

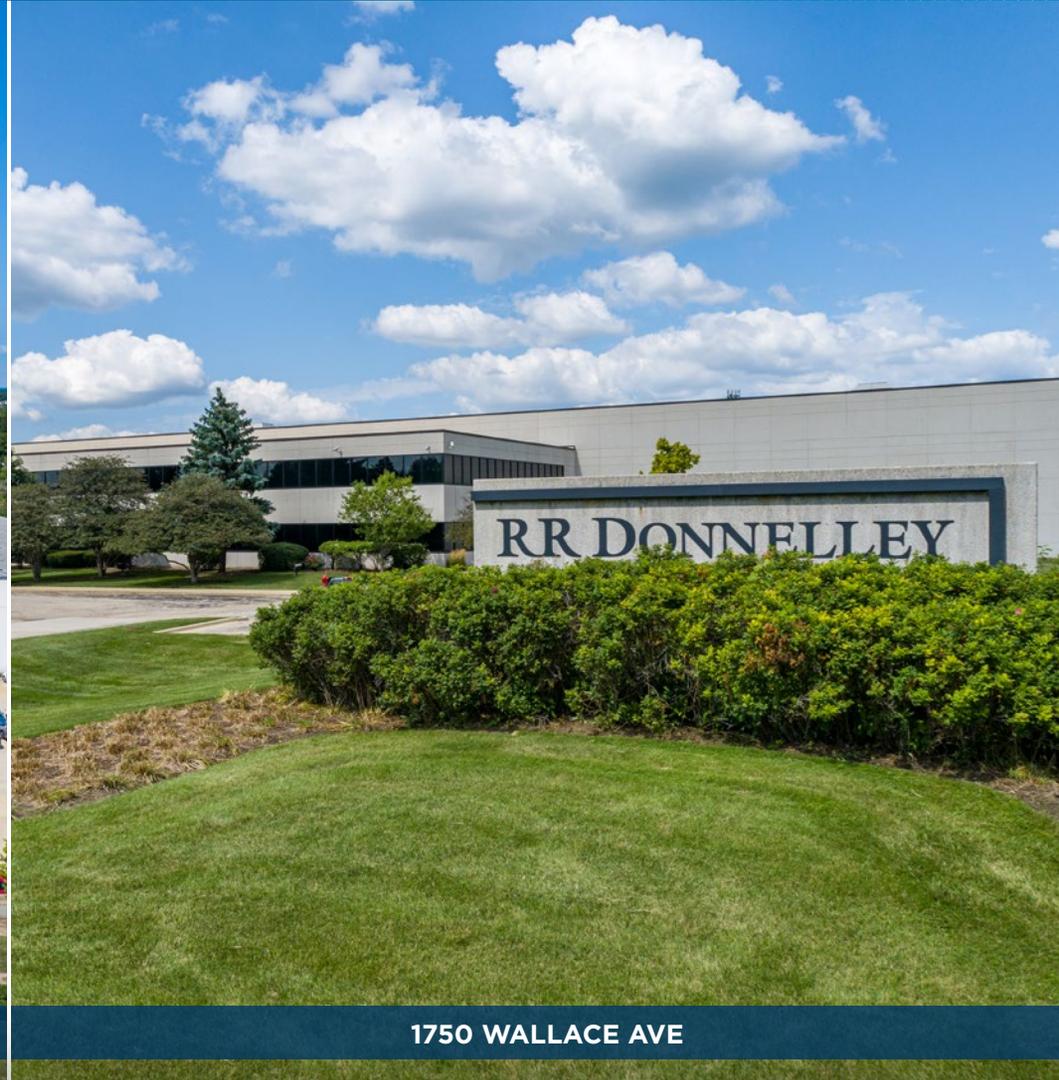
A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

# RR DONNELLEY & SONS

ST. CHARLES, IL



609 SOUTH KIRK ROAD



1750 WALLACE AVE

10-YEAR SALE-LEASEBACK | NATIONALLY RECOGNIZED TENANT | 783,469 SF

# EXECUTIVE SUMMARY

Cushman and Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale-lease back of two assets located at 609 South Kirk Road and 1750 Wallace Avenue in St. Charles, IL (the "Portfolio"). These properties total 783,469 SF and are in the prominent industrial hub of Chicago.

The Portfolio will be 100% leased to R. R. Donnelley & Sons Company ("RRD") on a 10-year absolute net lease with a starting blended lease rate of \$5.09 per rentable square foot for a total year-1 NOI of +/- \$4.0M with 3.50% annual escalations.

RRD stands as a prominent worldwide supplier of diverse business communication services and marketing solutions. Its range of products and services includes commercial print, packaging, labels, statements, supply chain management, forms, business process outsourcing, direct marketing, digital print and fulfillment, as well as digital and creative solutions. Catering to a global clientele of more than 22,000 customers, RRD provides its services to prominent organizations including 67% of the Fortune 100, 79% of the Fortune 500, and 67% of the Fortune 1000. The company manages operations across 118 domestic facilities and 66 international locations, encompassing a total space of roughly 18.0 million square feet and a workforce of 32,000 individuals<sup>1</sup>.

The offering provides investors the opportunity to acquire two assets fully leased to a nationally recognized tenant with secure long-term cash flow.

<sup>1</sup>Per 2022 Annual Report; Fortune statistics per FY 2021 information.



609 SOUTH KIRK ROAD



1750 WALLACE AVE

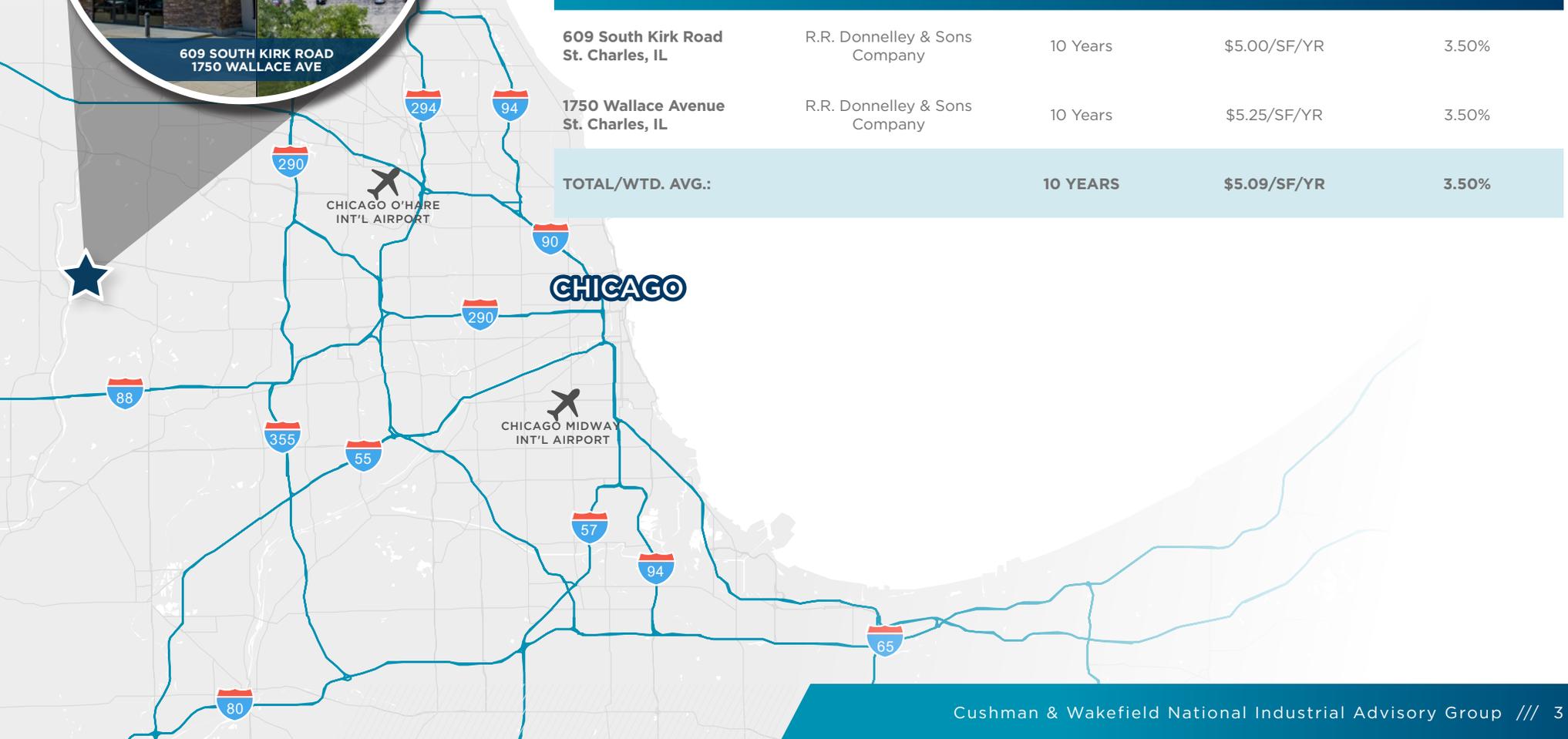
# PORTFOLIO SUMMARY

## Property Summary

ADDRESS	BUILDING SIZE	% OFFICE	YEAR BUILT	CLEAR HEIGHT
609 South Kirk Road St. Charles, IL	503,580 SF	3.6%	1995	30'
1750 Wallace Avenue St. Charles, IL	279,889 SF	6.5%	1991	21'6" - 31'6"
<b>TOTAL/WTD. AVG.:</b>	<b>783,469 SF</b>	<b>4.6%</b>	<b>1993</b>	<b>28'</b>

## Proposed Lease Terms

ADDRESS	TENANT	LEASE TERM	STARTING RENT	ANNUAL ESCALATIONS
609 South Kirk Road St. Charles, IL	R.R. Donnelley & Sons Company	10 Years	\$5.00/SF/YR	3.50%
1750 Wallace Avenue St. Charles, IL	R.R. Donnelley & Sons Company	10 Years	\$5.25/SF/YR	3.50%
<b>TOTAL/WTD. AVG.:</b>		<b>10 YEARS</b>	<b>\$5.09/SF/YR</b>	<b>3.50%</b>



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Click below for more information and insights from our National Industrial Advisory Group

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