



1011 WOODLANDS PARKWAY

The Corporate Woods
Vernon Hills, Illinois

1st Floor: 97,134 Sq. Ft.
Office: 27,424 Sq. Ft.

TERMS:

Base Rent: \$8.95 Net
Escalation: 3% Per Year
RE Taxes: \$1.01 (2015 payable 2016)

HIGHLIGHTS:

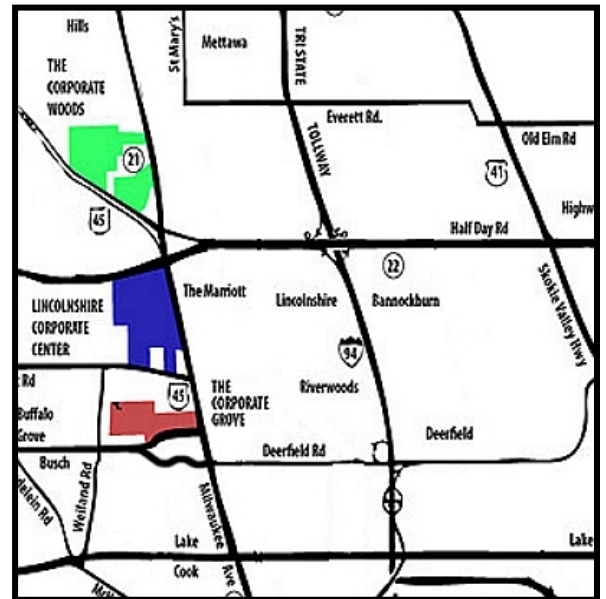
- High Visibility Entry Site on Route 45
- Fully Air-Conditioned Warehouse
- Quality Finishes Throughout
- Large Open Office Area with 10 Foot Ceiling and Under Floor Conduit
- Potential for Building/Parking Expansion
- Energy Efficient T-8 Lighting Throughout Office and Warehouse
- 5,929 Sq. Ft. Mezzanine with Elevator not included in Square Footage
- Large Lunch Room and Locker Facilities
- Adjacent to New Vernon Hills Town Center
- Lower Lake County Taxes
- Located in Prestigious Corporate Woods

BUILDING DATA:

Ceiling Height: 24' Clear
Sprinkler System: Fully (ESFR)
Power: 1,200 Amps @ 480v
Off Street 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

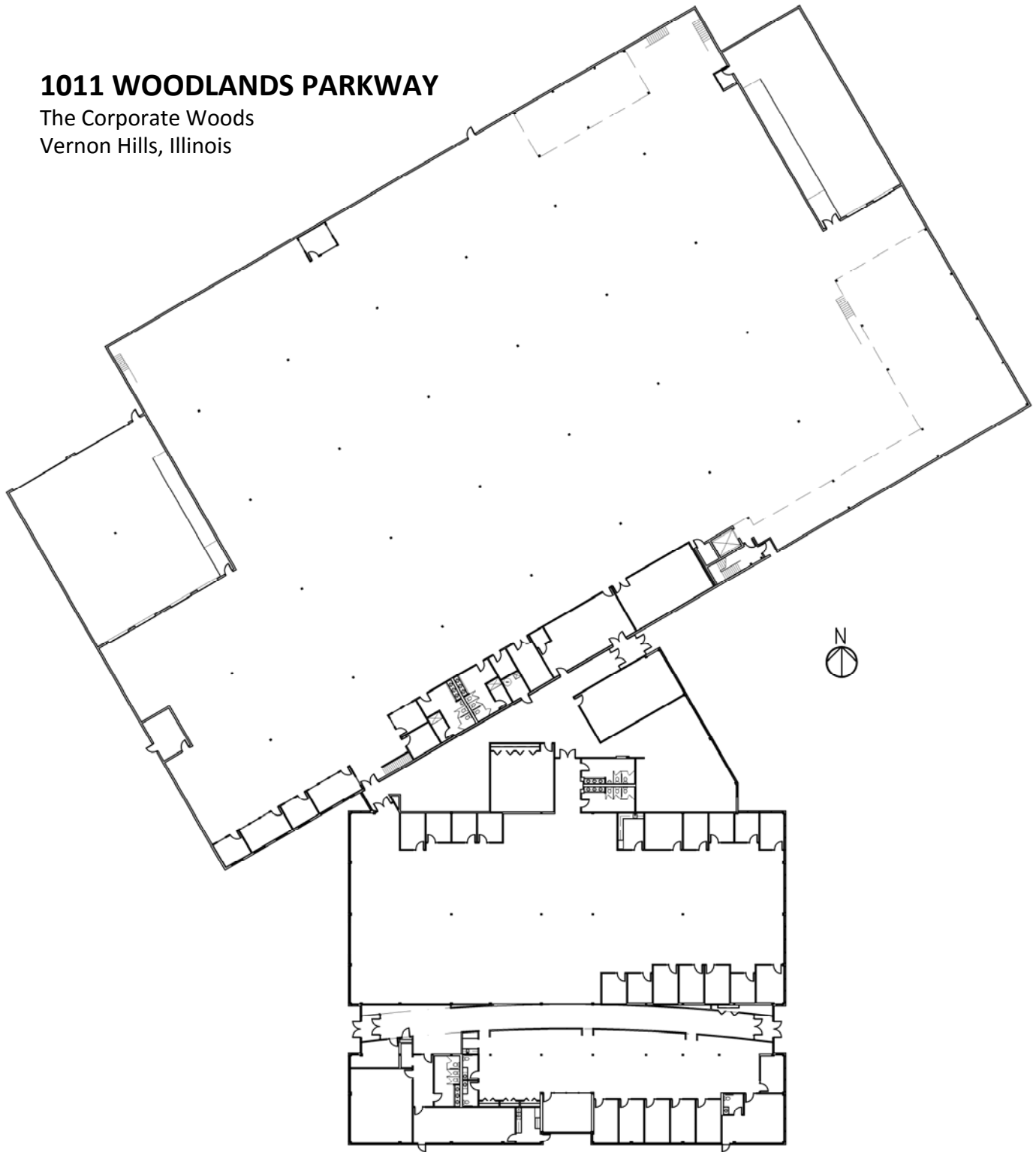
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