



FOR LEASE 450 E. BUNKER COURT UNIT 100

Continental Executive Parke
Vernon Hills, Illinois

Total Building:	63,210 Sq. Ft.
Available:	45,360 Sq. Ft.
Office:	9,824 Sq. Ft.
Site:	151,153 Sq. Ft.

HIGHLIGHTS:

- Quality Finishes Throughout
- Office Can Be Expanded / Modified To Suit
- Located In Prestigious Continental Executive Parke
- Lower Lake County Real Estate Taxes
- Warehouse Includes Racks

BUILDING DATA:

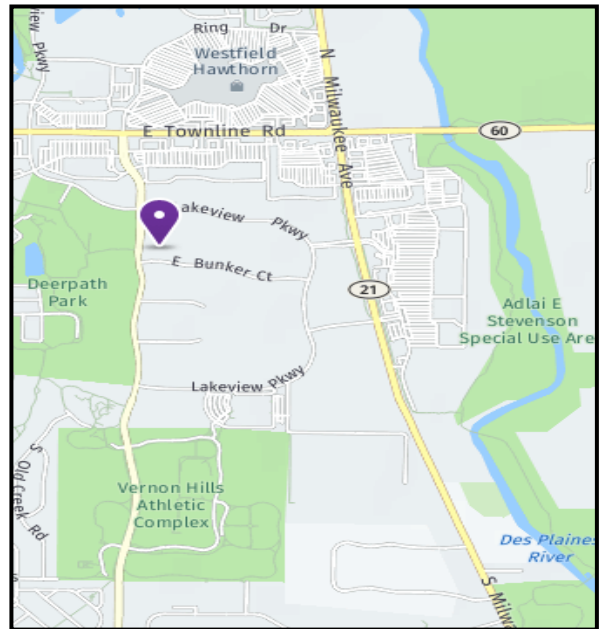
Ceiling Height:	24' Clear
Sprinkler System:	Fully Sprinklered
Power:	400 amp 480/277v 3 phase, 4 wire
Off Street Parking:	50 Cars
Baysize:	40'x40'

SHIPPING:

Docks:	2 Interior Truck Docks
Doors:	1 Drive-In Door

TERMS:

Base Rent:	\$6.90 Net
Escalation:	4% Per Year
Real Estate Taxes:	\$1.80 (2025 Est.)
CAM & Insurance:	\$1.93 (2025 Est.)



POSSESSION: 30 Days

Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

847.634.2300

Chuck Lamphere, President
crl@vvco.com

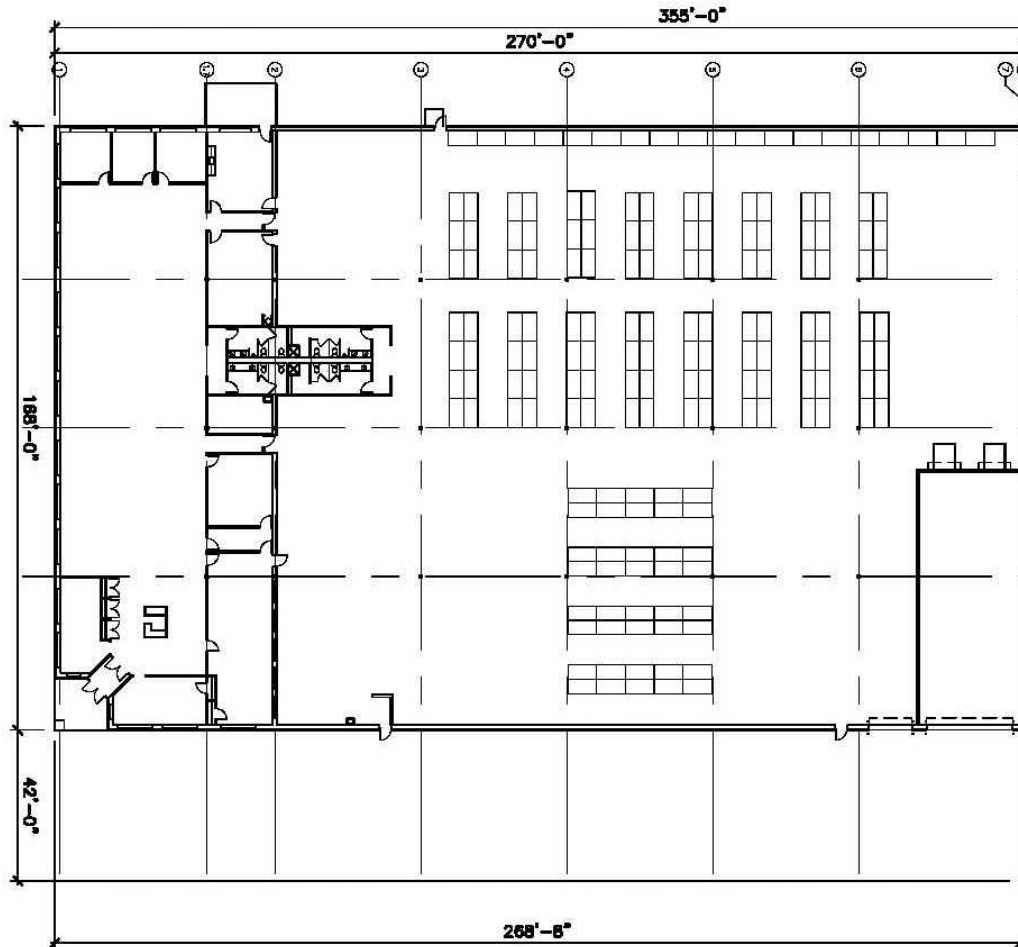
Nick Panarese, Executive VP, SIOR
ndp@vvco.com

Gordon Lamphere, Vice President
gcl@vvco.com

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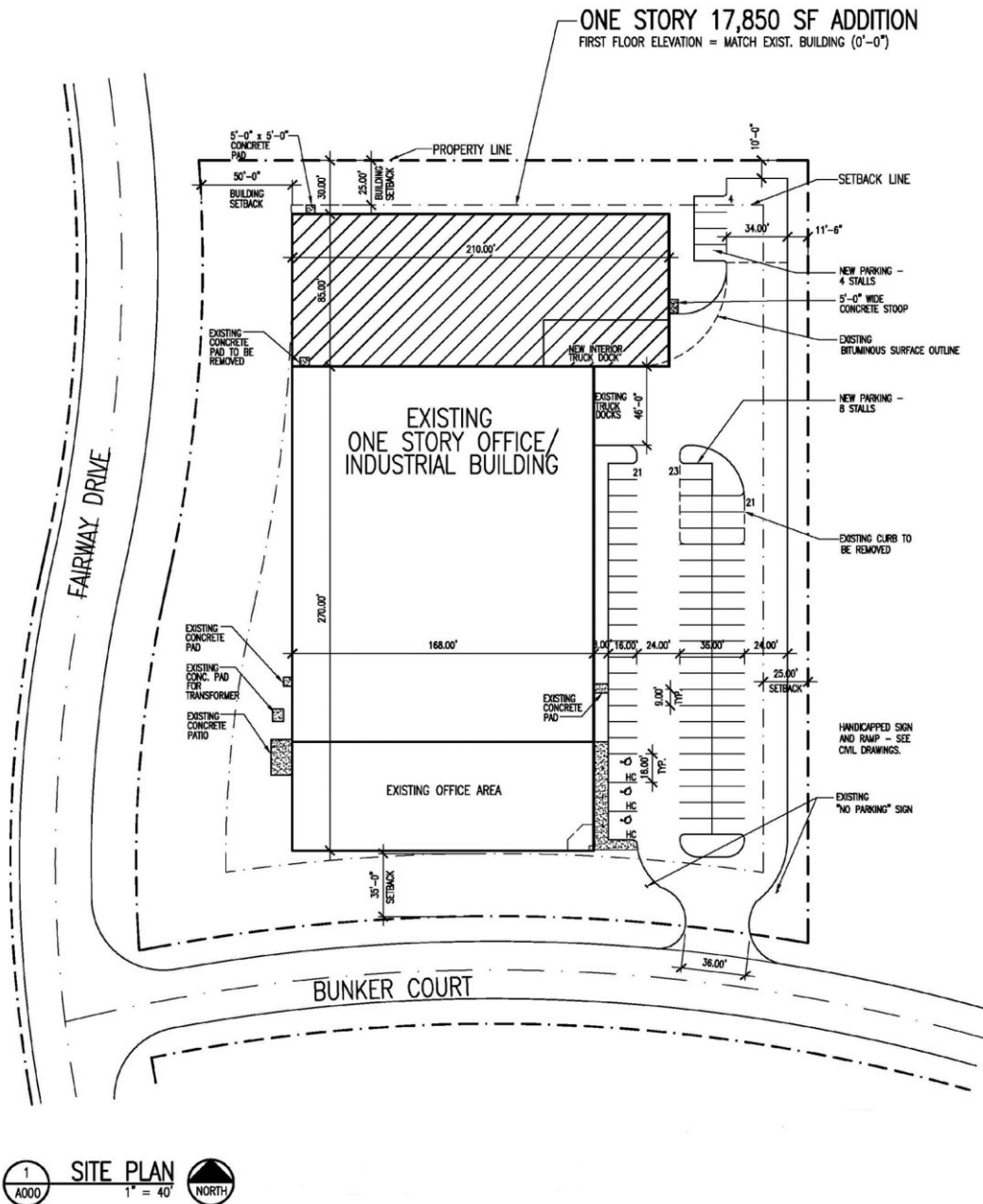
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