KEY PROPERTY
STATISTICS

- **BUILDING SIZE**: 205,000 s.f.
  (divisible to 50,000 s.f.)
- **LAND SIZE**: 11.62 acres
- **AVAILABLE SIZE**: 205,000 s.f.
- **OFFICE**
  - 24,750 s.f. (west office)
  - 40,200 s.f. (east office)
- **CEILING HEIGHT**: 22’ - 28’ clear
- **DOCK POSITIONS**: 6 interior
- **DRIVE-IN-DOORS**: 1
- **PARKING**: 600 (additional 175 spaces available)
- **SPRINKLERS**: ESFR
- **REAL ESTATE TAXES**: $1.31 (2016)
- **LEASE RATE**: Subject to Offer

**PROPERTY DETAILS**

- OFFICE ABOVE STANDARD
  - FULLY AIR-CONDITIONED
  - SIDE LOAD CONFIGURATION
  - HEAVY POWER
  - ESFR FIRE SPRINKLER SYSTEM
  - LOW SOUTH LAKE COUNTY TAXES

**POTENTIAL USES**

- FREE-STANDING HEADQUARTERS
- MANUFACTURING USES
- WAREHOUSE AND DISTRIBUTION USES
- HEAVY PARKING USES
- LIGHT MANUFACTURING
- CLIMATE CONTROLLED LAB & R & D SPACES

- 2 STORY DUAL USE
  - 24,892 s.f. 2nd floor office space
  - with 7,620 s.f. mezz office space
  - 17,106 s.f. first floor warehouse and
  - 7,700 office first floor

- 1 STORY WAREHOUSE
  - up to 135,000 s.f. with 22’ clear

- 22’ WHSE
- 24,750 S.F. OFC

- 28’ WHSE

**FEATURES**

- 100 % A/C USES
- FOOD AND RELATED PRODUCTION USES
- FULFILLMENT AND LAST MILE DELIVERY USES
- SINGLE & MULTI-TENANT OFFICE /INDUSTRIAL USES
- BACK OFFICE USES
LOCATION

3.7 MILES TO I-94
0.4 MILES TO ROUTE 45 VIA CORPORATE WOODS PARKWAY
2 MINUTE DRIVE FROM VERNON HILLS METRA STATION

CORPORATE NEIGHBORS

EXPANSIVE FITNESS CENTER
EXTENDED STAY HOTEL
FOOD TRUCK FRIDAYS IN THE SUMMER
MARKET & DELI OUTLET STORE
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