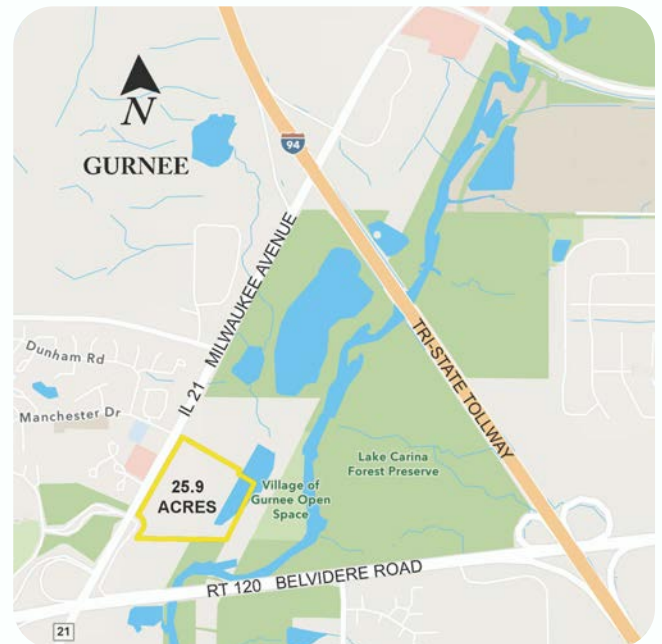


# LAND

## FOR SALE 25.9 ACRE LAND SITE IL Route 21 (Milwaukee Ave) Gurnee, IL



- Location:** East Side of Route 21, North of Route 120
- Access:** Route 21 (Milwaukee Avenue)
- Frontage:** 1079' Frontage on Route 21  
810' Frontage on Manchester Drive
- Zoning:** O2 PUD Office Campus District
- Available For:** Commercial, Multi Family Possible
- Divisible:** No
- Utilities:** To Site
- Sale Price:** \$7,905,000 (\$7.00 Per Sq. Ft.)
- Remarks:** Prime "infill" parcel. Utilities to site. Access I-94 West via Route 21 and access I-94 East via Route 120 (Belvidere Rd). Village of Gurnee will consider multi family. Great mixed use potential.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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**CONTACT: Robert Elbrecht**  
**847.360.1375 sales@tristaterealty.com**  
Tri-State Realty, Inc. • P.O. Box 7860 Gurnee, Illinois 60031  
Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

**FOR SALE**  
**25.9 ACRES**  
**NORTH IL ROUTE 21 (MILWAUKEE AVE)**  
**GURNEE, ILLINOIS**

- Location:** East Side of Route 21 North of  
Route 120
- Access:** Route 21 (Milwaukee Avenue)
- Frontage:** 1079' Frontage on Route 21  
810' Frontage on Manchester Drive
- Zoning:** O2 PUD Office Campus District
- Available For:** Commercial, Office, Medical, R&D, Multi Family Possible
- Divisible:** No
- Utilities:** To site
- Sale Price:** \$7,905,000 (\$7.00 Per Sq. Ft.)
- Remarks:** Prime "infill" parcel. Utilities to site. Access I-94 West .8 miles via  
Route 21 (Milwaukee Ave) & access I-94 East 2.8 miles via Route  
120 (Belvidere Rd). Village of Gurnee will consider Multi Family.  
Great mixed use potential.

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# Aerial Map 25.9 Acres North IL Route 21 (Milwaukee Ave) Gurnee, Illinois



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