



3982
RYAN ROAD
GURNEE, IL

30,000 SF |

For Sale or Lease
First class Manufacturing
HQ - Pharma Building

Steve Trapp
+1 773 458 1415
steve.trapp@am.jll.com

Phil Reiff
+1 773 458 1401
phil.reiff@am.jll.com

Rob Schmidt
+1 312 228 3620
rob.schmidt@am.jll.com

PROPERTY SPECIFICATIONS



AVAILABLE	30,000 SF
OFFICE	7,182 SF
LOT SIZE	1.62 acres
CLEAR HEIGHT	25'
EXTERIOR LOADING	2
DRIVE-IN DOORS	3
POWER	Heavy
CAR PARKING	35
PLUMBING INFRASTRUCTURE	Trench drains with triple catch basins
TAXES	\$1.40 P.S.F. (2018)



TRENCH DRAINS WITH
Triple Catch
System



MINUTES FROM
I-94 & U.S. 41



WELL MAINTAINED
H.Q. Facility



WAREHOUSE
Food & Pharma
Grade



Steve Trapp
+1 773 458 1415
steve.trapp@am.jll.com

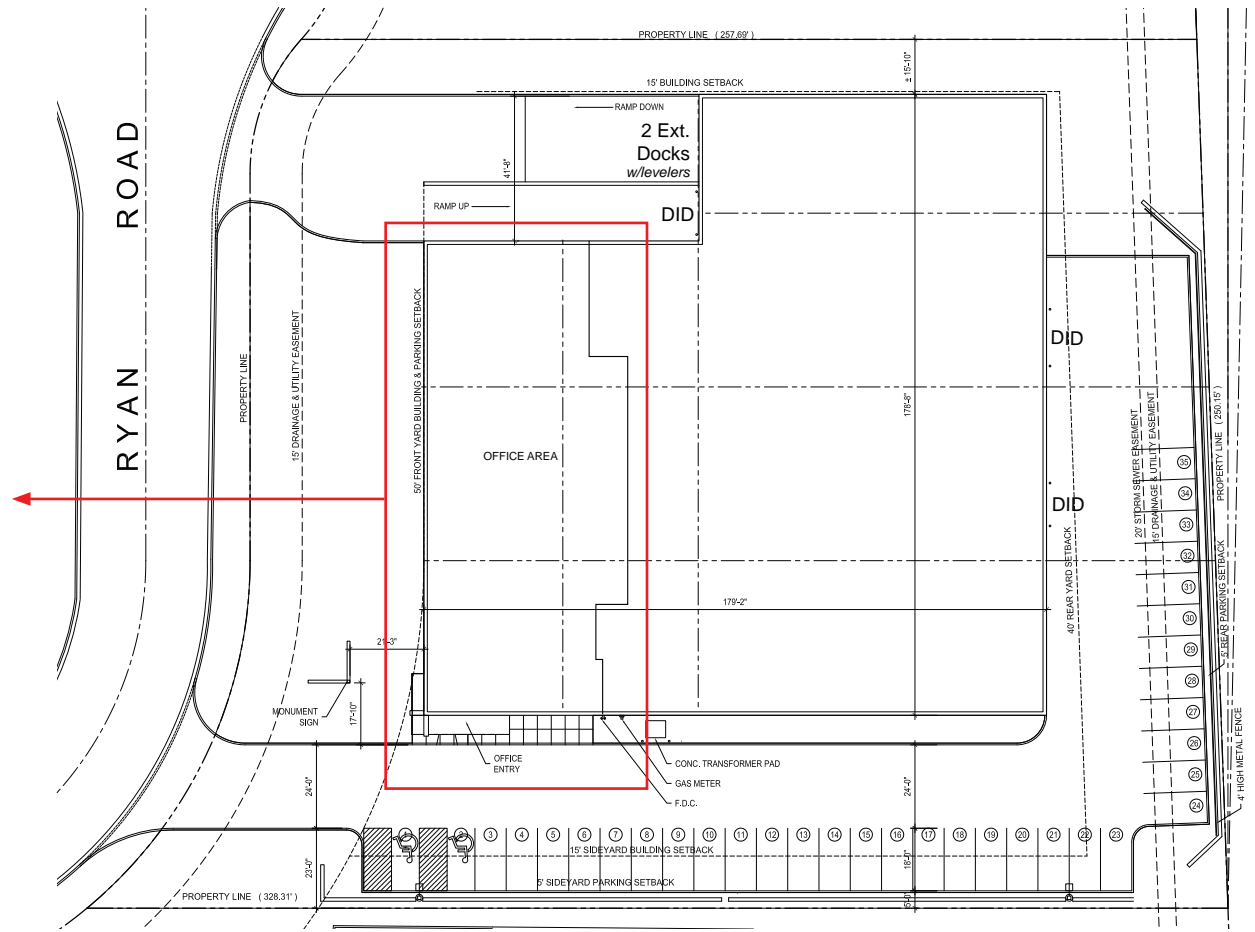
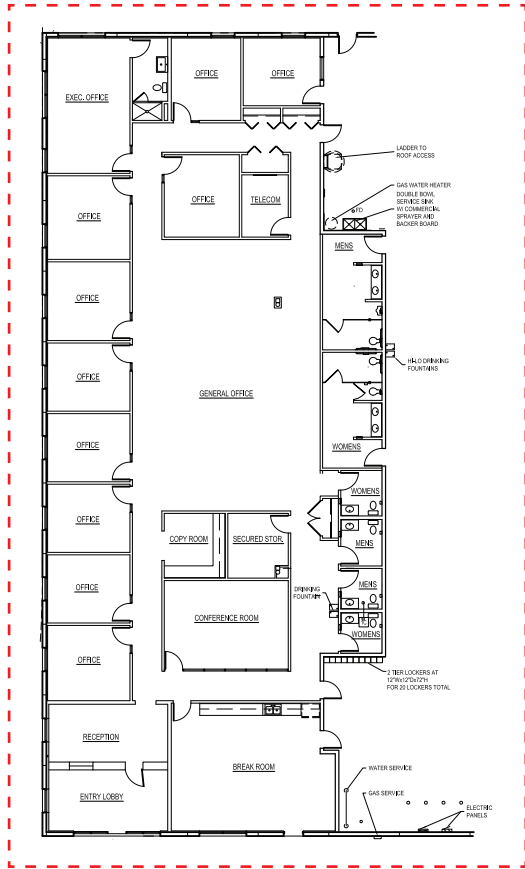
Phil Reiff
+1 773 458 1401
phil.reiff@am.jll.com

Rob Schmidt
+1 312 228 3620
rob.schmidt@am.jll.com

3982
RYAN ROAD
GURNEE, IL

FLOOR PLANS

Office Plan

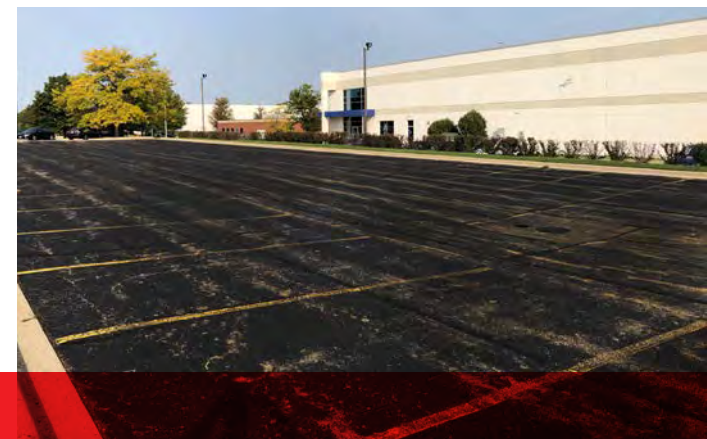


Steve Trapp
+1 773 458 1415
steve.trapp@am.jll.com

Phil Reiff
+1 773 458 1401
phil.reiff@am.jll.com

Rob Schmidt
+1 312 228 3620
rob.schmidt@am.jll.com

3982
RYAN ROAD
GURNEE, IL

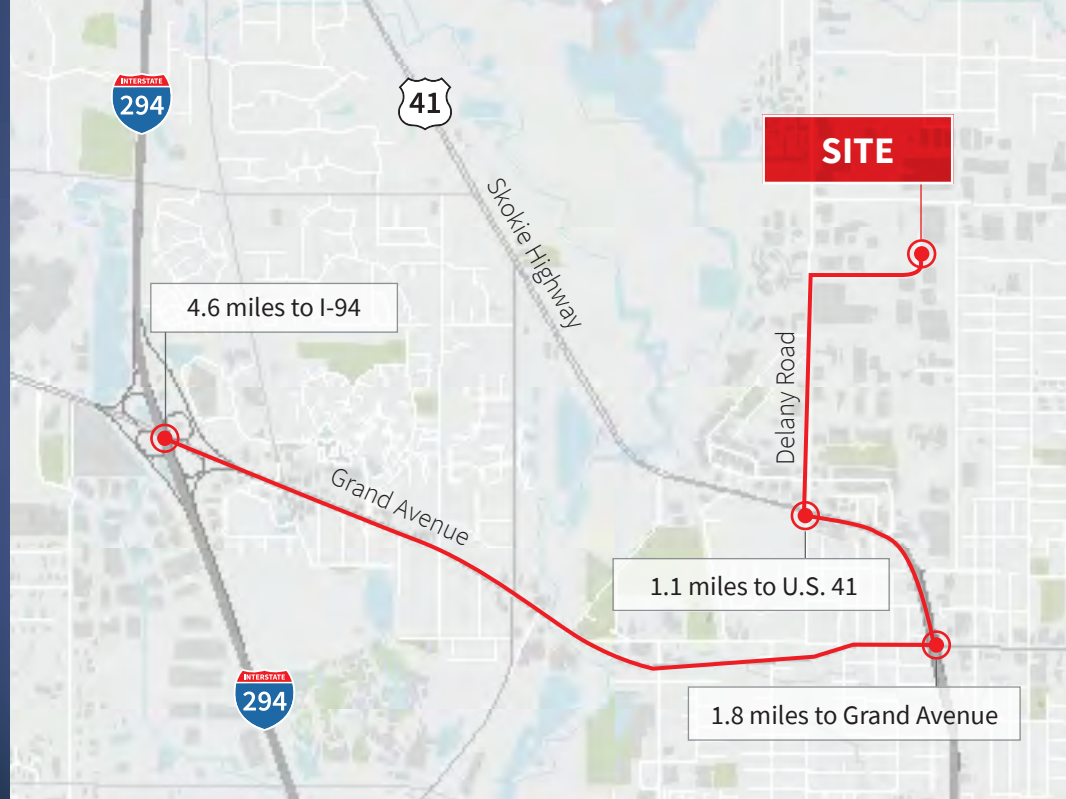
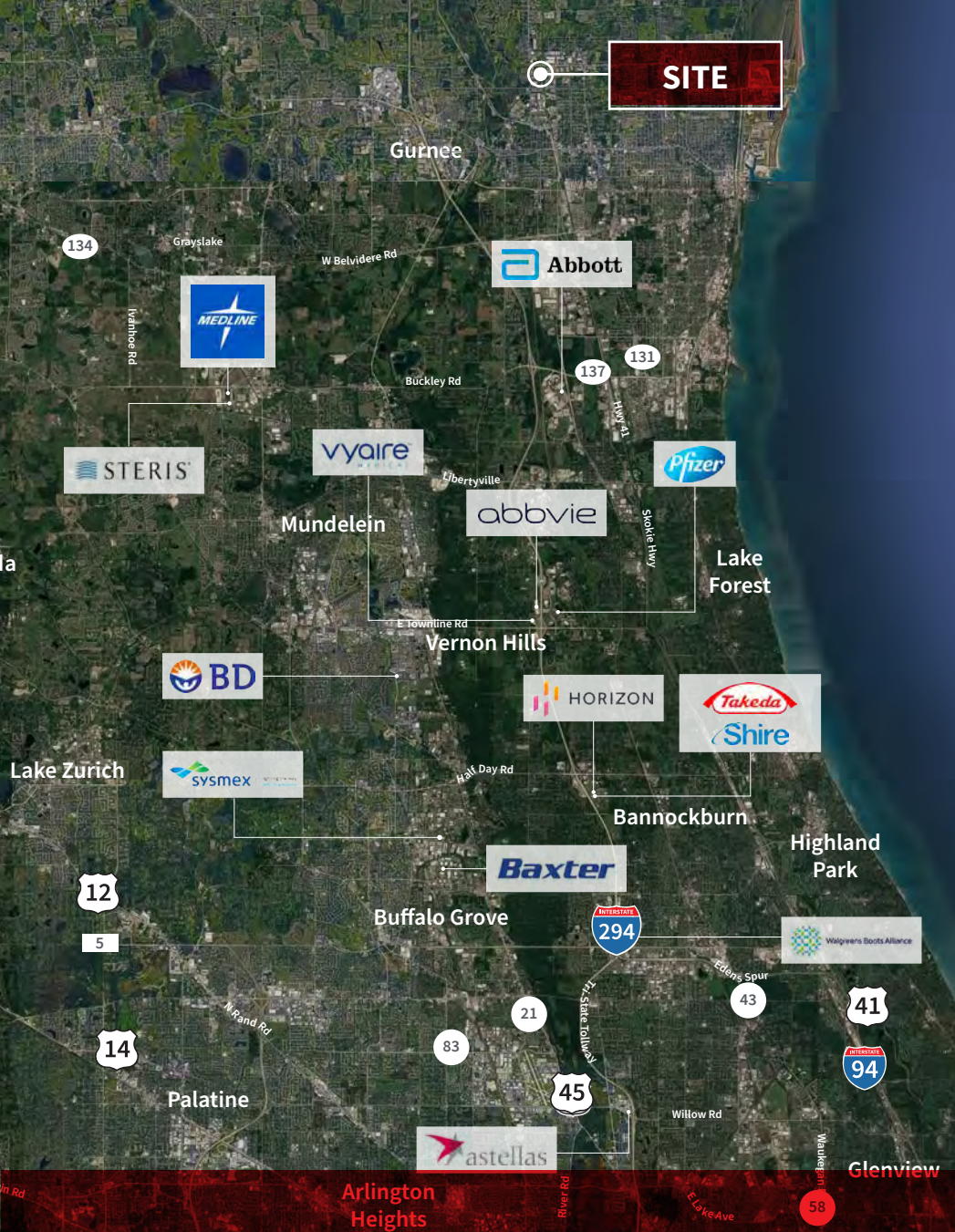


Steve Trapp
+1 773 458 1415
steve.trapp@am.jll.com

Phil Reiff
+1 773 458 1401
phil.reiff@am.jll.com

Rob Schmidt
+1 312 228 3620
rob.schmidt@am.jll.com

3982
RYAN ROAD
GURNEE, IL



DRIVE TIMES

WISCONSIN STATE LINE	14 minutes 9.3 miles
O'HARE INTERNATIONAL AIRPORT	33 minutes 33.2 miles
GENERAL MITCHELL AIRPORT	42 minutes 42 miles
DOWNTOWN MILWAUKEE	48 minutes 48.6 miles
DOWNTOWN CHICAGO	60 minutes 40.6 miles

Steve Trapp
+1 773 458 1415
steve.trapp@am.jll.com

Phil Reiff
+1 773 458 1401
phil.reiff@am.jll.com

Rob Schmidt
+1 312 228 3620
rob.schmidt@am.jll.com

3982
RYAN ROAD
GURNEE, IL



Steve Trapp
+1 773 458 1415
steve.trapp@am.jll.com

Phil Reiff
+1 773 458 1401
phil.reiff@am.jll.com

Rob Schmidt
+1 312 228 3620
rob.schmidt@am.jll.com

3982
RYAN ROAD
GURNEE, IL