

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

I-55/I-88 CORRIDOR PORTFOLIO

CHICAGO MSA

1101 WEST TAYLOR ROAD, ROMEOVILLE, IL



1860 WEST JEFFERSON AVENUE, NAPERVILLE, IL



CHICAGO'S PREMIER SUBMARKETS • 100% LEASED
HIGHLY COMMITTED TENANT BASE • DISCOUNT TO REPLACEMENT COST



THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group is pleased to offer the opportunity to acquire the **I-55/I-88 Corridor Portfolio** (the "Portfolio"). The Portfolio is a collection of two assets totaling 1,368,391 SF located in the I-55 and I-88 industrial submarkets of Chicago.

Situated in two of Chicago's leading submarkets, the Portfolio benefits from unmatched interstate access, proximity to a deep labor pool, access to an abundance of amenities, and low real estate taxes.

The Portfolio is 100% leased to two tenants with 4.5 years of weighted average lease term remaining. Both tenants have been in the subject locations since construction completion, have expanded the buildings, and extended their lease for a combined total of 7 terms. The subject locations are strategic to both tenants' operations.

The **I-55/I-88 Corridor Portfolio** provides investors the opportunity to acquire two well-located assets that are fully leased to highly committed tenants.

PROPERTY OVERVIEW



Portfolio Size
1,368,391 SF



of Buildings
2



of Tenants
2



% Leased
100%



WALT
4.5 YEARS



Tenant's Avg. Tenure
24 YEARS



In-Place NOI
\$6.7M

1101 WEST TAYLOR ROAD, ROMEOVILLE, IL

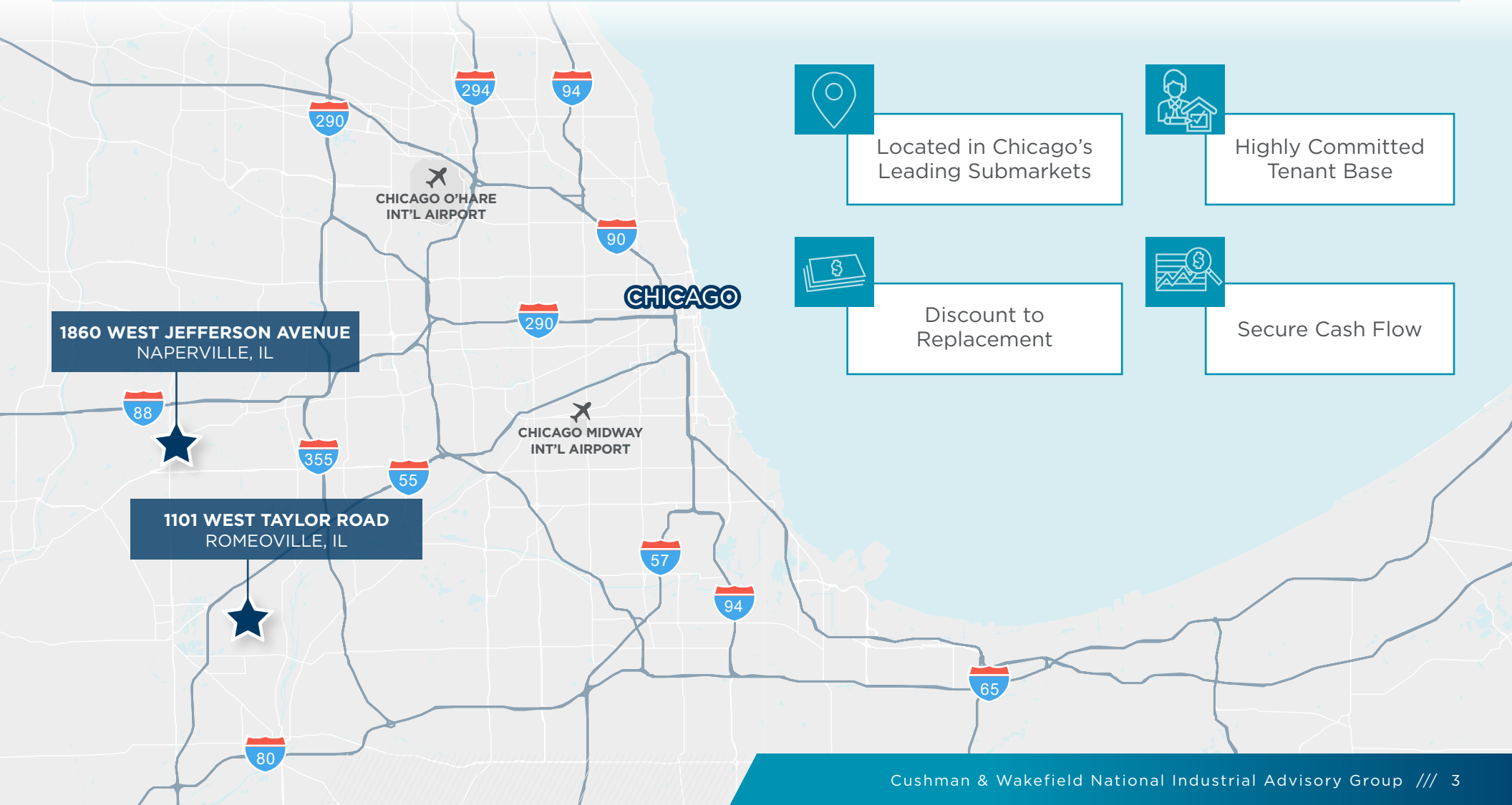


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Crate&Barrel

PORTFOLIO SNAPSHOT

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	OFFICE %	% LEASED	# OF TENANTS	WALT	MARK-TO-MARKET
1101 West Taylor Road Romeoville, IL	Chicago / I-55 Corridor	541,123	2003	30'	2.7%	100%	1	4.2 Yrs	6%
1860 West Jefferson Avenue Naperville, IL	Chicago / I-88 Corridor	827,268	1997	32'	4.9%	100%	1	4.7 Yrs	43%
TOTAL / WTD AVG		1,368,391	2000	31'	4.0%	100%	2	4.5 Yrs	25%



1860 WEST JEFFERSON AVENUE
NAPERVILLE, IL

1101 WEST TAYLOR ROAD
ROMEDEVILLE, IL



Located in Chicago's
Leading Submarkets



Highly Committed
Tenant Base



Discount to
Replacement



Secure Cash Flow

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

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