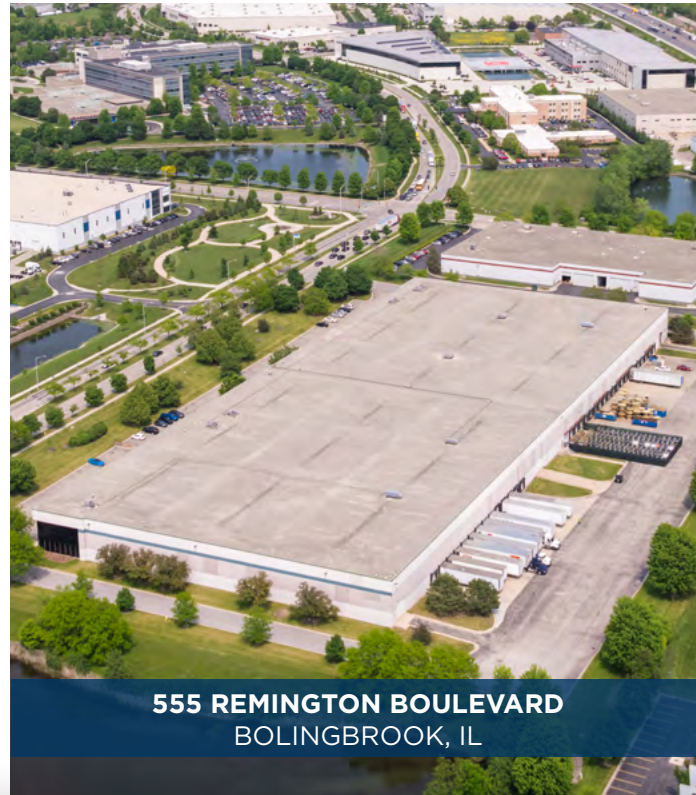


I-55 CORRIDOR PORTFOLIO

ROMEVILLE & BOLINGBROOK, IL



CLASS A PORTFOLIO • TOP TIER LOCATION • 100% LEASED • 61% OF INCOME FROM INVESTMENT-GRADE TENANCY • ATTRACTIVE WALT • SIGNIFICANT MARK-TO-MARKET • DISCOUNT TO REPLACEMENT COST

EXECUTIVE SUMMARY

The Offering

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive adviser in the sale of the **I-55 Corridor Portfolio** (the "Portfolio"). The Portfolio is a collection of three (3) Class A assets totaling 1,279,014 square feet located in Chicago's top performing submarket.

Situated within the I-55 Corridor, the Portfolio benefits from unmatched interstate access, proximity to a deep labor pool, access to an abundance of amenities, and low Will County taxes. With immediate access to I-55 via full interchanges at Route 53 and Weber Road, the subject location makes it ideal for local and regional distribution.

The Portfolio is 100% leased to four (4) tenants with 2.9 years of weighted average lease term remaining. With a 57% mark-to-market opportunity, investors have the ability to capture immediate rental rate growth appreciation within a submarket that continues to record significant rent growth figures.

The offering represents the rare opportunity to acquire scale within the most sought-after logistics location in the Midwest with over 1.2 million square feet of highly functional and institutional-quality assets. Investors have the potential to secure fully leased product with strong in-place cash flow, coupled with the ability to add value through mark-to-market of near-term expirations.

1125 REMINGTON BOULEVARD
ROMEIOVILLE, IL



PROPERTY OVERVIEW



Portfolio Size
1,279,014 SF



of Buildings
3



% Leased
100%



of Tenants
4



WALT
2.9 YEARS



Mark-to-Market
57%

PORTFOLIO SUMMARY

ADDRESS	SF	% OFFICE	YEAR BUILT	CLEAR HEIGHT	% LEASED	# OF TENANTS	WALT	MARK-TO-MARKET
1125 Remington Blvd Romeoville, IL	767,161	3.9%	1994	32'	100%	1	3.1 Years	50%
555 Remington Blvd Bolingbrook, IL	212,333	5.0%	2000	30'	100%	2	2.3 Years	65%
340 Crossroads Pkwy Bolingbrook, IL	299,520	5.1%	1995	30'	100%	1	2.9 Years	71%
PORTFOLIO TOTAL / WTD AVG	1,279,014	4.4%	1995	31'	100%	4	2.9 Years	57%



**555 REMINGTON BOULEVARD
BOLINGBROOK, IL**



Sought-after
I-55 location



Exceptional access to
**I-55 via full
interchanges at Route
53 & Weber Road**



Institutionally-owned and
**professionally managed
collection of Class A assets**



Attractive WALT with
substantial near-term upside



Ideal property features providing
future leasing optionality



CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP**

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Adam Tyler
Elizabeth Given

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Will Strong
Kirk Kuller
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Mike Adey
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Mike Davis
Rick Brugge
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Dominic Montazemi

SOUTHWEST

Jim Carpenter
Jud Clements
Robby Rieke
Taylor Starnes
Madeleine Supplee

NORTHEAST

Gary Gabriel
Gerry Blinebury
Kyle Schmidt
Jon Carpenter
Graham Savage

SOUTHEAST

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

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