

# VERNON HILLS

INDUSTRIAL PARK

210 S MILWAUKEE AVE, VERNON HILLS, IL



203,831 SF INDUSTRIAL BUILDING



# PROPERTY OVERVIEW



**203,831 SF**

Available (Divisible and Expandable)



**6,300 SF Office**

(Expandable)



**34'**

Clear Height



**100 Car Parking**

(Expandable to over 253 spaces)



**January 2025**

Available for Occupancy



**49,392 SF**

Concrete Mezzanine  
(Not included in total size)



**10,920 SF**

Air-Conditioned Production Space



**2017**

New Roof



**22**

Exterior Docks



**Trailer Parking &  
Outdoor Storage**

Potential



**3**

Drive-in-Doors



**ESFR**

Sprinkler



**42' x 42'**

Column Spacing



**3,000 AMPS**

Power



## IMPROVEMENTS UNDERWAY

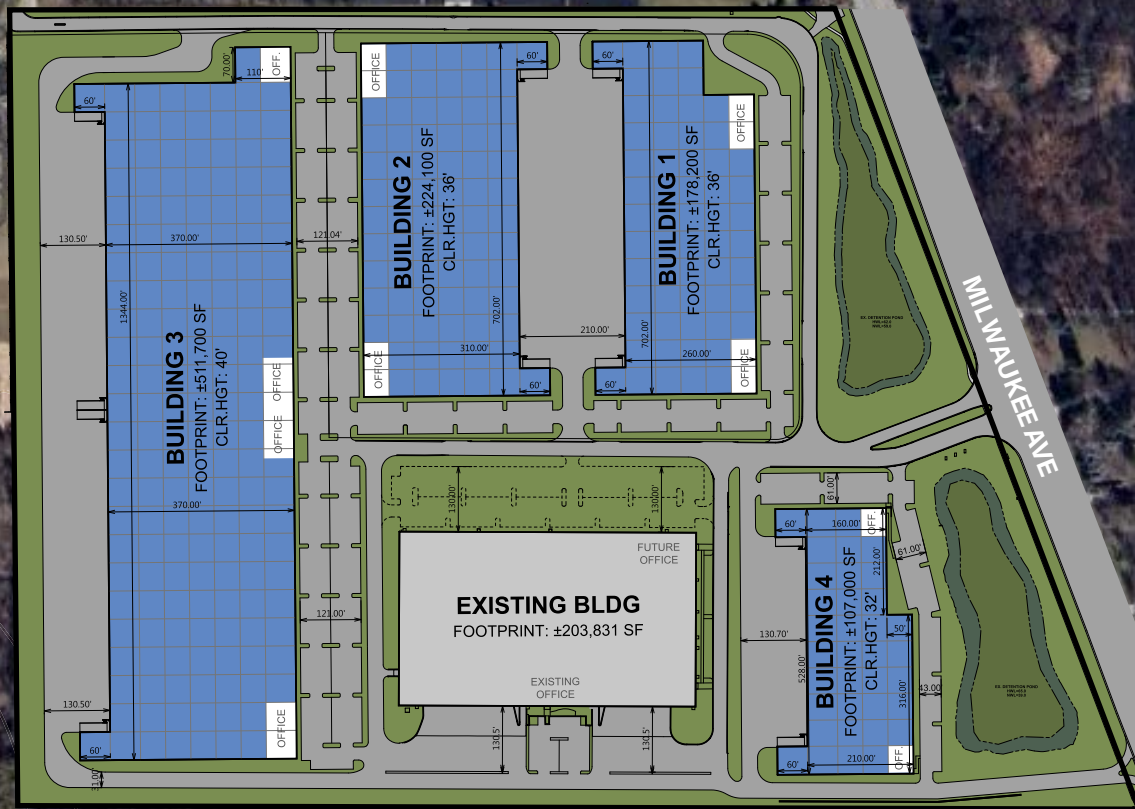
- Upgraded dock and drive-in-door equipment
- Exterior of building painted with new modern aesthetic
- New led lighting
- Enhanced landscaping







# PROPOSED PLAN



MILWAUKEE AVE

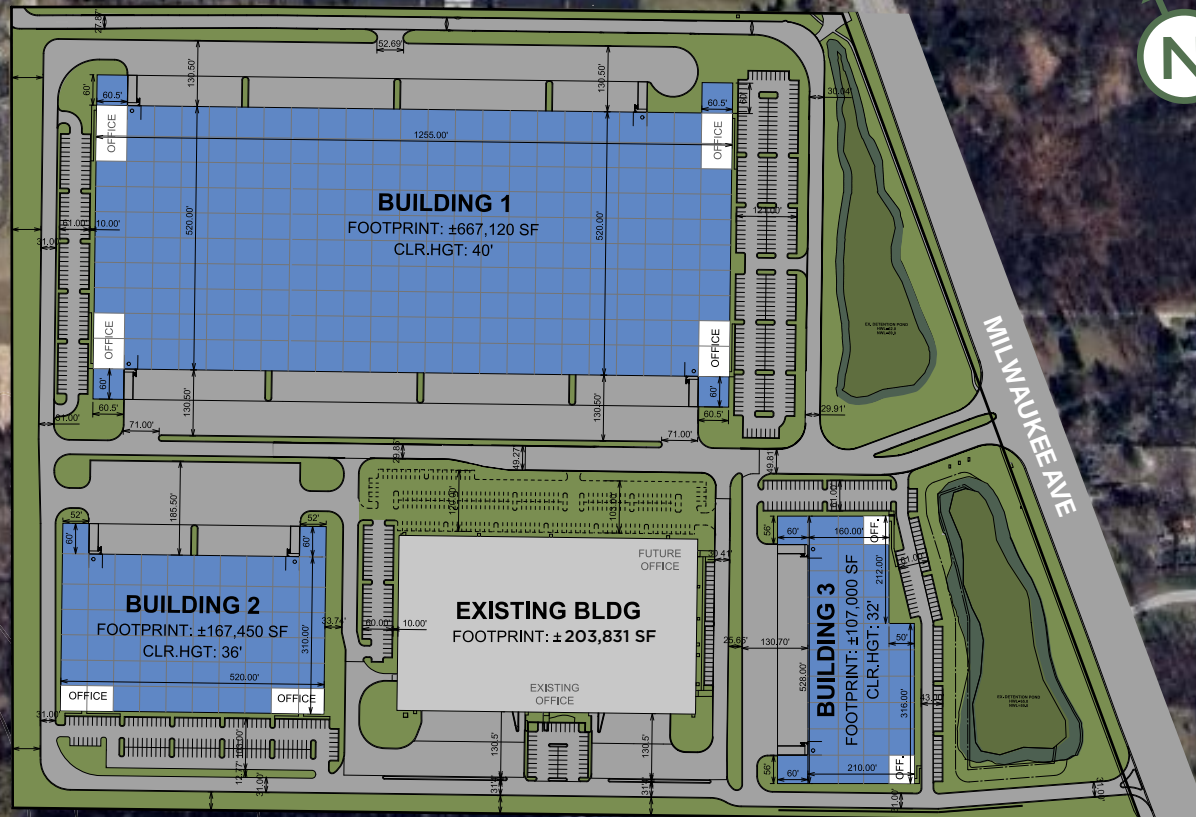
Des Plaines River

Flexible options with **58 Acres** available for build-to-suit ranging from **50,000-667,120 SF**, including free-standing buildings with expansion





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Flexible options with **58 Acres** available for build-to-suit ranging from **50,000-667,120 SF**, including free-standing buildings with expansion





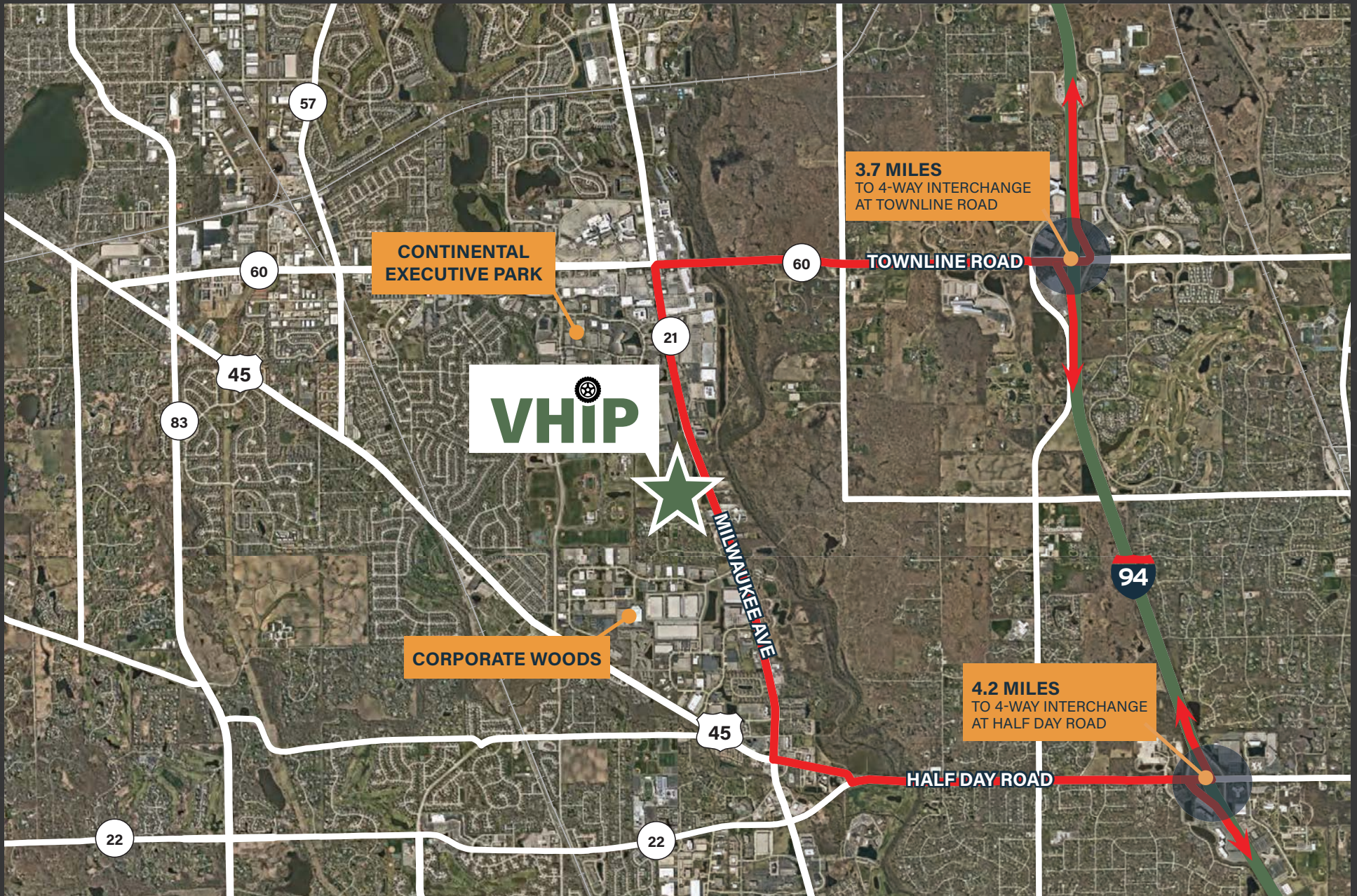
# AREA AMENITIES







# LOCATION OVERVIEW







## FOR MORE INFORMATION, PLEASE CONTACT:

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