

PREPARED FOR:

RCM

3940 Porett Drive



3940 Porett Dr - Kalva Corp

Gurnee, Illinois 60031 (Lake County) - North Lake County Submarket



Manufacturing

Property Summary

RBA	29,990 SF
Built	1967
Tenancy	Single
Asking Rent	Withheld
Clear Height	22'
Drive Ins	1 total
Docks	4 exterior
Levelers	2 exterior
Parking Spaces	40 (1.33/1,000 SF)



Property Details

Land Area	3.50 AC (152,460 SF)	Building FAR	0.20
Cross Docks	None	Power	800a/480v Heavy
Zoning	I-2	Parcel	07-13-101-003

Amenities

- Cooler
- Floor Drains
- Freezer (Space)

For Sale Summary

Asking Price	\$3,500,000 (\$116.71/SF)	Status	Active
Sale Type	Investment or Owner User	RBA	29,990 SF
Land	3.50 AC	Built	1967
On Market	41 Days	Last Update	May 6, 2025

Previous Sale

Sale Date	9/4/2009	Sale Price	\$1,010,000 (\$33.68/SF)
Comp ID	1775880	Sale Type	Owner User
Comp Status	Research Complete		

Transportation

Parking Details	40 Surface Spaces; Ratio of 1.33/1,000 SF		
Traffic Volume	2,920 on Cty W27 (2025); 23,602 on N Barberry Ln (2025); 23,949 on N Barberry Ln (2025); 24,010 on St Paul Ave (2025); 24,376 on Porett Dr (2025); 4,780 on Clearview Ct (2025); 4,186 on Cty W27 (2025); 23,900 on St Paul Ave (2025); 1,513 on Ryan Rd W (2025); 2,246 on Ryan Rd (2025)		
Commuter Rail	Waukegan		13 min drive
	North Chicago		13 min drive
Airport	Chicago O'Hare International		44 min drive
Walk Score ®	Car-Dependent (18)		
Transit Score ®	Minimal Transit (19)		



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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Acacia Spice Company Inc	1	29,919	-	Jan 2010	-

Showing 1 of 1 Tenants

Contact Details

Sales Company

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Recorded Owner

Acacia Spice Company Inc

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True Owner

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