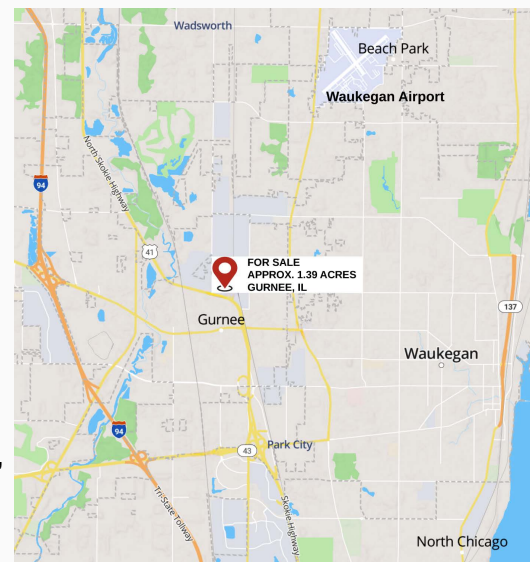


# LAND

INDUSTRIAL LOT - APPROX. 1.39 ACRES  
1321 ESTES STREET GURNEE, IL



- **Site Area:** 1.39 Acres (Approximately)
  - **Present Use:** Vacant
  - **Access:** Estes Street
  - **Frontage:** 240' on Estes Street
  - **Zoning:** I-2 - General Industrial District
  - **Utilities:** To Site
  - **Real Estate Taxes:** \$5,040 (2023 actual)
  - **Sale Price:** \$299,715 (\$4.95 per Sq. Ft.)
- Remarks:** Hard to find under 2 acre lot located in the Gurnee Industrial Park. Quick access to Route 41 and Delany Road. Offered "as-is" with no representations or warranties.



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 Prices subject to change and listing may be withdrawn without notice.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](mailto:sales@tristaterealty.com)  
**P.O. Box 7860 Gurnee, Illinois**  
Commercial & Industrial Real Estate  
Licensed in Illinois and Wisconsin

## **FOR SALE**

### **Industrial Lot Approximately 1.39 Acres 1321 Estes St Gurnee, Illinois**

<b>Site Area:</b>	1.39 Acres (Approximately)
<b>Present Use:</b>	Vacant
<b>Access:</b>	Estes Street
<b>Frontage:</b>	240' on Estes Street
<b>Zoning:</b>	I-2 - General Industrial District
<b>Utilities:</b>	To Site
<b>Real Estate Taxes:</b>	\$5,040 (2023 actual)
<b>Sale Price:</b>	\$299,715 (\$4.95 per Sq. Ft.)
<b>Remarks:</b>	Hard to find under 2 acre lot located in the Gurnee Industrial Park. Quick access to Route 41 and Delany Road. Offered "as-is" with no representations or warranties.

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# For Sale - Industrial Lot

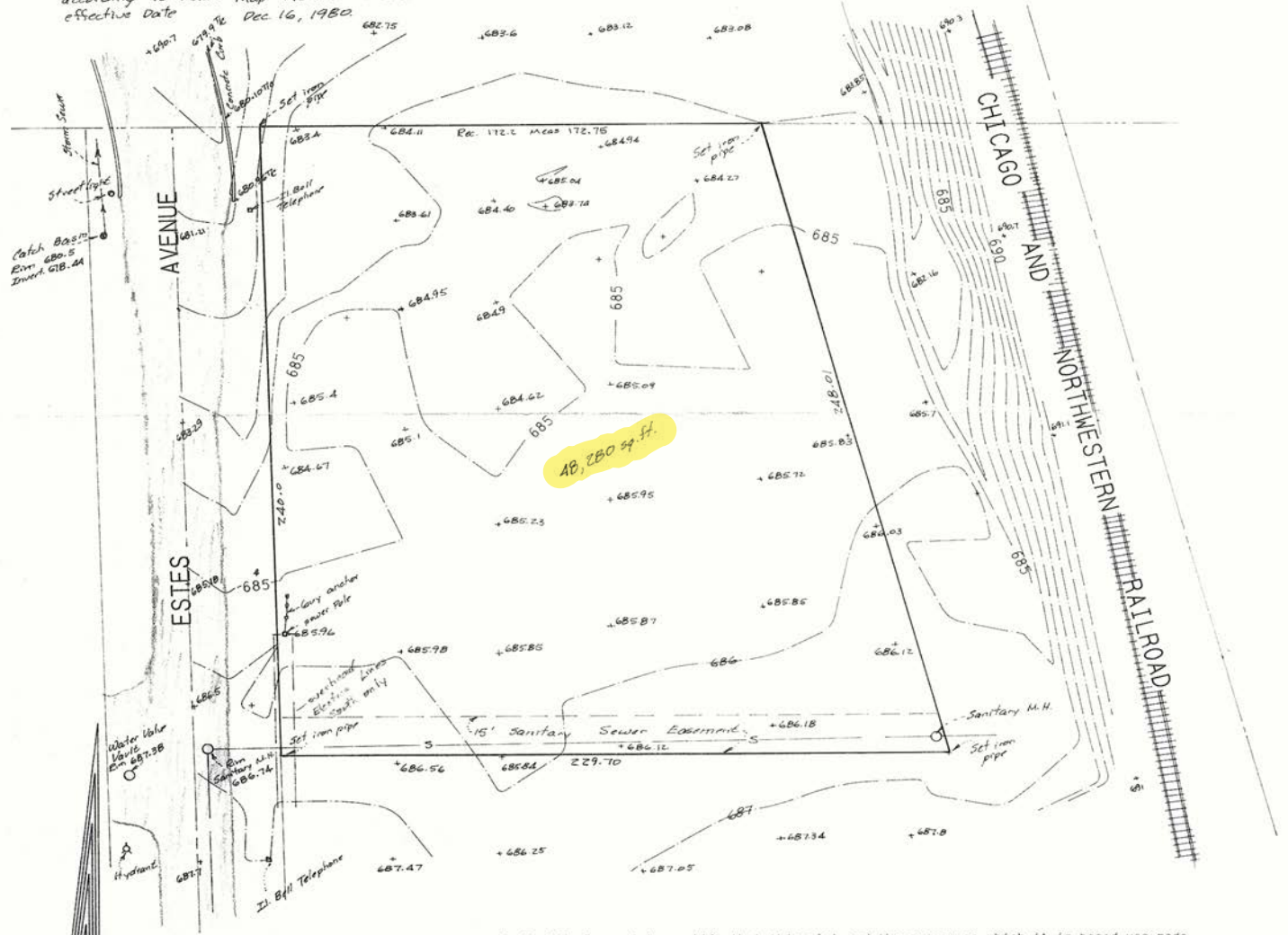
## Approximately 1.39 Acres 1321 Estes St Gurnee, Illinois

### PLAT OF SURVEY

**NOTE: An additional 12,405 SF was acquired, bringing the total lot area to 60,685 sf. (1.39 AC)**

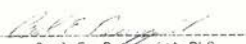
Of that part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 45 North, Range 11 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the North line of said Quarter-Quarter Section with the Westerly right-of-way line of the Chicago and Northwestern Railway; thence West along said North line, 172.2 feet, to the Easterly line of Estes Avenue; thence South along said Easterly line of Estes Avenue, 240.0 feet; thence East parallel with the North line of said Quarter-Quarter Section to the Westerly line of said Railway; thence Northwesterly along said Railway right-of-way line, to the point of beginning, all in Lake County, Illinois. (Containing 48,280 square feet)

Note: The entire lot is located in Zone "C" (Area of minimal flooding) according to FIRM Map 170365 0005B effective Date Dec 16, 1980



Note: Elevations based on Gurnee Datum. Benchmark BM 1B - chiseled cross on traffic signal at Rte 41 & Delaney Rd. Ele. 687.32

I, Carl E. Bergquist, certify that this plat and the survey on which it is based was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and American Congress on Surveying and Mapping in 1992.  
 We further certify that the plat hereon, drawn to a scale of 30 feet per 1 inch, is a true representation of said survey and meets the accuracy requirements of an "Urban Survey", as defined therein.  
 Dated at Waukegan, Lake County, Illinois this 8th. day of May A. D. 1995.

HOWARD SURVEYING CO., INC.  
  
 Carl E. Bergquist PLS  
 Il. Reg. No. 2342



1"=30'

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