

CUSHMAN & WAKEFIELD NATIONAL PRIVATE CAPITAL MARKETS

2340 KENYON ROAD

BARTLETT, IL



MODERN CLASS A ASSET | 100% LEASED WITH 4.7 YEARS OF TERM | BUILD-TO-SUIT HEADQUARTERS

The Offering

Cushman & Wakefield has been retained as the exclusive advisor to ownership in the sale of **2340 Kenyon Road** (the “Property”) in Bartlett, IL. The 100,560-square-foot Class A facility is 100% leased to Oxerra Americas, Inc.

Oxerra built the Property in 2020 as a build-to-suit U.S. headquarters for its Midwestern operations. Oxerra is one of the world’s largest manufacturers of iron oxide pigments, with locations across the U.S., China, Europe, Australia, and Africa. The company executed a 10-year sale leaseback in 2021 and currently has 4.7 years of term remaining.

The Property is located within Blue Heron Business Park in the Northern Fox Valley submarket of Chicago. The location benefits from a strong surrounding workforce, proximity to major state highways, and favorable Kane County taxes.

The offering presents an opportunity to acquire an institutional-quality, highly functional Class A facility that is fully leased to a global manufacturer using the Property as its U.S. headquarters.



Property Summary



Square Feet
100,560



Term Remaining
(as of 1/1/2027)
4.7 Years



Leased
100%



Year Built
2020



Tenant
Oxerra Americas, Inc.



Clear Height
30'



Property Summary



CHICAGO O'HARE
INT'L AIRPORT

CHICAGO

CHICAGO MIDWAY
INT'L AIRPORT

PROPERTY SUMMARY

Address	2340 Kenyon Road, Bartlett, IL
Market / Submarket	Chicago / Northern Fox Valley
Square Feet	100,560 SF
Year Built	2020
Clear Height	30'
Office	~4%

TENANCY SUMMARY

% Leased	100%
Tenant	Oxerra Americas, Inc.
Remaining Term	4.7 Years
Market Rent \$/SF/YR	\$8.00 Net
Mark-to-Market	2%



Located in
INDUSTRIAL PARK SETTING



Newly Constructed
CLASS A BUILDING



Proximity to
DEEP LABOR POOL



Low
KANE COUNTY TAXES

INVESTMENT SALES

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