

DATA CENTER FOR SALE 475 CORPORATE WOODS PARKWAY

JUNE 2026

VERNON HILLS, IL



TIER 3 N + 1 REDUNDANCY DATA CENTER

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PROPERTY HIGHLIGHTS

- **Total Building Size/Space Available:** 116,638 SF
 - Data Center Area: 84,516 SF
 - 1st Floor: 37,949 SF
 - 2nd Floor: 30,510 SF
 - Basement: 16,057 SF
 - Office: 21,133 SF
 - Support Areas: 10,989 SF
- **Site Size:** 3.32 Acres
- **Loading:** 1 Drive-in-Door
- **Parking:** 55 spaces
- **Year Built:** 1997 with additions in 2004 and 2010



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TECHNICAL FEATURES

- **Power:** Dual 12,470-volt utility feeders each capable of 100% of the load (10,000KW or 10MW). Dual medium voltage switchgears each capable of supplying 100%load. (10,000KW or 10MW). The current total load is 1,663 KW.
- **Daily Water Usage:** 11,680 gallon CT make-up. 954 gallon domestic (24 hour reading June 2025)
- **Floor Load Capacity:** VH2 data center - A-B UPS system with hot-tie feature. Qty. 2 modules A side and qty. 2 modules B side. Each module 675KW capacity. VH3 data center - A-B UPS system with hot-tie feature. Qty. 4 modules A side and qty. 4 modules B side. Each module 675KW capacity.
- **UPS/Switchgear/Generator:** Two A-B UPS Systems with hot-tie function. 12 qty. UPS modules - Eaton Powerware 9315. Installed during 2009-2010 expansion. Nine low voltage Eaton substations. Seven 2,000kw -12,470 volt Caterpillar generators connected to a common swing bus.
- **Security:** 24-Hour manned restrictive badge and user code access. Fully fenced/secured site.
- **Fire Suppression:** Wet fire sprinkler, pre-action fire sprinkler, inergen clean agent fire suppression system, vesda air sampling system.
- **Chilled Water**
 - 4-600 ton York Chillers (R-134a)with VFD (2009)
 - 2-600 ton Trane Chillers (R-123) constant speed (2004)
 - 6-Evapco 400-ton counter-flow cooling towers with variable speed fans (2009)
 - 3-BAC 400-ton counter-flow cooling towers with variable speed fans (2004)
 - 2-1000 ton plate and frame heat exchangers



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**CUMMINS
GENERATORS**

**CATERPILLAR
GENERATORS**

**COOLING TOWER
YARD**

Purchase Price: Subject to Offer
2024 Real Estate Taxes: \$256,427 (\$2.20 PSF)

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