

4081 Ryan Road



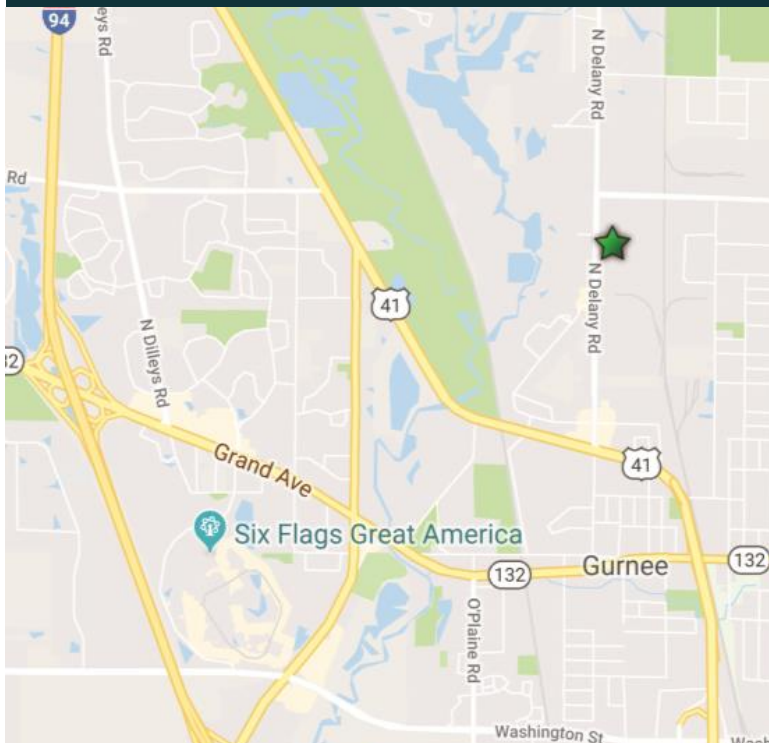
GURNEE, IL
UNIT 103- 17,187 SF AVAILABLE FOR LEASE

BUILDING FEATURES

- 9 minutes (3.4 miles) to I-94, 15 minutes (6.6 miles) to U.S 45
- Newly designed move-in ready offices
- Excellent signage opportunity on Delany Road
- Located near the intersection of Delany Road and Route 41
- Air lines and power drops throughout warehouse
- Epoxy warehouse floors
- Minutes from several restaurants/shopping alternatives
- Low Lake County real estate taxes
- Lease Rate: Subject to offer
- 2020 R.E. Taxes: \$1.37 PSF (budgeted)
- 2020 CAM: \$0.80 PSF (budgeted) 2020
- Insurance: \$0.12 PSF (budgeted)

FACILITY

AVAILABLE SF	17,187 SF (Unit 103)
OFFICE SF	2,578 SF
BUILDING SF	75,000 SF
YEAR BUILT	1995
POWER	300 amps
CAR PARKING	14 spaces
LOADING	2 exterior docks, 1 drive-in doors
CEILING HEIGHT	19' clear
SPRINKLERS	Wet



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At Brennan Investment Group, we are a team of career industrial real estate owners and operators focused on delivering the right strategic opportunities to meet the needs of our investment and corporate real estate partners.



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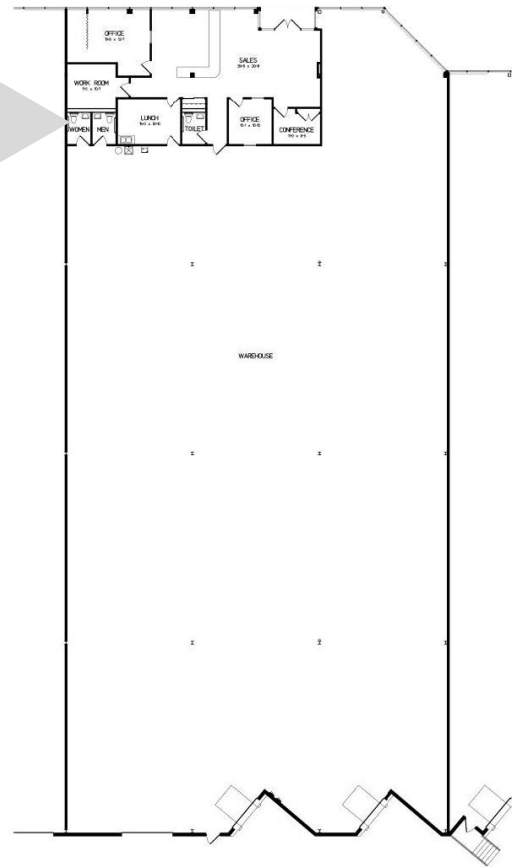
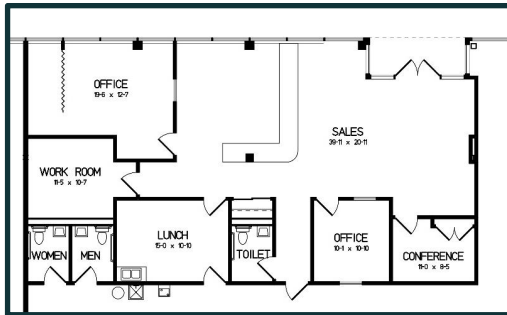
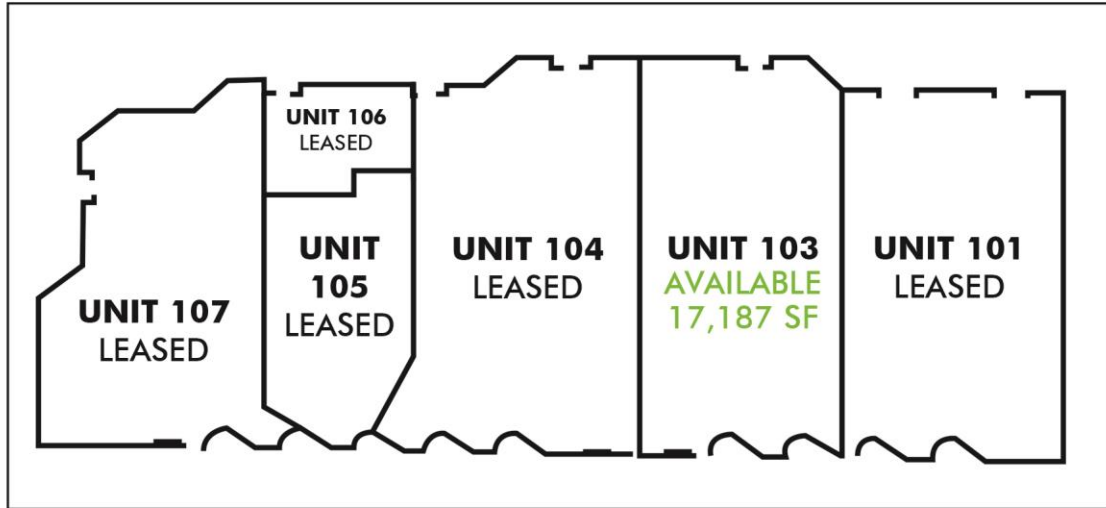


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UNIT 103- 17,187 SF AVAILABLE FOR LEASE



FLOOR PLAN-UNIT 103

AVAILABLE: 17,187 SF
OFFICE: 2,578 SF
TOTAL BUILDING: 75,000 SF
YEAR BUILT: 1995
CLEAR HEIGHT: 19'
LOADING: 2 exterior docks,
1 drive-in door
POWER: 300 amps
SPRINKLER: Wet
PARKING: 14 spaces



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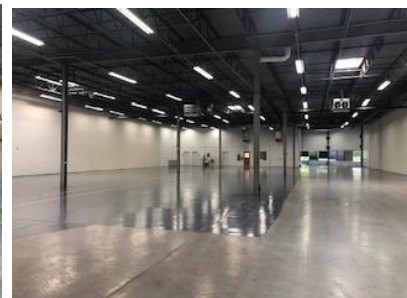
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[TAKE A VIRTUAL TOUR](#)



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