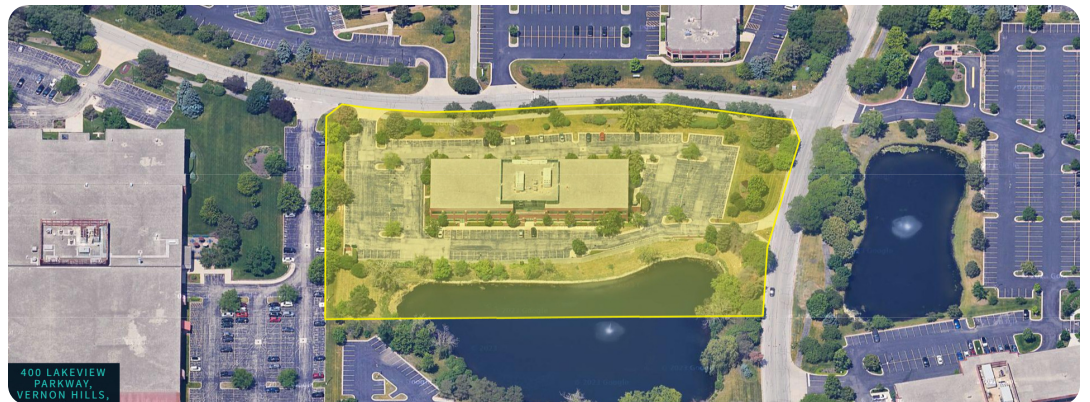




VAN VLISSINGEN AND CO.

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4.59 ACRE INDUSTRIAL REDEVELOPMENT OPPORTUNITY FOR SALE

400 N Lakeview Pky

VERNON HILLS, IL 60061

Gordon Lamphere

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Nicholas Panarese SIOR

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PROPERTY DESCRIPTION

400 Lakeview Parkway presents a rare infill zoned and improved industrial redevelopment opportunity in the heart of Vernon Hills, Lake County, Illinois. Zoned for business park use with a clear path toward construction of an industrial building, the site offers occupiers, developers and investors a unique chance to reposition a well-located property in one of Chicagoland's most supply-constrained industrial submarkets. With excellent access to I-94, a strong labor pool, and immediate proximity to major corporate campuses and amenities, this parcel is ideally suited for logistics, light manufacturing, or advanced industrial users. Opportunities of this scale and zoning flexibility are exceptionally scarce in Vernon Hills, making this property a true standout.

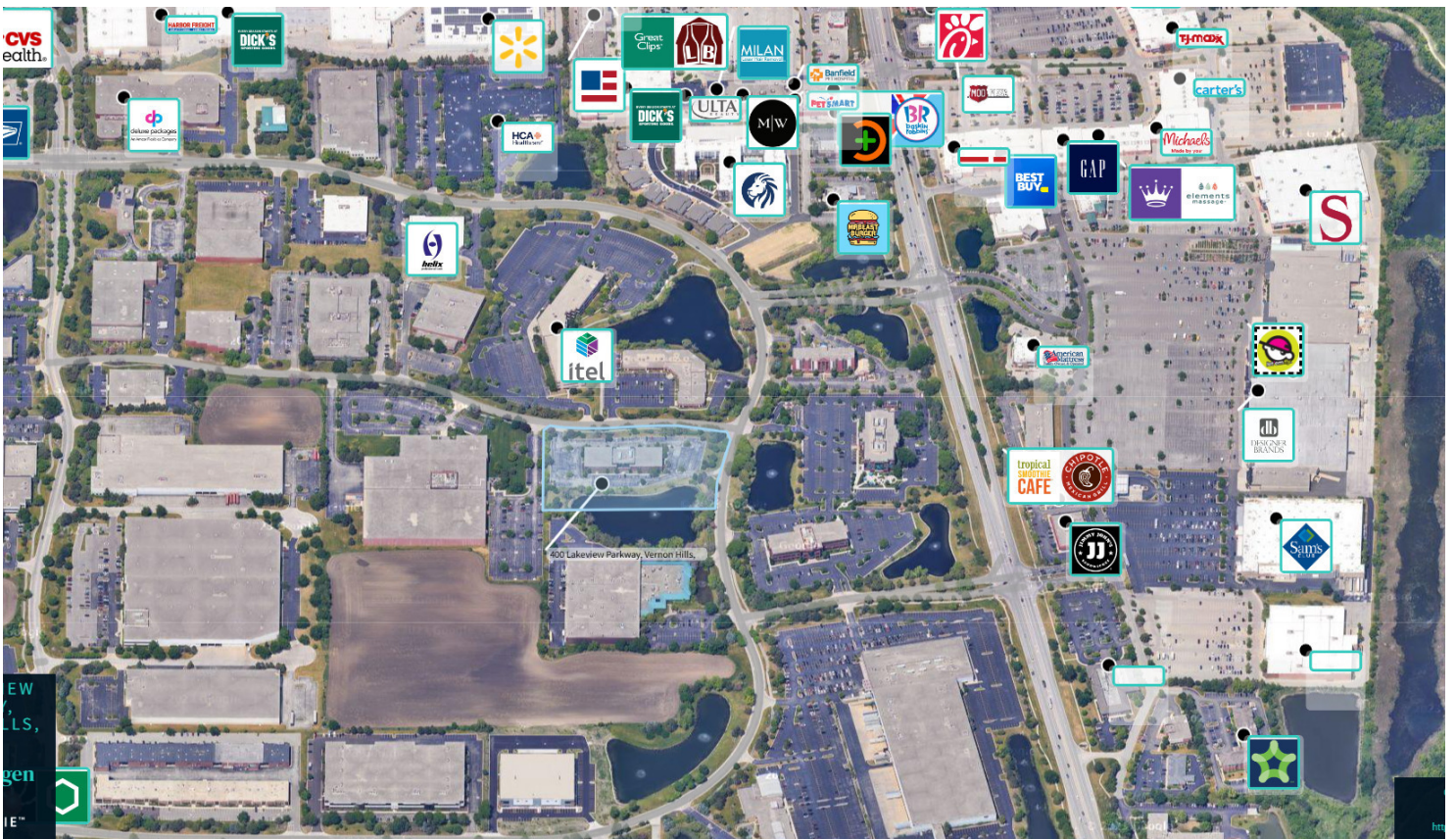
PROPERTY HIGHLIGHTS

- Rare Infill Redevelopment Site – Few parcels of this scale remain in South Lake County with industrial building potential.
- Zoning Advantage – Currently zoned Office/Business Park, allowing for an easy transition to industrial uses.
- Prime Location – Located in Continental Executive Park in Vernon Hills with immediate access to I-94, connecting Chicago, O'Hare, and Milwaukee.
- Strong Labor Market – Surrounded by a highly skilled workforce and dense residential base.
- Corporate & Retail Adjacency – Situated near major corporate campuses, retail centers, and service amenities that enhance tenant appeal.
- High-Demand Submarket – Southern Lake County industrial vacancy remains near historic lows, driving demand for modern space.
- Investor & Developer Upside – Ideal for warehouse, distribution, light industrial, or advanced manufacturing redevelopment.
- Municipal Support – Vernon Hills and Lake County have a strong track record of supporting high-quality redevelopment projects.

PROPERTY INFORMATION

Sale Price:	\$2,400,000
Lot Size:	199,752 SF

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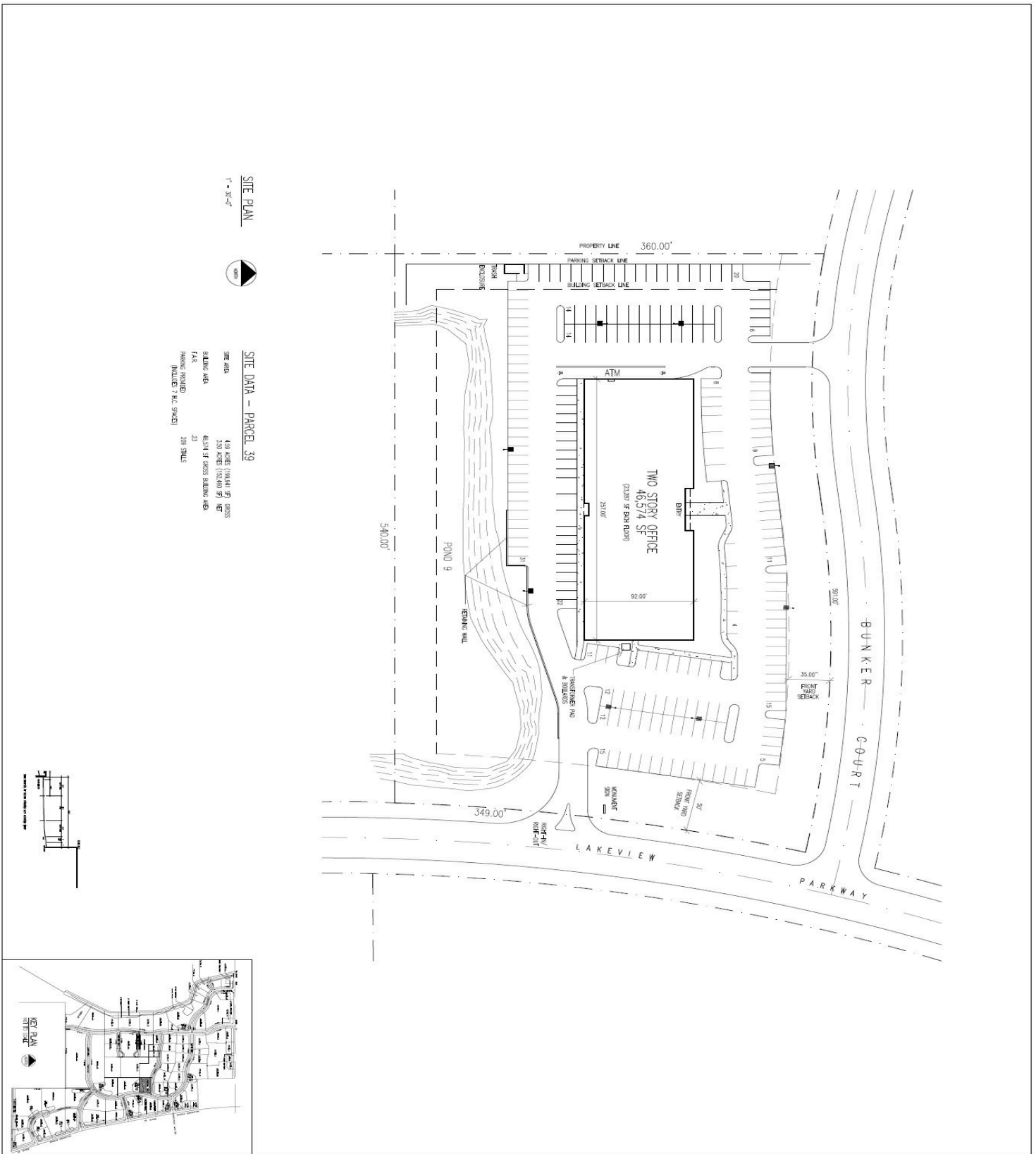
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One Overlook Point, Ste. 100

Lincolnshire, IL 60069



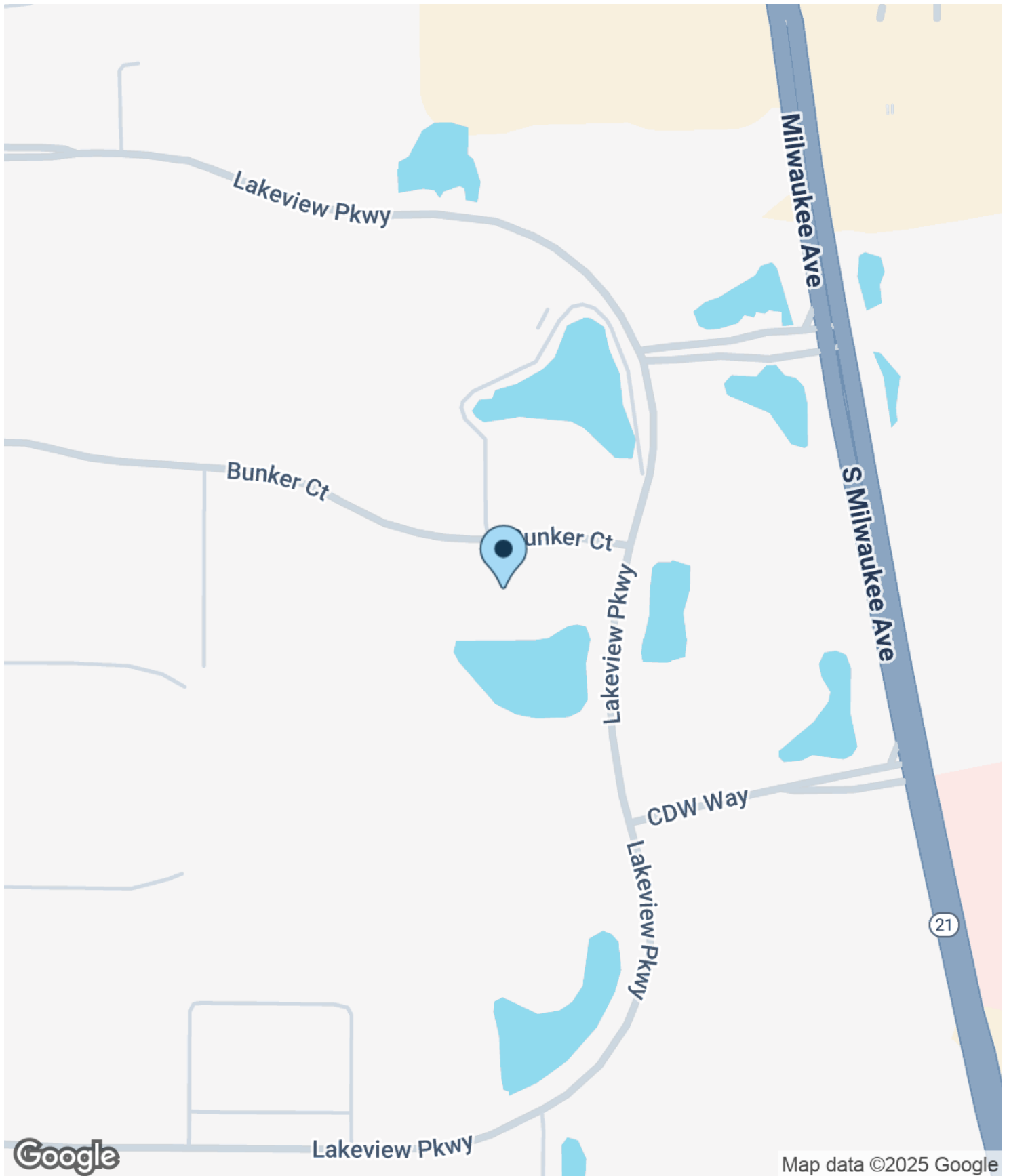
4000
DATE: 9/20/18
PROJECT: 980027
SHEET: 1 OF 1
SHEET TITLE: SITE PLAN

BAXTER CREDIT UNION
PARCEL 39 - CONTINENTAL EXECUTIVE PARKE
VERNON HILLS, ILLINOIS

NO.	REV.	DESCRIPTION	DATE	BY	CHKD.

Timothy Morgan Associates Architects - Planners
200 Tri-State International Center Suite 100
Lincolnshire, Illinois 60069 (847) 374-0058

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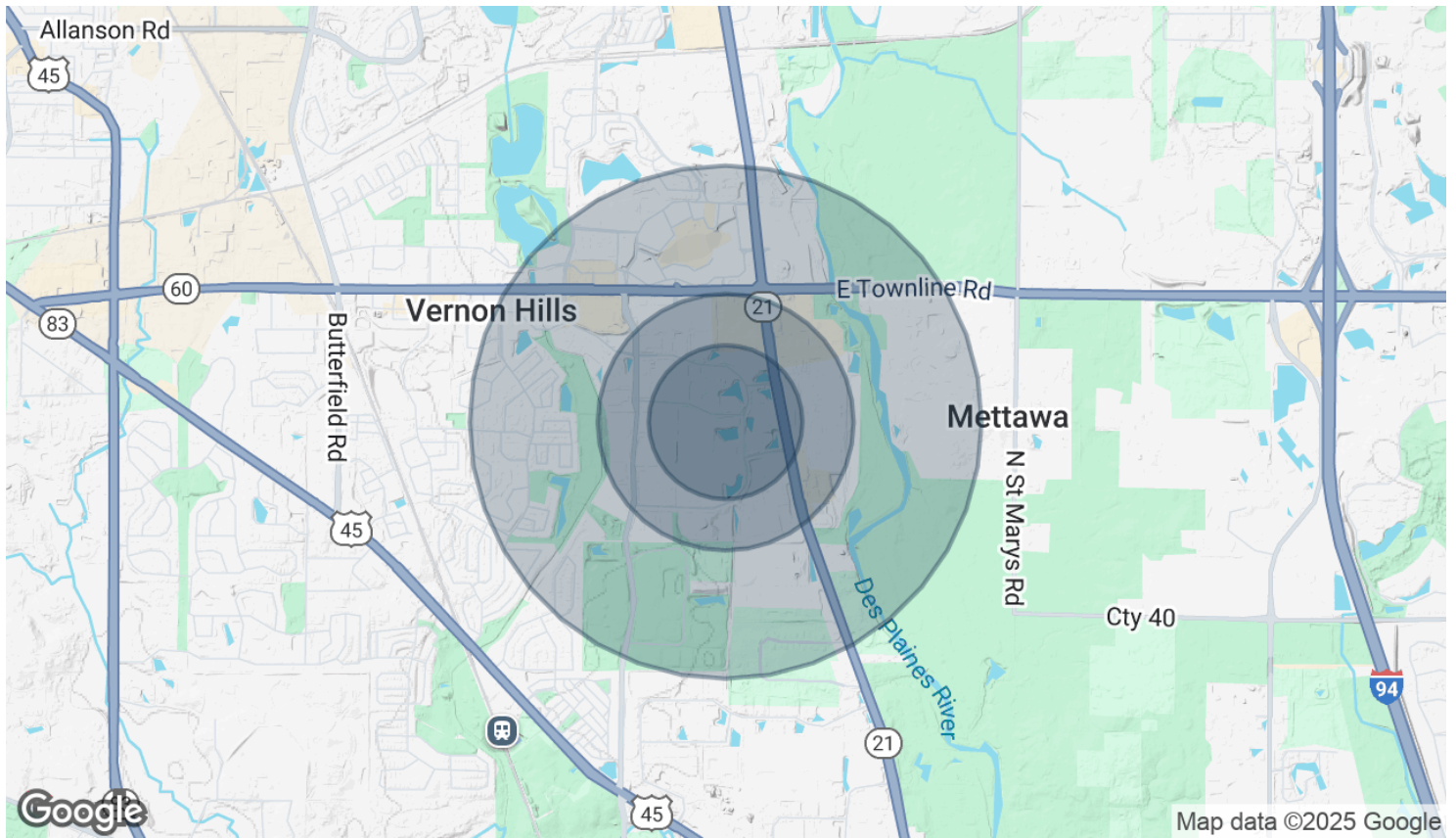
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10	223	3,539
Average Age	50	46	43
Average Age (Male)	47	44	41
Average Age (Female)	53	48	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	81	1,322
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$190,962	\$212,231	\$194,422
Average House Value	\$860,087	\$756,287	\$545,660

Demographics data derived from AlphaMap

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