

FOR SALE/FREE STANDING BUILDING

28,392 SF



**400 CORPORATE WOODS PARKWAY
VERNON HILLS, IL**

KEITH PURITZ

Vice Chair

+1 847 720 1366

keith.puritz@cushwake.com

ROUSH KAHN

Associate

+1 312-424-8095

roush.kahn@cushwake.com

ERIC FISCHER

Vice Chair

+1 847 720 1369

eric.fischer@cushwake.com





PROPERTY OVERVIEW

- Total Building Size/Space Available: 28,392 SF
- Office Size: 6,054 SF
 - 1st Floor: 3,027 SF
 - 2nd Floor: 3,027 SF
- Site Size: 1.38 Acres
- Car Parking: 30+ Cars
- Clear Height: 22'
- Loading: 1 Interior Dock / 2 Drive-In-Doors
- Power: 400 amps @ 480v
- **Sale Price: \$3,850,000 (\$135.60/SF)**
- 2024 Real Estate Taxes: \$57,794 (\$2.04 PSF)



Excellent Lake County
Labor Pool



Immediate Access to I-94



Premier North Suburban
Location



Low Lake County Taxes

KEITH PURITZ

Vice Chair
+1 847 720 1366
keith.puritz@cushwake.com

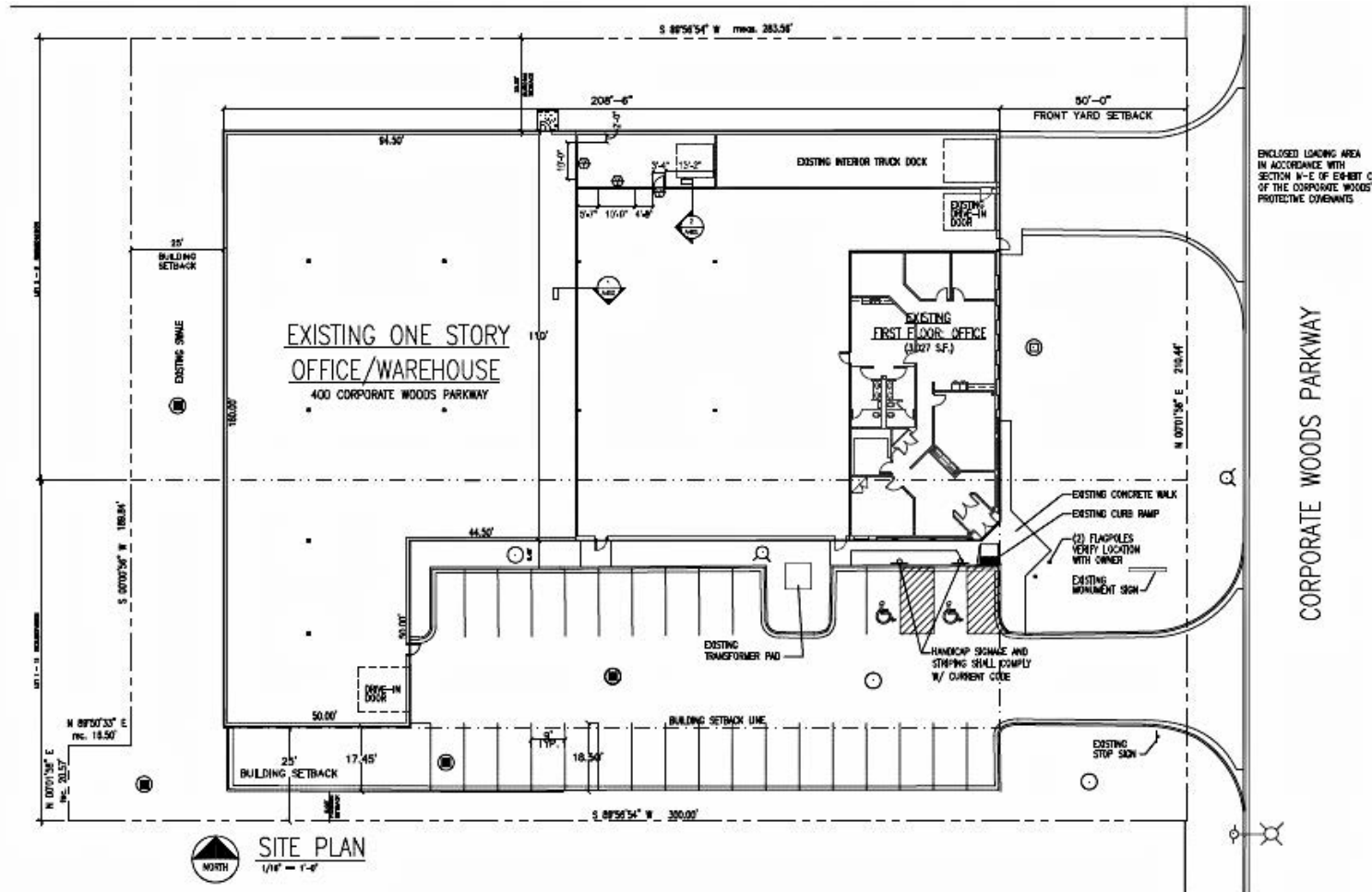
ROUSH KAHN

Associate
+1 312-424-8095
roush.kahn@cushwake.com

ERIC FISCHER

Vice Chair
+1 847 720 1369
eric.fischer@cushwake.com

SITE PLAN



Vice Chair
+1 847 720 1366
keith.puritz@cushwake.com

Associate
+1 312 424 8095
roush.kahn@cushwake.com

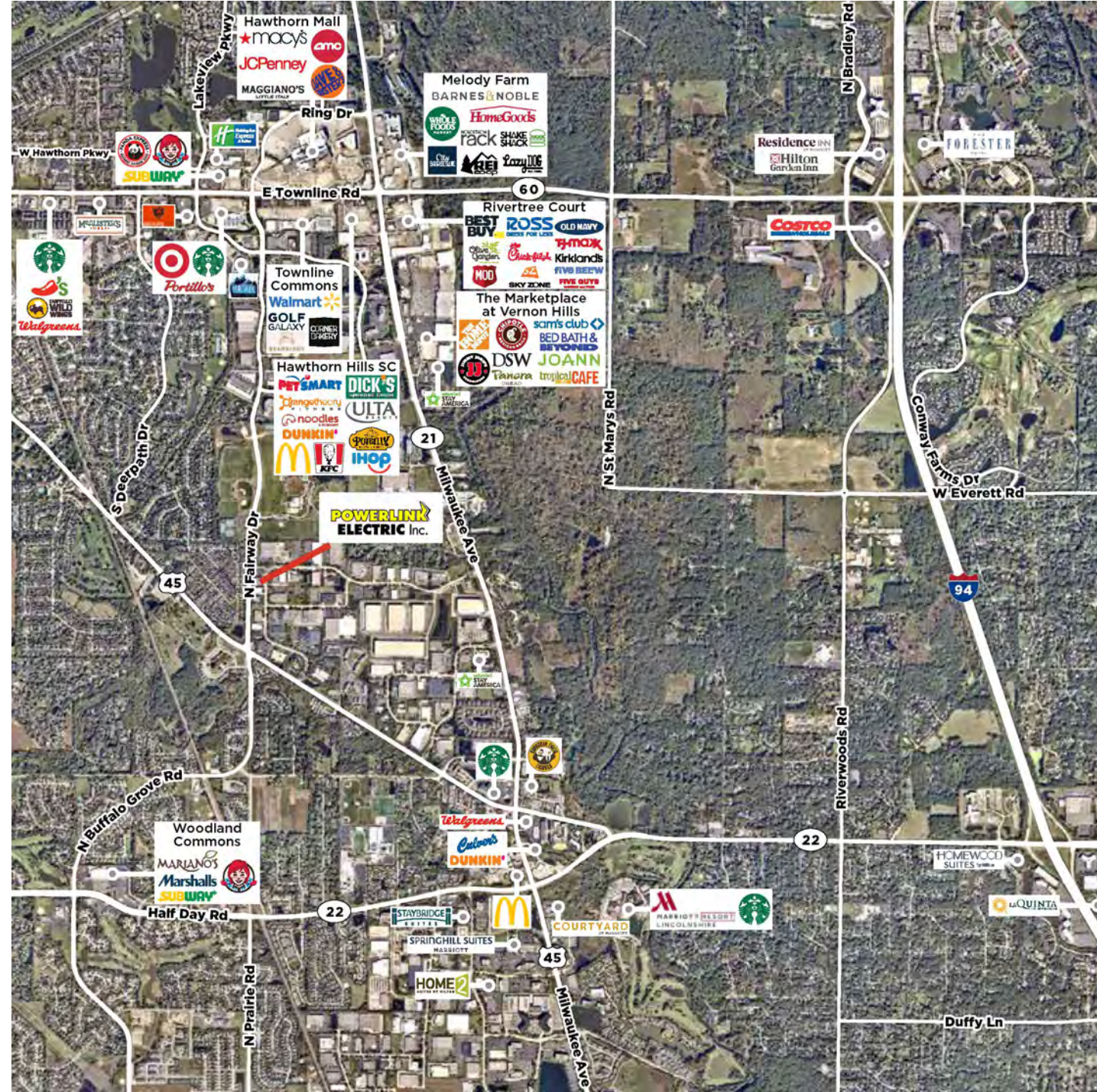
Vice Chair
+1 847 720 1369
eric.fischer@cushwake.com



AMENITIES MAP

Location Advantages:

- 100+ restaurants within a 10-minute drive
- 5 major shopping centers within 5 minutes
- 10+ hotels within a 5-mile radius
- 3 minutes to IL-22 (Half Day Road)
- Less than 1 mile to US-45 (Milwaukee Avenue)
- Approximately 4 miles to I-94
- 2 minutes to the Vernon Hills Metra Station



KEITH PURITZ

Vice Chair
+1 847 720 1366
keith.puritz@cushwake.com

ROUSH KAHN

Associate
+1 312 424 8095
roush.kahn@cushwake.com

ERIC FISCHER

Vice Chair
+1 847 720 1369
eric.fischer@cushwake.com