

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

CHICAGO NORTHWEST INDUSTRIAL CORRIDOR PORTFOLIO

CHICAGO, IL



1291 HUMBRACHT CIRCLE, BARTLETT, IL



1365-1395 BREWSTER CREEK BOULEVARD, BARTLETT, IL



1331-1337 SCHIFERL ROAD, BARTLETT, IL



1215-1225 BOWES ROAD, ELGIN, IL



1380 MADELINE LANE, ELGIN, IL



300 AIRPORT ROAD, ELGIN, IL

SCALE OF HIGH-QUALITY FUNCTIONAL PRODUCT | DUPAGE & KANE COUNTY | INDUSTRIAL PARK SETTING | DIVERSE TENANCY

EXECUTIVE SUMMARY

The Offering

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of the **Chicago Northwest Industrial Corridor Portfolio** (the "Portfolio"). The Portfolio is a collection of six (6) high-quality assets in the Chicago MSA totaling 891,266 square feet.

The Portfolio contains six (6) buildings across four (4) industrial parks in Elgin and Bartlett, strategically located within the Central DuPage and Northern Fox Valley submarkets. These assets offer excellent regional connectivity, with I-90 in Elgin and I-355/I-290 in Bartlett providing direct access to Chicago, O'Hare International Airport, and the broader Midwest distribution network. The surrounding amenity base and strong labor pool further enhance tenant appeal, supporting long-term occupancy across a diverse range of industries.

Currently 95% leased to ten (10) tenants, the Portfolio features a weighted average lease term of 3.4 years. With in-place rents below market, investors are well positioned to enhance returns through a balanced rollover and the lease-up of a well-positioned vacancy, while benefiting from attractive cash flow.

The **Chicago Northwest Industrial Corridor Portfolio** represents an exceptional opportunity for investors to amass an industrial portfolio of high-quality functional assets positioned across two of Chicago's most dynamic industrial hubs.

PROPERTY OVERVIEW



Portfolio Size
891,266 SF



Buildings
6



Submarkets
**Central DuPage &
Northern Fox Valley**



Avg. Year Built
2010



Leased
95%



Tenants
10



WALT
3.4 Years

1331-1337 SCHIFERL ROAD, BARTLETT, IL



1365-1395 BREWSTER CREEK BOULEVARD, BARTLETT, IL



PORTFOLIO SNAPSHOT

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	% OFFICE	% LEASED	# OF TENANTS	WALT (AS OF 2/1/26)
1291 Humbracht Circle Bartlett, IL	Chicago / Central DuPage	50,080 SF	2003	26'	18%	100%	1	6.3 Yrs
1365-1395 Brewster Creek Boulevard Bartlett, IL	Chicago / Central DuPage	186,000 SF	2018	32'	5%	100%	2	2.2 Yrs
1331-1337 Schiferl Road Bartlett, IL	Chicago / Central DuPage	271,200 SF	2016	32'	5%	100%	2	3.4 Yrs
1215-1225 Bowes Road Elgin, IL	Chicago / Northern Fox Valley	48,187 SF	1998	18'	27%	100%	2	1.6 Yrs
1380 Madeline Lane Elgin, IL	Chicago / Northern Fox Valley	159,000 SF	2016	32'	2%	100%	1	1.0 Yrs
300 Airport Road Elgin, IL	Chicago / Northern Fox Valley	176,799 SF	2007	30'	11%	77%	2	7.3 Yrs
PORTFOLIO TOTAL / WTD. AVG	6 Buildings	891,266 SF	2010	31'	8%	95%	10 Tenants	3.4 Yrs



**LOCATED IN ESTABLISHED
INDUSTRIAL PARKS**



**INSTITUTIONALLY OWNED
AND MAINTAINED ASSETS**



**SIGNIFICANT UPSIDE
IN RENTS**



**BELOW REPLACEMENT
COST**



**DUPAGE & KANE
COUNTY**

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BARTLETT, IL**



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**300 AIRPORT ROAD
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Click below for more information and insights from our National Industrial Advisory Group

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