



**BRIT**  
PROPERTIES, LLC

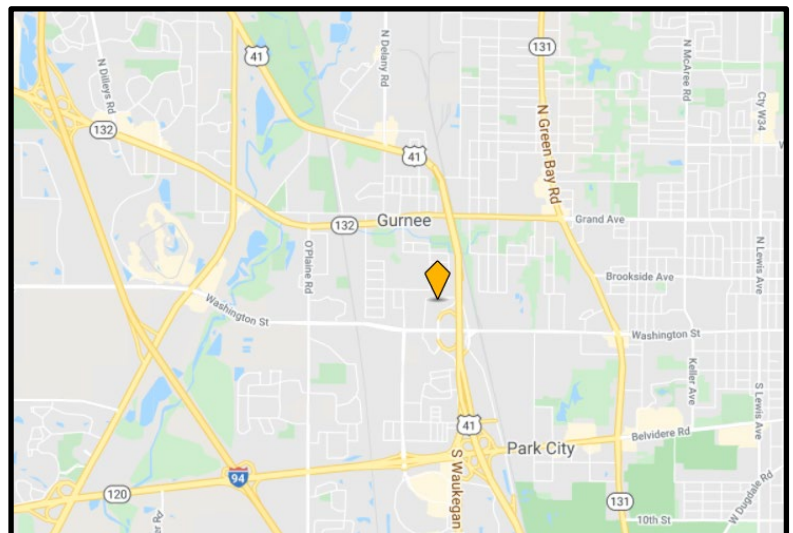
**FREESTANDING BUILDING  
FOR SALE OR LEASE  
14,225 SQUARE FEET**



## **209 AMBROGIO DRIVE GURNEE, ILLINOIS**

### **PROPERTY SPECIFICATIONS**

- Building Size: 14,225 SF
- Site Size: 0.86 Acres
- Construction: Reinforced Concrete
- Loading: 2 Exterior Docks / 1 DID
- Ceiling Height: 18'
- Parking: 20 cars
- Available Office: 2,700 SF
- Sale Price: Subject to Offer
- Rental Rate: \$6.25 psf Net
- Real Estate Taxes: \$1.88 psf Est.



**CONTACTS:** Joel Friedland, SIOR (847) 345-5534 [jfriedland@britproperties](mailto:jfriedland@britproperties)  
Eric Schneider (312) 545-3376 [eschneider@britproperties.com](mailto:eschneider@britproperties.com)

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\*Principals/salespeople of this firm have ownership interest

BRIT PROPERTIES, LLC / 5600 N. River Road, Suite 800 / Rosemont, IL 60018