



A CUSHMAN & WAKEFIELD
NATIONAL INDUSTRIAL ADVISORY GROUP
INVESTMENT OPPORTUNITY



OFFERING SUMMARY



Niles, IL

100% LEASED TO FEDEX GROUND | CLASS A ASSET
BEST-IN-MARKET LOCATION



7 1234 03782143 3482

THE OFFERING



Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive adviser in the sale of **FedEx Ground** (the "Property"). The 306,448 square foot state-of-the-art build-to-suit facility is situated at 5959 W Howard Street, Niles, Illinois within an established industrial park in a densely populated area with close proximity to O'Hare International Airport.

The Property is 100% leased to FedEx Ground Package System, Inc. ("FedEx Ground") with 5.7 years of weighted average lease term remaining. The facility is critical to FedEx Ground's operations and has benefited from significant tenant investment, providing stable cash flow and a high likelihood of renewal.

The offering provides investors with the rare opportunity to acquire a mission-critical asset fully leased to a highly recognized tenant, located in a desirable infill location.



Property Size
306,448 SF



Tenant
**FedEx
Ground**



% Leased
100%



Parent Credit
Rating
BBB (S&P)



WALT
5.7 Years

PROPERTY SUMMARY



PROPERTY SUMMARY

Address	5959 W Howard Street, Niles, IL
Market / Submarket	Chicago / Northern Cook County
Square Feet	306,448 SF
Year Built	2015
Clear Height	32'
Office %	4.9%

TENANCY SUMMARY

% Leased	100%
Tenant	FedEx Ground Package System, Inc.
WALT	5.7 Years
Market \$/SF/Yr	\$16.10 Net



Highly Committed
Renowned Tenant



Close Proximity to
O'Hare and Downtown
Chicago



Key Logistics Asset with
Immediate Interstate
Access



State-Of-The-Art Build-To-Suit
Industrial Asset



Highly Functional Asset with
Irreplaceable Adjacent Land



FEDEX GROUND – 5959 W HOWARD STREET, NILES, IL



O'Hare International Airport
(8 Miles)

Car Parking

Trailer Parking

W GROSS POINT ROAD

LEHIGH AVENUE

W JARVIS AVENUE

W HOWARD STREET



FEDEX GROUND – 5959 W HOWARD STREET, NILES, IL



Downtown Chicago
(14.0 Miles)

94 Access Point

94 Access Point

Trailer Parking

Car Parking

W HOWARD STREET

W JARVIS AVENUE

LEHIGH AVENUE





A CUSHMAN & WAKEFIELD
NATIONAL INDUSTRIAL ADVISORY GROUP
 INVESTMENT OPPORTUNITY

INVESTMENT SALES

JIM CARPENTER

Vice Chair
 +1 312 470 3830
 jim.carpenter@cushwake.com

ADAM TYLER

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

MIKE TENTERIS

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

MEGAN BARKER

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

CUSHMAN & WAKEFIELD'S NATIONAL INDUSTRIAL ADVISORY GROUP

CENTRAL

Jim Carpenter
 Mike Tenteris
 Adam Tyler
 Megan Barker

MOUNTAIN WEST

Will Strong
 Michael Matchett
 Molly Hunt
 Dean Wiley

WEST

Jeff Chiate
 Rick Ellison
 Bryce Aberg
 Matthew Leupold
 Ashley Tassano

FLORIDA

Mike Davis
 Rick Brugge
 Rick Colon
 Dominic Montazemi

SOUTHWEST

Jim Carpenter
 Jud Clements
 Robby Rieke
 Madeleine Supplee
 Trevor Berry

NORTHEAST

Gary Gabriel
 Gerry Blinebury
 Kyle Schmidt
 Jon Carpenter
 Graham Savage

SOUTHEAST

Stewart Calhoun
 Casey Masters
 Ryan Bellows
 Drew Stanford

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.