

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

CALDIC SALE LEASEBACK

500 CENTRAL AVENUE, UNIVERSITY PARK, IL



15-YEAR ABSOLUTE NET SALE LEASEBACK | HIGHLY FUNCTIONAL ASSET IN I-80 CORRIDOR



THE OFFERING

Cushman and Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale leaseback of a 112,660 square foot facility located at **500 Central Avenue in University Park, IL** (the "Property"). The Property is situated within the I-80 Corridor benefiting from exceptional access to I-57, proximity to a strong workforce, and active rail service.

The Property will be 100% leased to Caldic on a 15-year absolute net lease with a starting base rate of \$7.00 per rentable square foot per year and 3.00% annual escalations. Caldic is a global company that provides specialty ingredients and chemicals for the industrial and life science markets. The company is headquartered in Rotterdam, the Netherlands and primarily operates in North America, Europe, and Asia-Pacific.

The subject facility is a liquid food processing facility, and is Kosher, Halal, Organic, FDA API, food-grade certified compounder-blender and value-added distributor of formulated products, raw materials and ingredients for the food processing, pharmaceutical, and personal care industries. The subject facility does not handle industrial chemicals.

The offering provides investors the opportunity to secure a stable, long-term cash flow via a functional asset that is vital to the tenant's operations.



500 CENTRAL AVENUE



PROPERTY SUMMARY

Address	500 Central Avenue, University Park, IL
Building Size	112,660 SF
% Office	12.7%
Year Built	1998, 2005
Clear Height	26.5'-35.7'

TENANCY SUMMARY

Tenant	Caldic USA Inc.
Guarantor	Caldic Holdings B.V.
Proposed Term	15 Years
Proposed Rate	\$7.00/SF/YR
Proposed Escalations	3.00% Annually
Proposed Structure	Absolute Net Lease

**IAG MIDWEST
TEAM**

MEGAN BARKER

Associate
+1 312 424 8202
megan.barker@cushwake.com

MIKE TENTERIS

Vice Chair
+1 312 470 3832
michael.tenteris@cushwake.com

ADAM TYLER

Vice Chair
+1 312 470 1840
adam.tyler@cushwake.com

JIM CARPENTER

Vice Chair
+1 847 400 6864
jim.carpenter@cushwake.com

**LEASING
EXPERTS**

JASON WEST

Executive Vice Chair
+1 630 363 4395
jason.west@cushwake.com

SEAN HENRICK

Vice Chair
+1 847 518 3215
sean.henrick@cushwake.com

RYAN KLINK

Managing Director
+1 847 518 3211
ryan.klink@cushwake.com



CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

CENTRAL

Jim Carpenter
Mike Tenteris
Adam Tyler
Megan Barker

MOUNTAIN WEST

Will Strong
Michael Matchett
Molly Hunt

WEST

Jeff Chiate
Rick Ellison
Bryce Aberg
Matthew Leupold
Aubrie Monahan

FLORIDA

Mike Davis
Rick Brugge
Rick Colon
Dominic Montazemi

SOUTHWEST

Jim Carpenter
Jud Clements
Robby Rieke
Trevor Berry

NORTHEAST

Gary Gabriel
Gerry Blinebury
Kyle Schmidt
Jon Carpenter
Graham Savage

SOUTHEAST

Stewart Calhoun
Casey Masters
Ryan Bellows
Drew Stanford

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

www.cushmanwakefield.com/iag