



3982 RYAN ROAD

GURNEE, ILLINOIS 60031

30,000 SF AVAILABLE

 CONTACT US:

STEVE STONE
Managing Director
+1 847 720 1364
steve.stone@cushwake.com

BRETT KRONER
Vice Chair
+1 847 720 1367
brett.kroner@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com

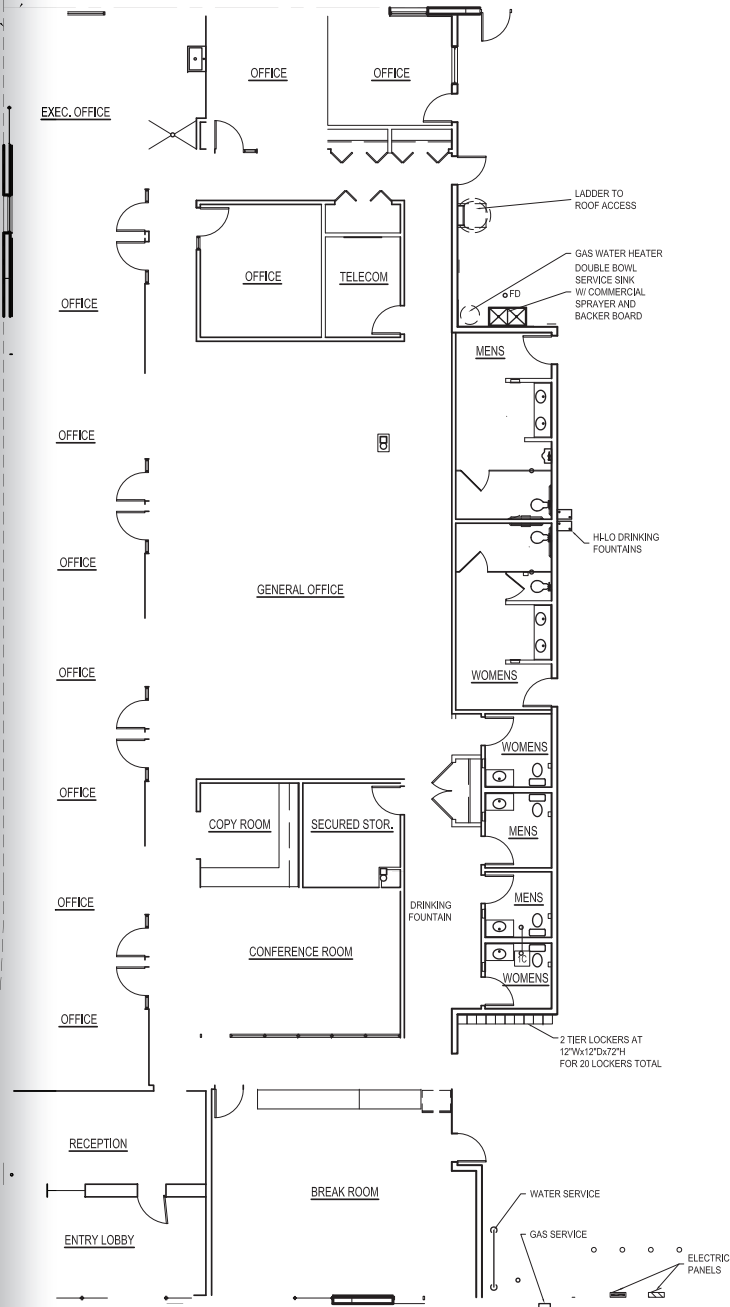


BUILDING SPECIFICATIONS

Building Size	30,000 SF
Office	7,812 SF
Site Size	+/- 2.00 acres
Clear Height	25'
Loading	<ul style="list-style-type: none">• 2 exterior dock doors with levelers• 3 drive-in doors
Construction	Precast
Sprinkler	Wet system
Parking	78 Spaces
Power	2,000A @ 480V
HVAC	Gas forced air - warehouse partially air-conditioned
Year Built	2005
Lease Rate	Subject to Offer
Sale Price	\$3,450,000
Comments	<ul style="list-style-type: none">• High end office finishes• Well-maintained headquarters facility• Single-user identity• Within minutes of I-94 and Route 41• Easy access to expressways• Trench drains with triple catch system• Heavy power

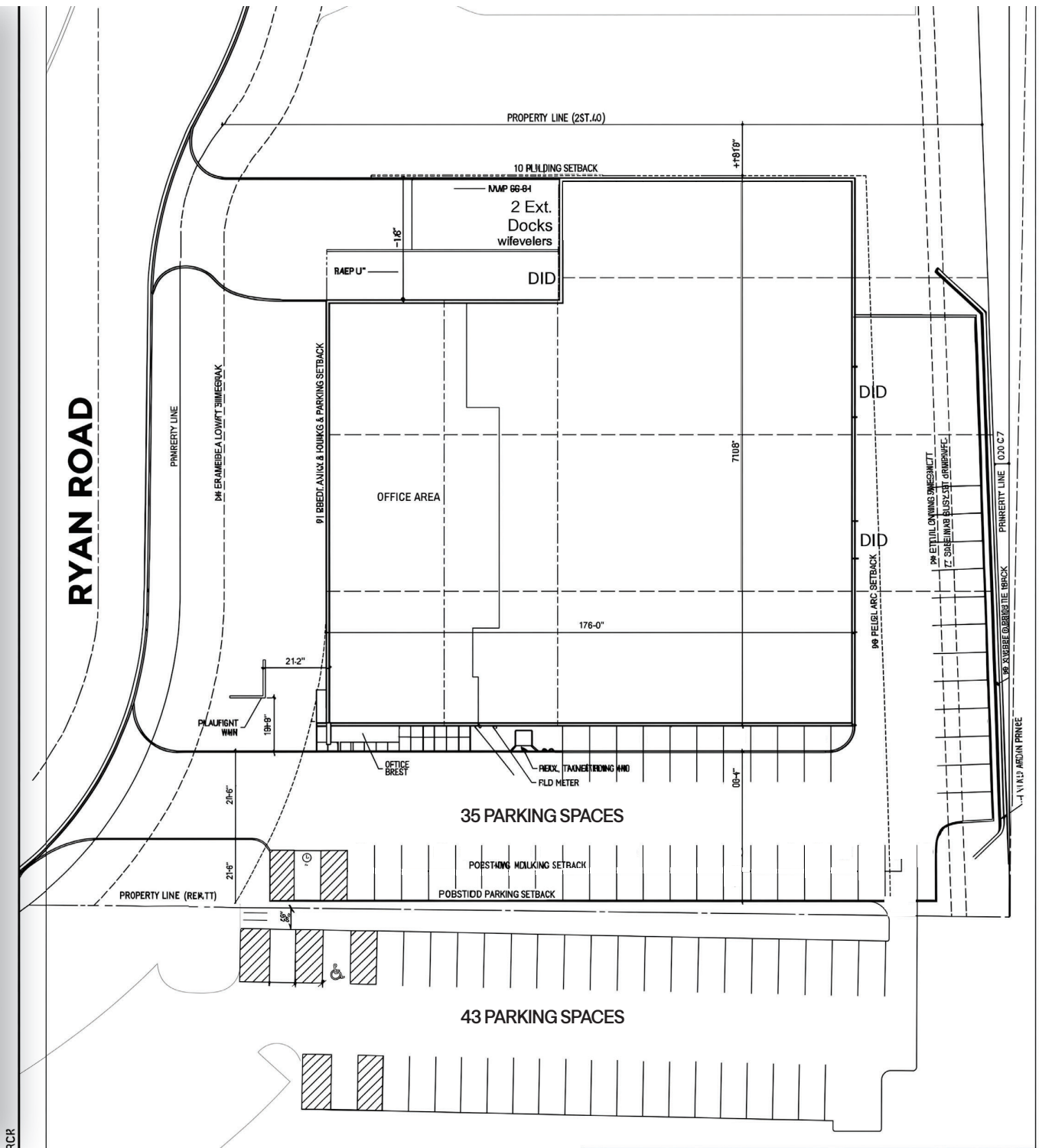


OFFICE PLAN



SITE PLAN

RYAN ROAD



RCR



CONTACT INFORMATION:

STEVE STONE
Managing Director
+1 847 720 1364
steve.stone@cushwake.com

MARC SAMUELS
Senior Director
+1 847 720 1368
marc.samuels@cushwake.com

BRETT KRONER
Vice Chair
+1 847 720 1367
brett.kroner@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.