

# 401 W SULLIVAN DR

VERNON HILLS, IL 60061

**LM**  
Lagestee-Mulder  
Commercial Real Estate

OFFICE BUILDING FOR SALE AND LEASE



## PROPERTY HIGHLIGHTS

- Well maintained single tenant building
- 11,762 SF of office space
- 2,331 SF heated garage/warehouse with six drive in doors
- Parking for 97 cars
- 1.97 Acre lot
- Great location with 200 feet of frontage along Route 45
- Zoned OR & D - Office Research and Development

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,061	22,616	52,153
Total Population	8,415	64,924	148,565
Average HH Income	\$106,158	\$123,140	\$125,938

**SALE PRICE** **\$1,800,000**

**LEASE PRICE** **\$14.00 SF GROSS**

## OFFERING SUMMARY

Building Size: 14,093 SF

Lot Size: 1.97 Acres

Year Built: 1985

County: Lake

Price / SF: \$127.72

## MARTHA WINTER

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Office Address: 115 W. 55th Street  
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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