

1555 N. Delany Rd., Gurnee, IL

\$12.00/SF NNN



Property Highlights

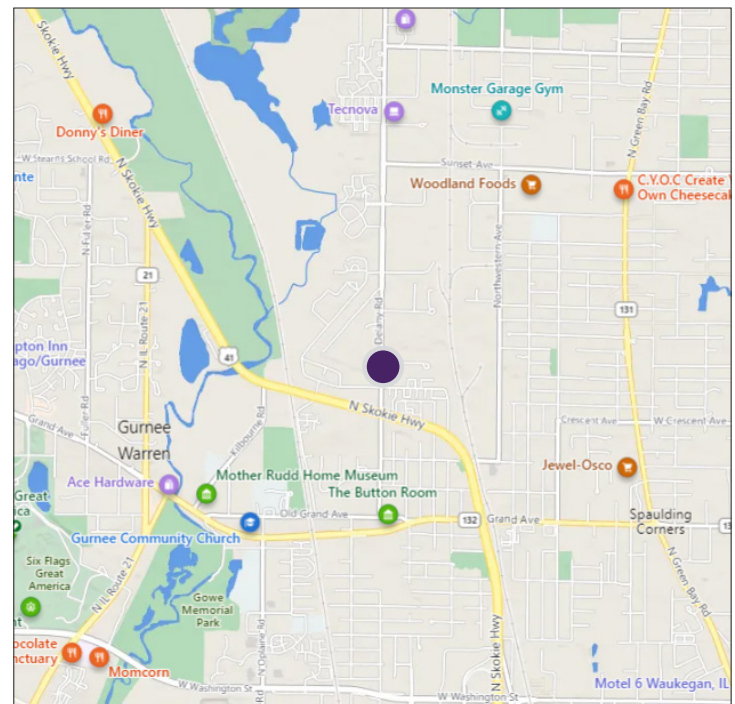
- 10,000 SF industrial building
- 20' ceiling heights
- Property features a fenced lot, storage space and security system
- Fully sprinklered
- Close to major commercial thoroughfares
- Easy accessibility to expressways and major streets in the area
- Attractions in the area include: McDonald's, Starbucks, UHaul, Jewel-Osco and more
- Land area: 87,120 SF
- Zoning: I-2

Property Overview

A 10,000 square foot industrial building on Delany Road in Gurnee is available for lease. Situated in close proximity to the major thoroughfares and easily accessible via I-94, Route 41 and Route 132, this building benefits from a traffic count of 22,356 vehicles per day. This building has 20' ceiling heights and is fully sprinklered. The property is zoned I-2, which would allow for outdoor storage/parking.

Gurnee is a 13.6 square mile town located about 40 miles north of downtown Chicago along I-94. The Village of Gurnee has a proximately 31,300 residents, an 8.5% increase over the last decade. This area has a diverse mix of multifamily properties and single family homes as well as a variety of commercial businesses.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	5,368	71,052	165,397
Households	2,152	24,369	54,596
Average Income	\$66,009	\$59,852	\$64,68



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