

210 S MILWAUKEE AVE, VERNON HILLS, IL 203,831 SF INDUSTRIAL BUILDING



# **PROPERTY OVERVIEW** =



203,831 SF available (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** 





# **IMPROVEMENTS UNDERWAY**

- UPGRADED DOCK AND DRIVE-IN-DOOR EQUIPMENT
- **EXTERIOR OF BUILDING PAINTED WITH NEW MODERN AESTHETIC**
- **NEW LED LIGHTING**
- ENHANCED LANDSCAPING



power

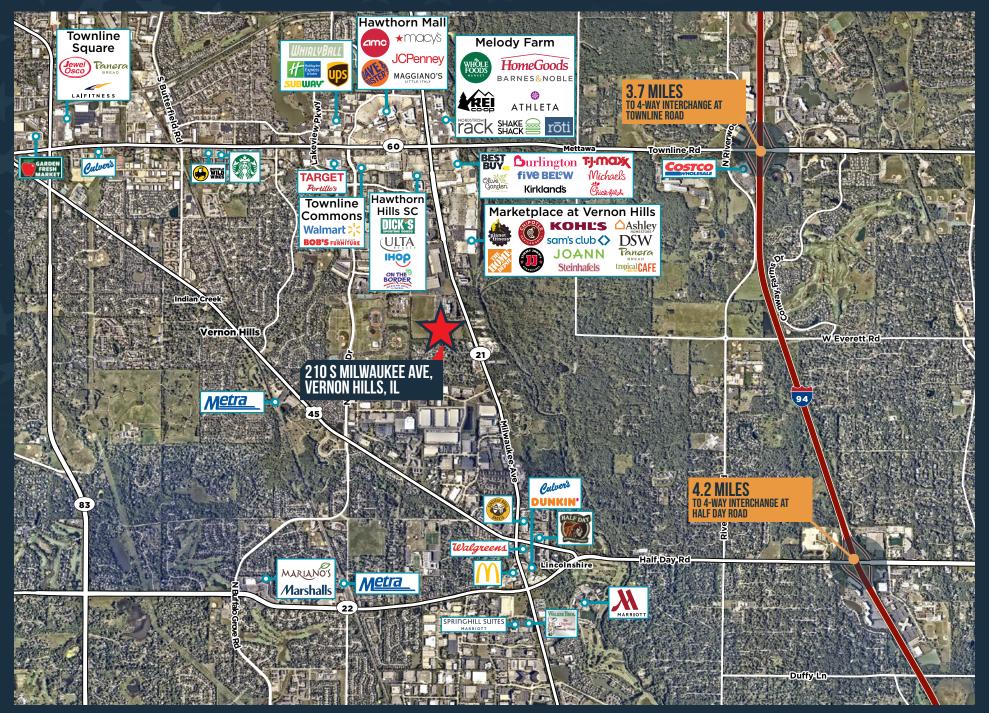
## **FLOOR PLAN**



PROPOSED PLAN ===



### **AREA AMENITIES**









#### FOR MORE INFORMATION, PLEASE CONTACT:

**ERIC W. FISCHER** +1 847 720 1369

**BRETT A. KRONER, SIOR** +1 847 720 1367 eric.fischer@cushwake.com brett.kroner@cushwake.com **KEITH D. PURITZ, SIOR** +1 847 720 1366 keith.puritz@cushwake.com

MARC B. SAMUELS +1 847 720 1368 marc.samuels@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.