



For Sale or Lease

Pharma R&D Campus

32650 N. Wilson Road | Round Lake, Illinois

388,750 SF

Available Across 3 Buildings
(Divisible to fit any need)

PROPERTY SPECIFICATIONS

Square Footage

WG1: 127,000 sf; Built in 1981
WG2: 145,496 sf; Built in 1985
WG3: 116,254 sf; Built in 1988
Total: 388,750 sf

Total Land for Campus / Parking

26.09 Acres

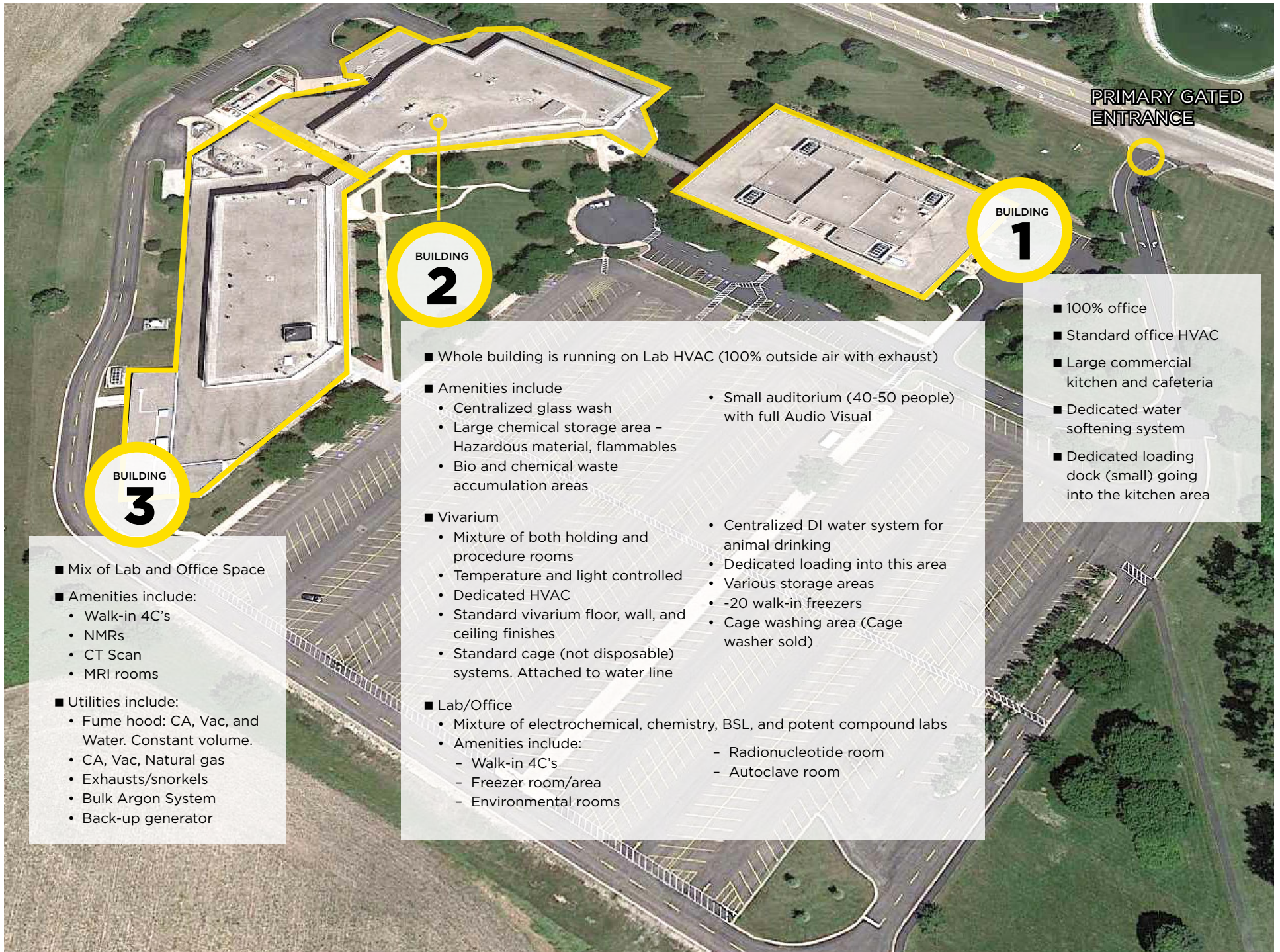
Current Office Capacity/Program

165 Private Offices
745 Workstations
41 Conference Rooms

Specialty Installations

Cafeteria: 11,500 sf
Auditorium: 2,000 sf
Lab Space: 60,000 sf
Vivarium Space: 10,000 sf
Glass Washing: 1,300 sf





PRIMARY GATED ENTRANCE

BUILDING 1

- 100% office
- Standard office HVAC
- Large commercial kitchen and cafeteria
- Dedicated water softening system
- Dedicated loading dock (small) going into the kitchen area

BUILDING 2

- Whole building is running on Lab HVAC (100% outside air with exhaust)
- Amenities include
 - Centralized glass wash
 - Large chemical storage area - Hazardous material, flammables
 - Bio and chemical waste accumulation areas
- Vivarium
 - Mixture of both holding and procedure rooms
 - Temperature and light controlled
 - Dedicated HVAC
 - Standard vivarium floor, wall, and ceiling finishes
 - Standard cage (not disposable) systems. Attached to water line
- Lab/Office
 - Mixture of electrochemical, chemistry, BSL, and potent compound labs
 - Amenities include:
 - Walk-in 4C's
 - Freezer room/area
 - Environmental rooms
 - Radionucleotide room
 - Autoclave room

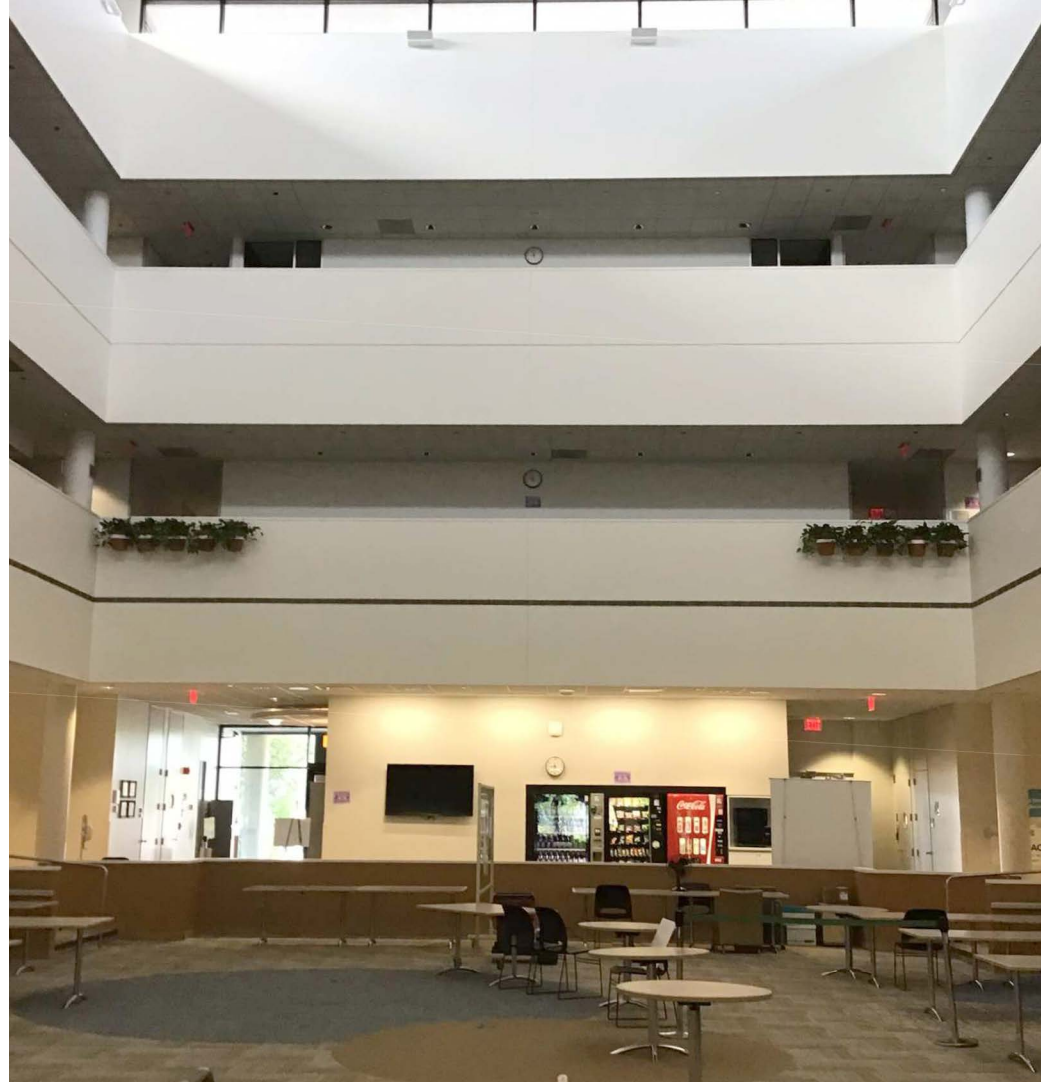
BUILDING 3

- Mix of Lab and Office Space
- Amenities include:
 - Walk-in 4C's
 - NMRs
 - CT Scan
 - MRI rooms
- Utilities include:
 - Fume hood: CA, Vac, and Water. Constant volume.
 - CA, Vac, Natural gas
 - Exhausts/snorkels
 - Bulk Argon System
 - Back-up generator

Campus Amenities



Building 1 Interior Photos



Laboratory Space 60,000 Square Feet



Site Plan

LEGEND:

---	BOUNDARY LINE
---	PROPOSED LOT LINE
---	CENTERLINE
---	TRAILING SETBACK LINE (SSL)
---	EASEMENT LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	UNDERLYING LOT LINE
---	SECTION LINE
---	OVERHEAD WIRE
-X-	FENCE
---	CURB/SIDEWALK
---	EDGE OF WATER
---	WETLANDS
○	MANHOLE (STRM/SAM)
○	CATCH BASIN (CB)
○	INLET (RI)
○	FLARED END SECTION (FES)
○	VALVE VAULT (VV)
○	VALVE BOX (VB)
○	BUFFALO BOX (BB)
○	BUFFALO BOX PIPE ONLY (BBPO)
○	AUXILIARY VALVE (AV)
○	CLEANSER (CO)
○	BOLLARD (BL)
○	GAS VALVE (GV)
○	FIRE HYDRANT (FH)
○	ELECTRIC MANHOLE (EMH)
○	TELEPHONE MANHOLE (TMH)
○	PARALLEL (PH)
○	TRAFFIC SIGNAL BOX (TSB)
○	TRAFFIC SIGNAL (TS)
○	LIGHT (LH)
○	GROUND LIGHT (GLH)
○	POWER POLE (PP)
○	OUT WIRE (OW)
○	CABLE PEDESTAL (PCPD)
○	ELECTRIC PEDESTAL (EPED)
○	TELEPHONE PEDESTAL (TPED)
○	TRANSFORMER
○	SD
○	WELSON (WE)
○	CORRUGATED METAL PIPE
○	AIR CONDITIONER UNIT
○	CHORD BEARING
○	CHORD LENGTH
○	CHAIN LINK FENCE
○	DEED
○	ELECTRIC METER
○	FOUND CROSS CUT
○	FURNISHED FLOOR
○	FOUND IRON ROD
○	FOUND IRON PIPE
○	FOUND UTILITY & DRAINAGE EASEMENT
○	GAS METER
○	ARC LENGTH
○	MEASURED
○	RADIUS
○	RECORD
○	RETAINING WALL
○	SHEDDING
○	SITE BENCHMARK
○	SET CROSS CUT
○	SET IRON PIPE
○	SET IRON ROD
○	SET IRON NAIL
○	SET PK NAIL
○	STRUCTURE
○	HOT MIX ASPHALT
○	TRANSFORMER
○	BUILDING

UTILITY LEGEND

---	FIRE MAIN
---	ABANDONED FIRE MAIN
---	DOMESTIC WATER MAIN
---	ABANDONED WATER MAIN
---	SANITARY SEWER
---	ABANDONED SANITARY
---	STORM SEWER
---	ABANDONED STORM
---	GAS
---	ABANDONED GAS
---	ELECTRIC
---	ABANDONED ELECTRIC
---	COMMUNICATION
---	ABANDONED COMMUNICATION
---	FIBER OPTIC



NOTES:

1. THE UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED UPON THE FOLLOWING SOURCES:
 - SURVEYED LOCATION OF PRIVATE UTILITY LOCATOR MARKS
 - SURVEYED LOCATION OF 2-DIGIT, I.L.C. MARKS BY PUBLIC UTILITY COMPANIES
 - UTILITY VERIFICATION ROUTES
 - CONSTRUCTION NOTES PROVIDED BY CONTRACTOR
 - PREVIOUS ENGINEERING DRAWINGS
2. ALL UTILITY LOCATIONS ON THIS SHEET ARE APPROXIMATE.
3. THE INFORMATION SHOWN ON THIS EXHIBIT IS TO BE USED AS AN AID IN DETERMINING THE LOCATION OF EXISTING BURIED SITE UTILITIES. THE INFORMATION ON THIS EXHIBIT MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN.



Eric Feinberg

+1 312 595 2904
efeinberg@savills.us

Anna Richardson

+1 314 413 1505
arichardson@savills.us

Jeff Eisenhart

+1 972 692 1508
jeisenhart@savills.us

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