



FOR LEASE 450 E. BUNKER COURT UNIT 100

Continental Executive Parke
Vernon Hills, Illinois

Total Building: 63,210 Sq. Ft.
Available: 45,360 Sq. Ft.
Office: 9,824 Sq. Ft.
Site: 151,153 Sq. Ft.

HIGHLIGHTS:

- Quality Finishes Throughout
- Office Can Be Expanded / Modified To Suit
- Located In Prestigious Continental Executive Parke
- Lower Lake County Real Estate Taxes
- Warehouse Includes Racks

BUILDING DATA:

Ceiling Height: 24' Clear
 Sprinkler System: Fully Sprinklered
 Power: 400 amp 480/277v 3 phase, 4 wire
 Off Street Parking: 50 Cars
 Baysize: 40'x40'

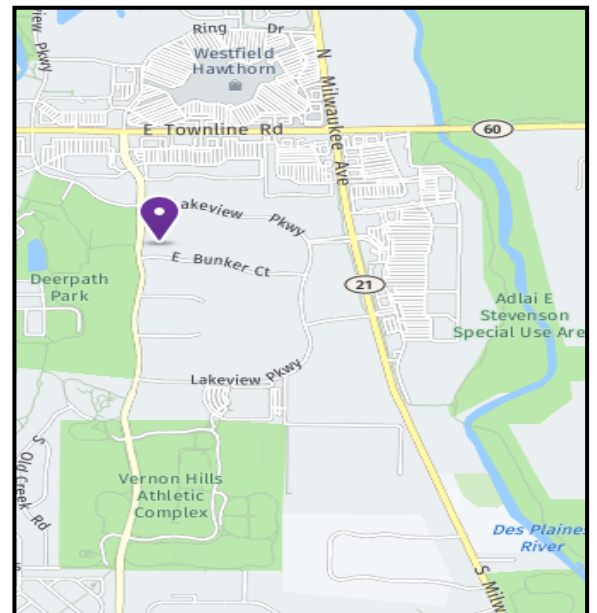
SHIPPING:

Docks: 2 Interior Truck Docks
 Doors: 1 Drive-In Door

TERMS:

Base Rent: \$6.90 Net
 Escalation: 4% Per Year
 Real Estate Taxes: \$1.87 (2026 Est.)
 CAM & Insurance: \$1.82 (2026 Est.)

POSSESSION: 30 Days



Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
 Lincolnshire Corporate Center
 Lincolnshire, Illinois 60069

847.634.2300

Chuck Lamphere, President

crl@vvco.com

Nick Panarese, Executive VP, SIOR

ndp@vvco.com

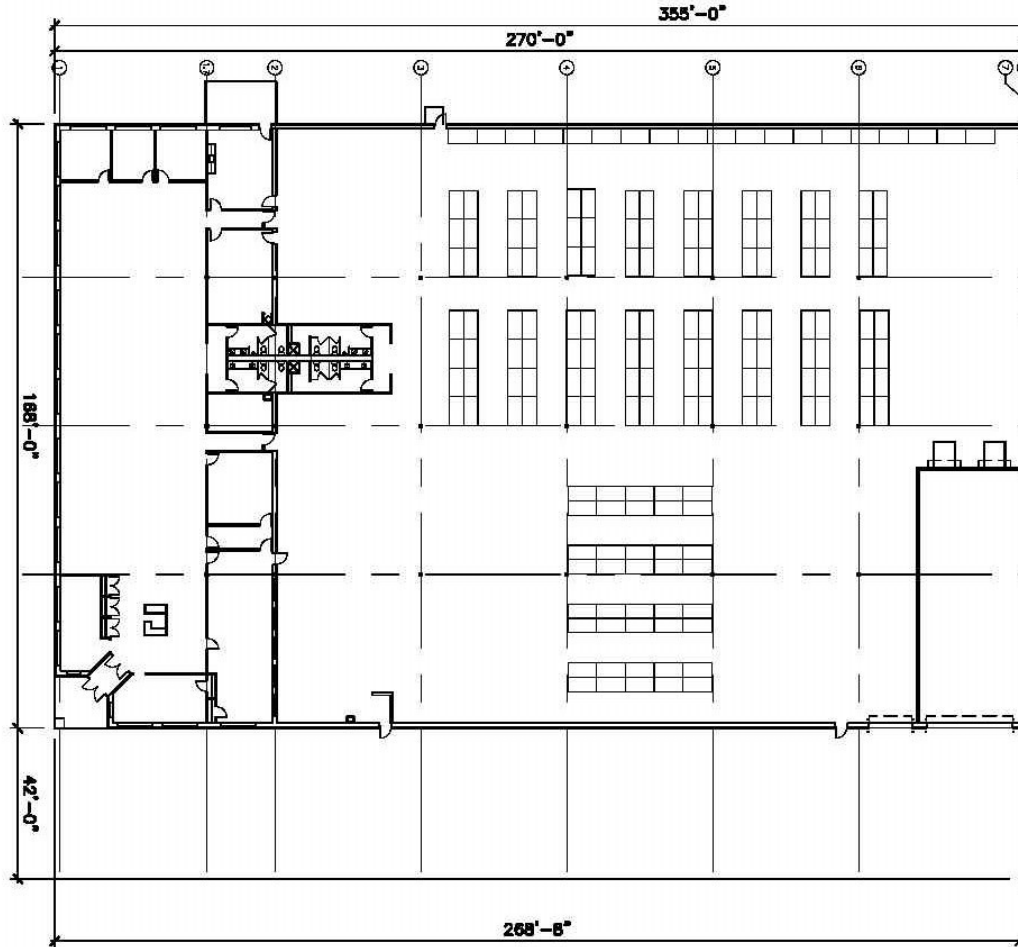
Gordon Lamphere, VP

gcl@vvco.com

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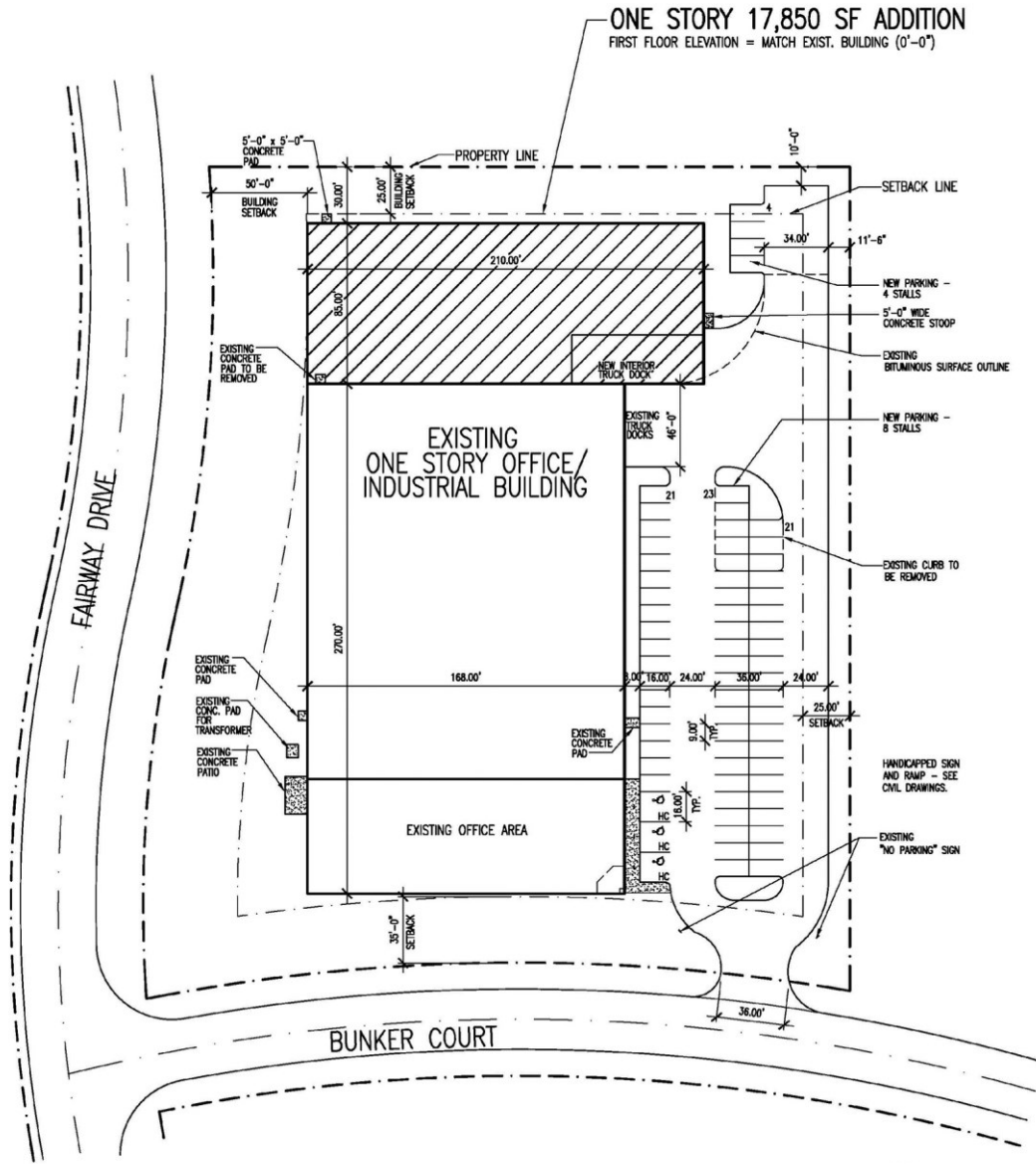
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1 SITE PLAN
A000 1" = 40' NORTH

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