

# 995 TRI-STATE PARKWAY

GURNEE, IL

995  
TRI-STATE  
PARKWAY  
GURNEE, IL



## I-94 TOLLWAY FRONTAGE



TOTAL BUILDING:  
190,380 SF

OFFICE:  
To Suit

YEAR BUILT:  
2017

CLEAR HEIGHT:  
32'

LOADING:  
12 Exterior Docks  
1 Drive-In Door

POWER:  
To Suit

PARKING:  
186 Cars

TRAILER PARKING:  
18 Spots

SITE SIZE:  
9.88 Acres

BAY SIZES:  
51' x 50'  
With 61' speed bays

SPRINKLER:  
ESFR

[WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM](http://WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM)



### FOR MORE INFORMATION CONTACT:

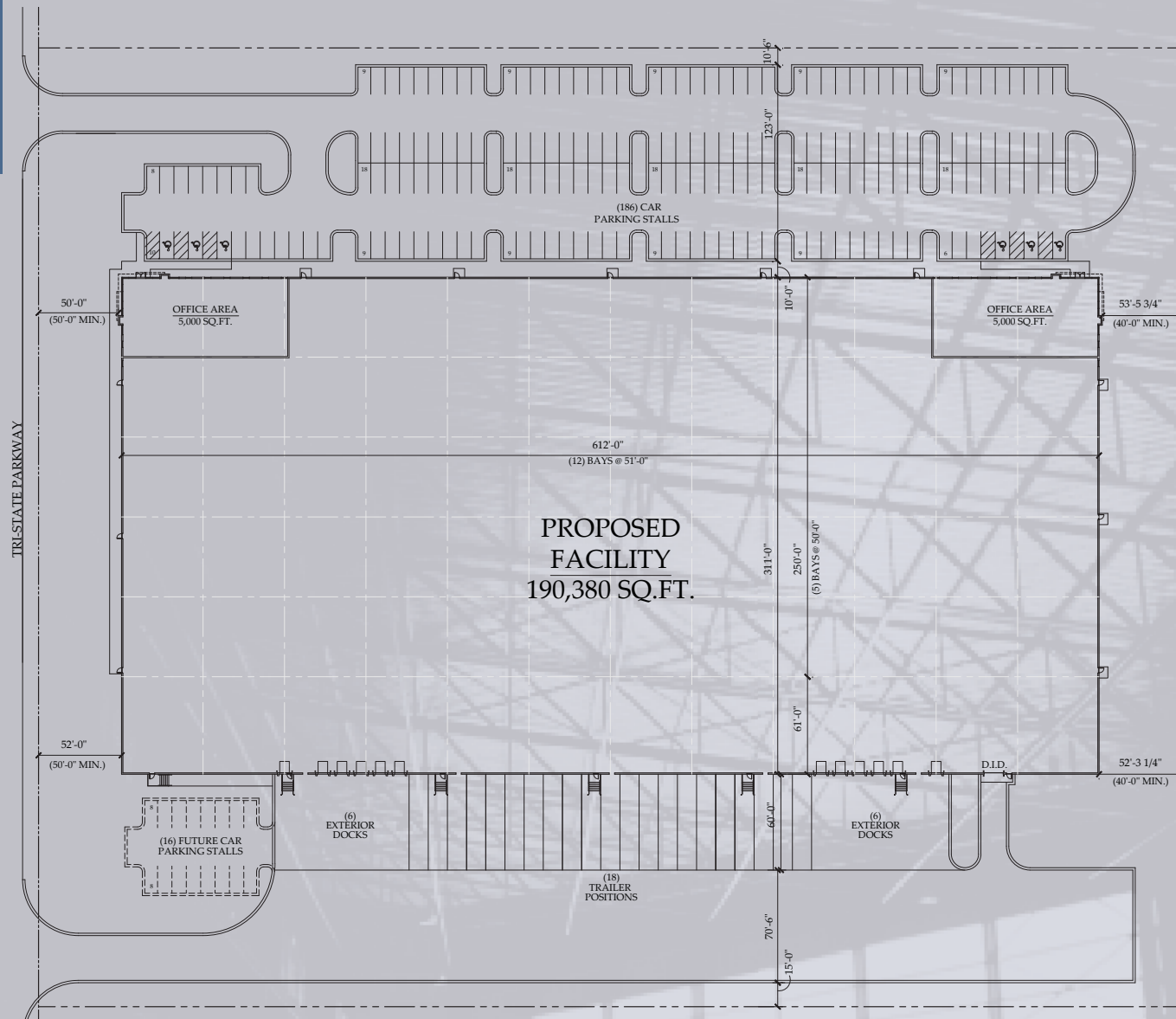
RYAN S. BAIN  
Senior Vice President  
+1 847 5721412  
[ryan.bain@cbre.com](mailto:ryan.bain@cbre.com)

ZACHARY C. GRAHAM  
First Vice President  
+1 847 5721415  
[zach.graham@cbre.com](mailto:zach.graham@cbre.com)

THOMAS C. HARMON  
Associate  
+1 847 5721410  
[thomas.harmon@cbre.com](mailto:thomas.harmon@cbre.com)



995  
TRI-STATE  
PARKWAY  
GURNEE, IL



- ✓ TOLLWAY FRONTAGE / 98,000 CARS PER DAY
- ✓ 30 MINUTES TO O'HARE INTERNATIONAL AIRPORT
- ✓ TRAILER PARKING AVAILABLE
- ✓ LOW LAKE COUNTY TAXES
- ✓ T-5 LIGHTING THROUGHOUT
- ✓ 35 MINUTES TO MITCHELL INTERNATIONAL AIRPORT
- ✓ EASY ACCESS AT FULL FOUR-WAY INTERCHANGE AT GRAND AVENUE / ROUTE 132 AND I-94

[WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM](http://WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM)

FOR MORE INFORMATION CONTACT:

CBRE

- ✓ LEASE RATE: \$5.75 P.S.F. NET
- ✓ ESTIMATED R.E. TAXES: \$1.25 P.S.F.

RYAN S. BAIN  
Senior Vice President  
+1 847 5721412  
[ryan.bain@cbre.com](mailto:ryan.bain@cbre.com)

ZACHARY C. GRAHAM  
First Vice President  
+1 847 5721415  
[zach.graham@cbre.com](mailto:zach.graham@cbre.com)

THOMAS C. HARMON  
Associate  
+1 847 5721410  
[thomas.harmon@cbre.com](mailto:thomas.harmon@cbre.com)



[WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM](http://WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM)



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

FOR MORE INFORMATION CONTACT:

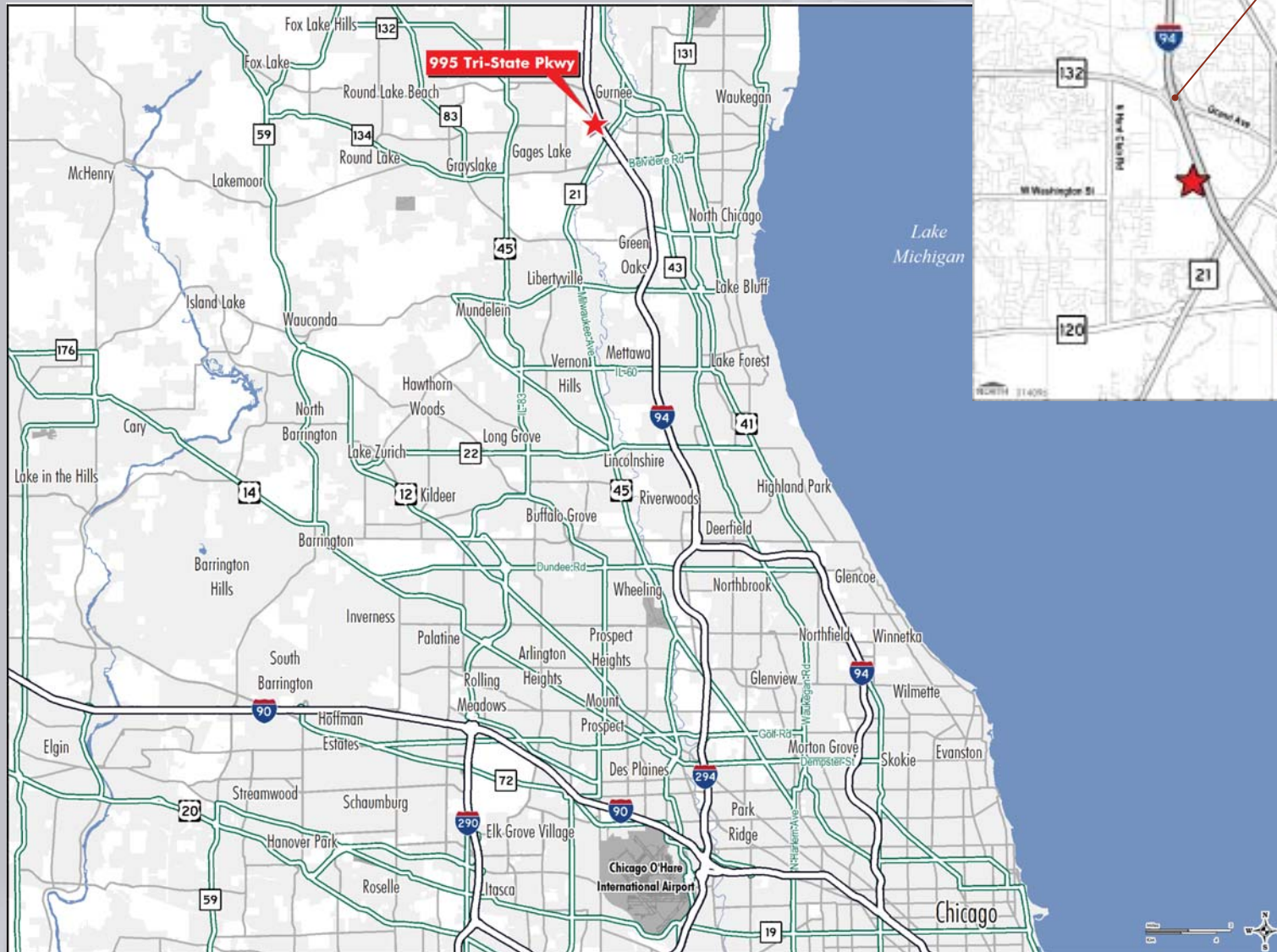
RYAN S. BAIN  
Senior Vice President  
+1 847 5721412  
[ryan.bain@cbre.com](mailto:ryan.bain@cbre.com)

ZACHARY C. GRAHAM  
First Vice President  
+1 847 5721415  
[zach.graham@cbre.com](mailto:zach.graham@cbre.com)

THOMAS C. HARMON  
Associate  
+1 847 5721410  
[thomas.harmon@cbre.com](mailto:thomas.harmon@cbre.com)



995  
TRI-STATE  
PARKWAY  
GURNEE, IL



[WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM](http://WWW.CENTERPOINTBUSINESSCENTERGURNEE.COM)

CBRE

FOR MORE INFORMATION CONTACT:

RYAN S. BAIN  
Senior Vice President  
+1 847 5721412  
[ryan.bain@cbre.com](mailto:ryan.bain@cbre.com)

ZACHARY C. GRAHAM  
First Vice President  
+1 847 5721415  
[zach.graham@cbre.com](mailto:zach.graham@cbre.com)

THOMAS C. HARMON  
Associate  
+1 847 5721410  
[thomas.harmon@cbre.com](mailto:thomas.harmon@cbre.com)