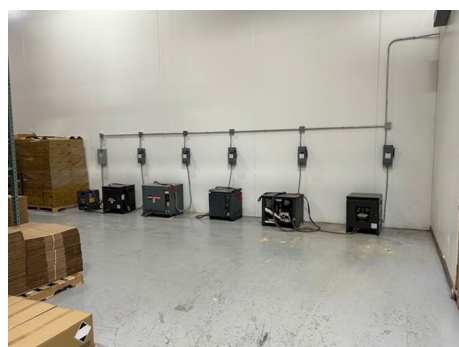
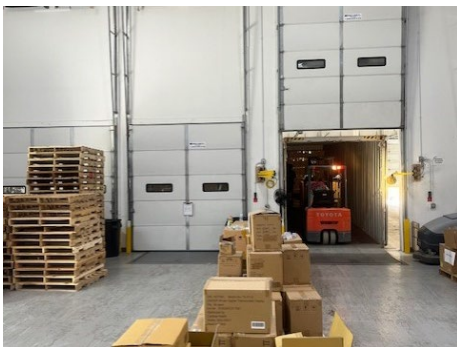
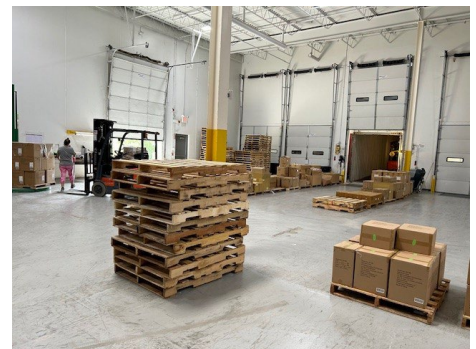
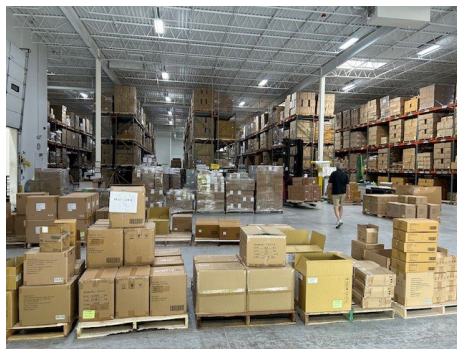
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Pictures



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Drive Time

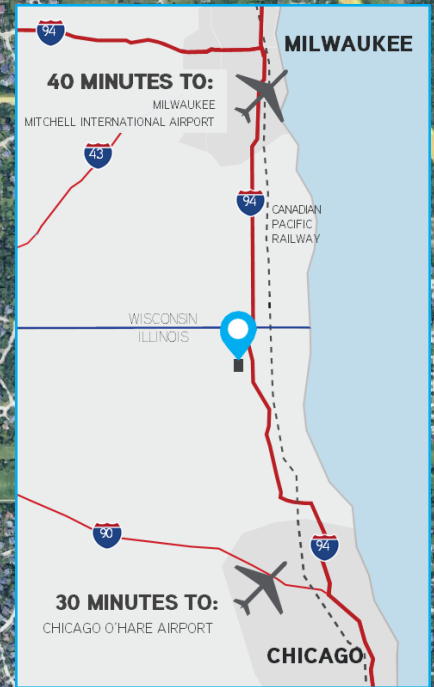

GURNEE MILLS®
A SIMON CENTER

 **0.8 MILES**

**FULL
INTERCHANGE**

SITE


Six Flags
GREAT AMERICA



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