



## 625 FOREST EDGE DRIVE

The Corporate Woods  
Vernon Hills, Illinois

**Building:** 48,040 Sq. Ft. (Expandable)  
**Office:** 9,247 Sq. Ft.  
**Site:** 147,998 Sq. Ft.

**TERMS:**  
Base Rent: \$6.50 Triple Net  
Escalation: 3% Per Year  
RE Taxes: \$1.20 (2010 payable 2011)  
Possession: 60 Days

### HIGHLIGHTS:

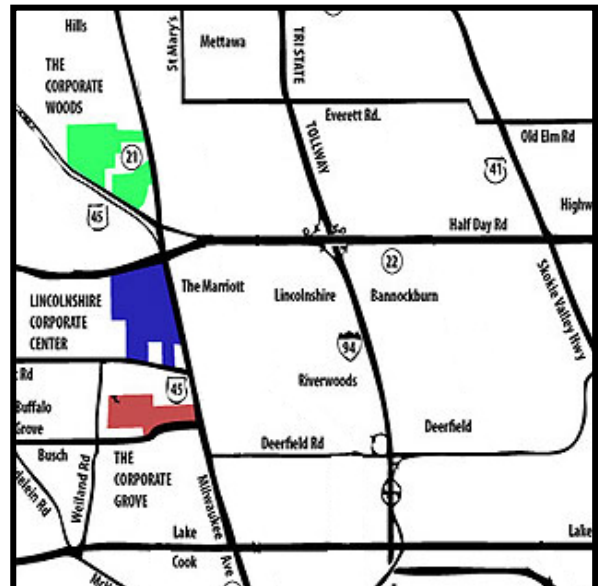
- Quality Finishes Throughout
- Offices and Building Can Be Expanded to Suit
- Located in Prestigious Corporate Woods
- Lower Lake County Real Estate Taxes
- Includes T-8 High Efficiency Lighting

### BUILDING DATA:

Ceiling Height: 18' Clear  
Sprinkler System: Fully Sprinklered  
Power: 800 Amps  
Off Street Parking: 98 Cars - Expandable

### SHIPPING:

Docks: 4 Interior Truck Docks  
Drive in Doors: 2



### Exclusive Leasing and Management Agents

**VAN VLISSINGEN AND CO.**

One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069

**847.634.2300**

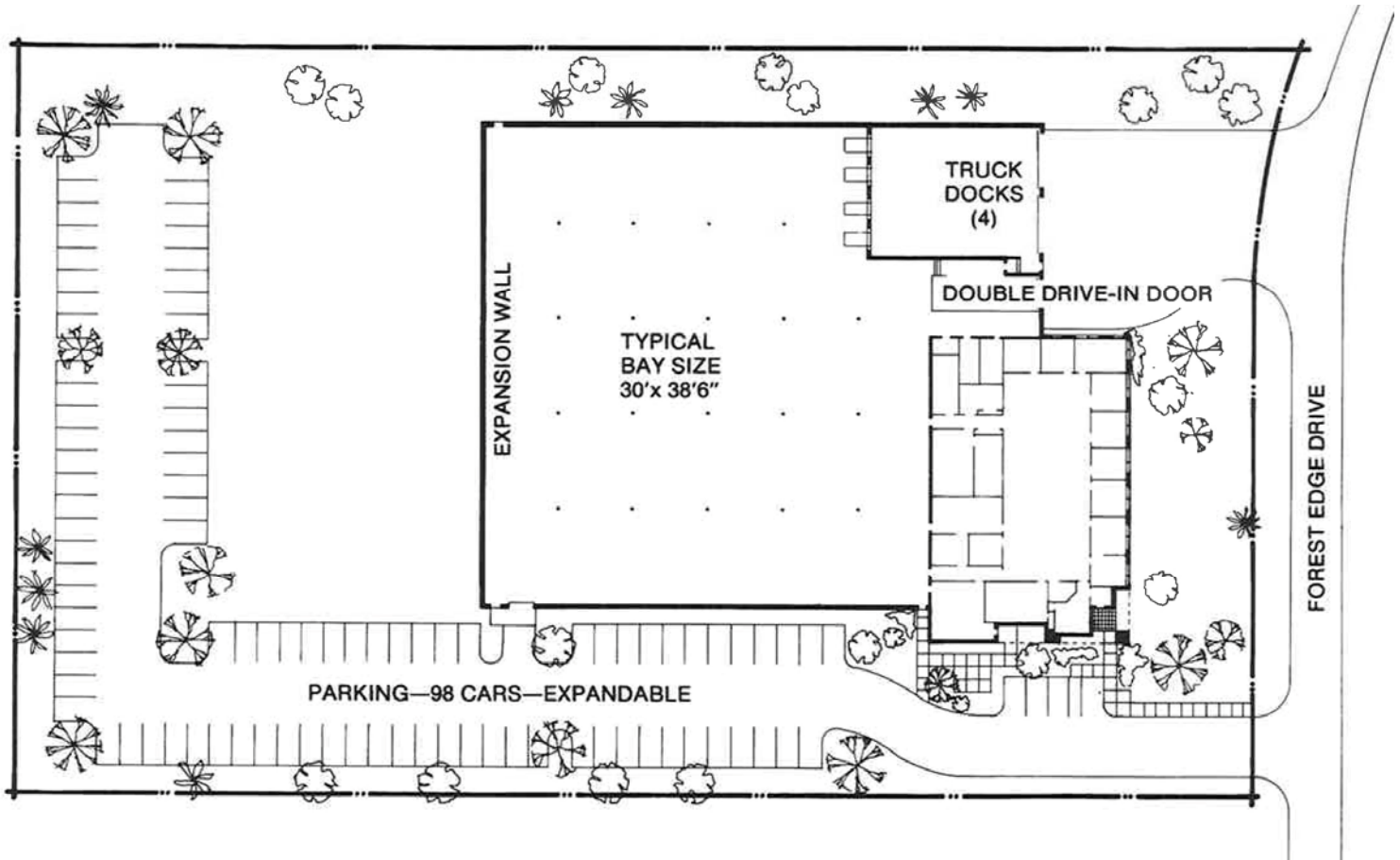
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