

# LAND

## For Sale 25.9 Acre Land Development 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 development potential. Adjacent to recreational and forest preserve areas.



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 Prices subject to change and listing may be withdrawn without notice.

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**P.O. Box 7860 Gurnee, Illinois**

Commercial & Industrial Real Estate

Licensed in Illinois and Wisconsin

**For Sale 25.9 Acres  
Land Development 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, 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 development potential. Adjacent to recreational and forest preserve areas.

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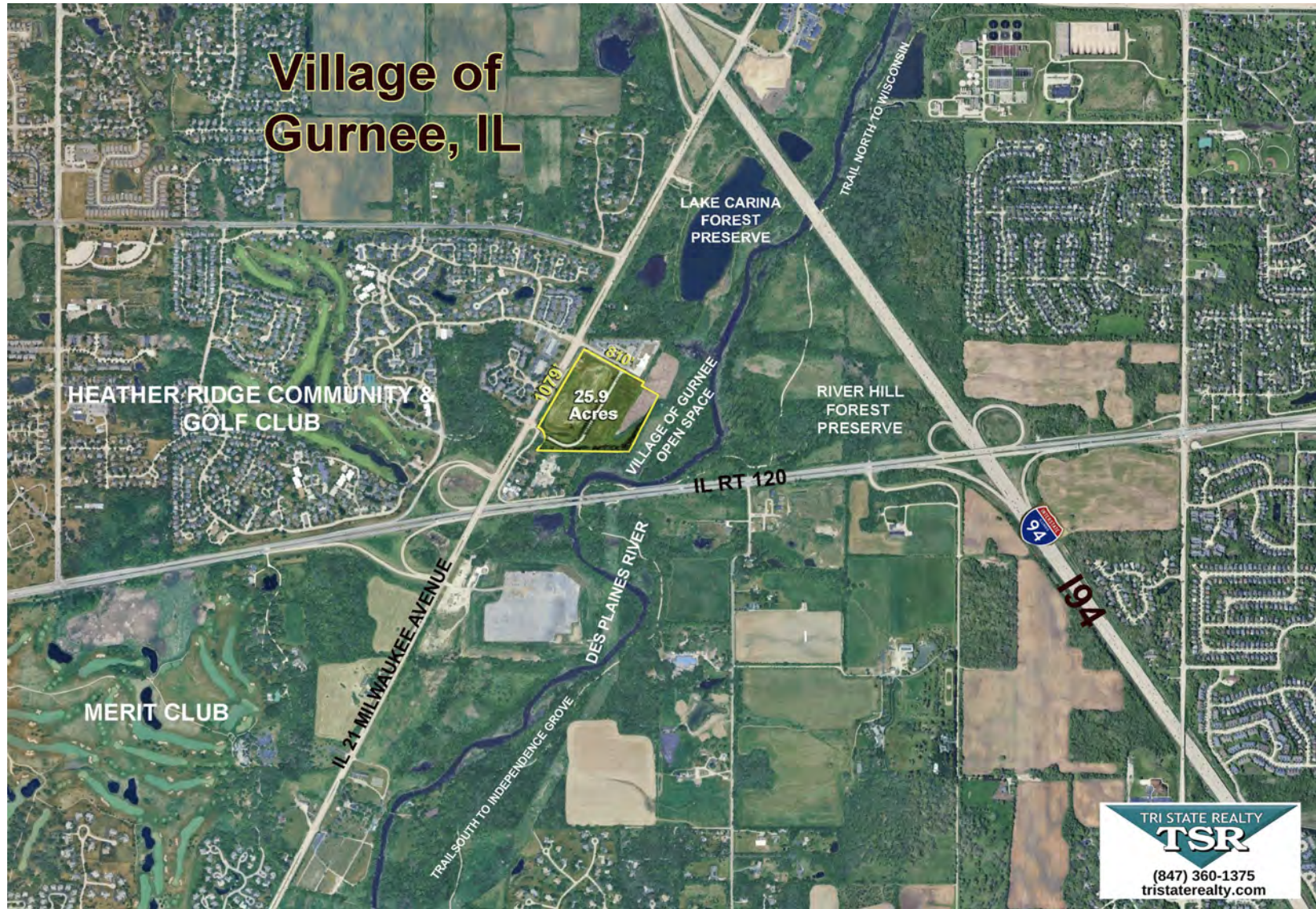


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# Aerial Map 25.9 Acres North IL Route 21 (Milwaukee Ave) Gurnee, Illinois



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