





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



#### 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.

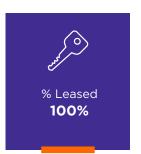
The Property is 100% leased to FedEx Ground Package System, Inc. ("FedEx Ground") with 5.7 years of weighted average lease term remaining. The facility is critical to FedEx Ground's operations and has benefited from significant tenant investment, providing stable cash flow and a high likelihood of renewal.

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 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%

100%
FedEx Ground Package System, Inc.
5.7 Years
\$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** 

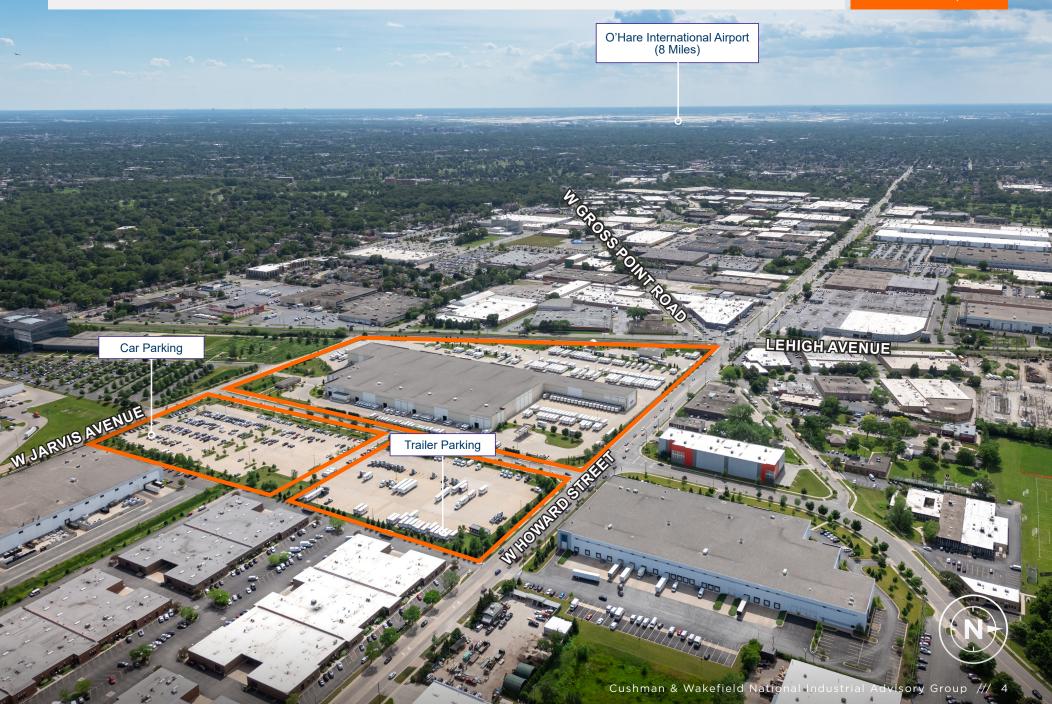


Highly Functional Asset with Irreplacable Adjacent Land



## FEDEX GROUND - 5959 W HOWARD STREET, NILES, IL





## FEDEX GROUND - 5959 W HOWARD STREET, NILES, IL









A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

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# WEST

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FLORIDA

## SOUTHWEST

Jim Carpenter Jud Clements Robby Rieke Madeleine Supplee Trevor Berry

# NORTHEAST

Gary Gabriel Gerry Blinebury Kyle Schmidt Jon Carpenter Graham Savage

#### SOUTHEAST

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