



1011 WOODLANDS PARKWAY

The Corporate Woods
Vernon Hills, Illinois

Building: 97,134 Sq. Ft.

TERMS:

Base Rent: As Quoted
For Sale: Subject To Offer
RE Taxes: \$2.10 (2025 payable 2026)

POSSESSION: May 1, 2027

HIGHLIGHTS:

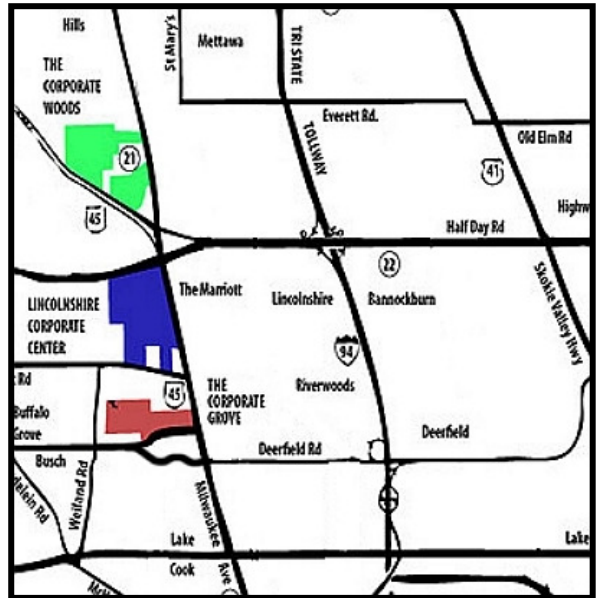
- High Visibility Entry Site on Route 45
- Fully Air-Conditioned Warehouse
- On-Site Diesel Generator Ensuring Uninterrupted Building Operations
- High Quality Finishes Throughout
- Potential for Building / Parking Expansion
- Additional 5,929 Sq. Ft. Mezzanine with Elevator not included in Square Footage
- Adjacent to New Vernon Hills Town Center
- New Roof 2019
- Lower Lake County Taxes
- Located in Prestigious Corporate Woods

BUILDING DATA:

Ceiling Height: 24' Clear
Sprinkler System: Fully (ESFR)
Power: 1,200 Amps @ 480v
Parking: 235 Cars / Expandable

SHIPPING:

Truck Docks: 6 Interior (Split 4 + 2)



Exclusive Leasing and Management Agents

VAN VLISSINGEN AND CO.
One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069
847.634.2300

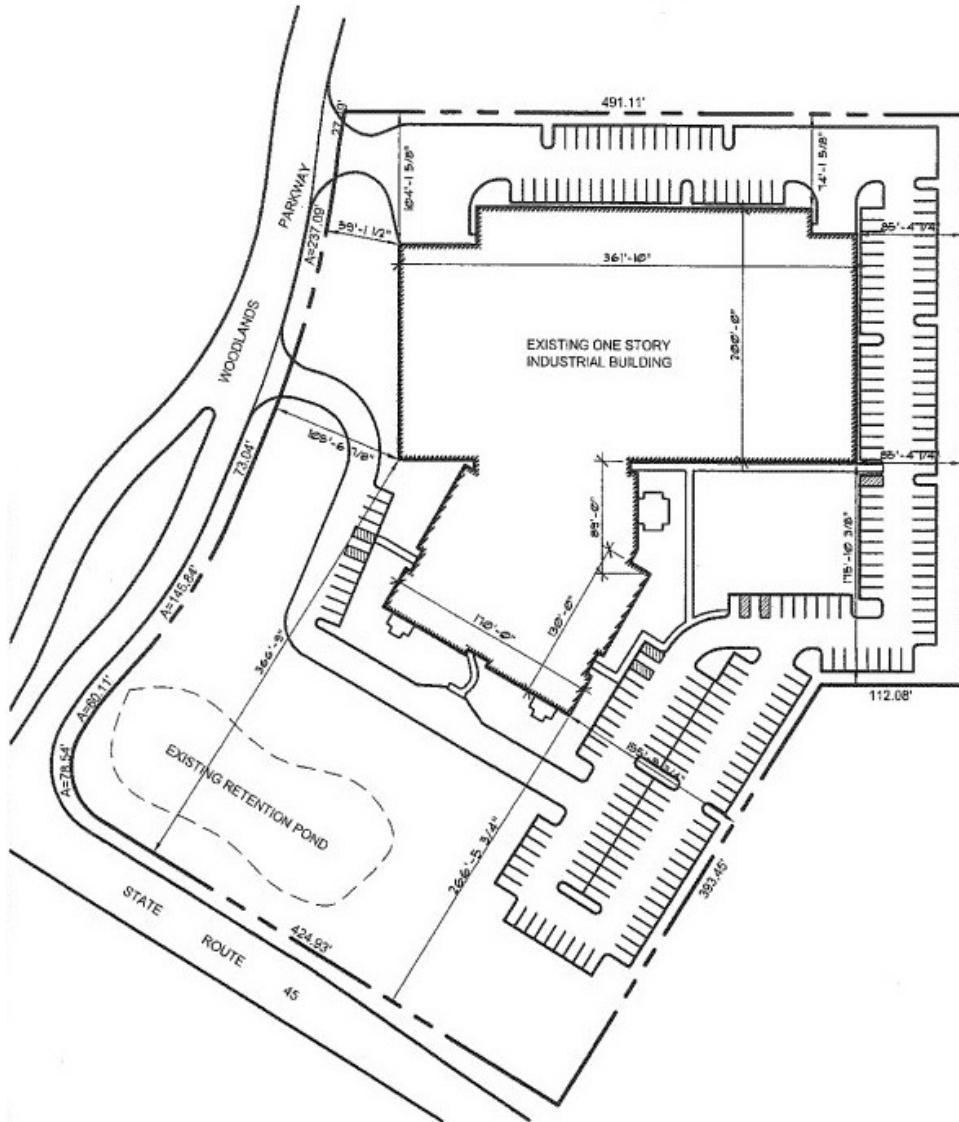
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