

CHICAGO LIGHT INDUSTRIAL PORTFOLIO



1631-1655 BARCLAY BOULEVARD, BUFFALO GROVE, IL



150 N FAIRWAY DRIVE, VERNON HILLS, IL



2531 TECHNOLOGY DRIVE, ELGIN, IL

17 BUILDINGS • THREE EXCEPTIONAL BUSINESS PARKS • STRONG TENANT BASE • 92% LEASED

1631-1655 BARCLAY BOULEVARD, BUFFALO GROVE, IL

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of the **Chicago Light Industrial Portfolio** (the "Portfolio"). The Portfolio is a collection of 17 assets totaling 925,391 square feet located in Chicago's Lake County and Northern Fox Valley submarkets.

With 154 tenants and a current lease rate of 92%, the Portfolio spans across three business parks in Buffalo Grove, Vernon Hills, and Elgin. The Portfolio is surrounded by an abundance of amenities, creating a diverse tenant base spanning a variety of industries.

The Chicago Light Industrial Portfolio provides investors with the opportunity to acquire institutionally owned and maintained assets while establishing critical mass in three exceptional business parks in the Chicago MSA.



150 N FAIRWAY DRIVE, VERNON HILLS, IL



PORTFOLIO OVERVIEW



Portfolio Size
925,391 SF



of Buildings
17



Avg. Year Built
1996



% Leased
92%



of Tenants
154



WALT
2.9 YEARS

PORTFOLIO SNAPSHOT

	ADDRESS	CITY, STATE	SUBMARKET	SF	% LEASED	YEAR BUILT	CLEAR HEIGHT	% OFFICE	% LAB	# OF TENANTS	WALT	MTM
1	1530-1558 Barclay Boulevard	Buffalo Grove, IL	Lake County	62,436	96%	1991	14.5'	48%	1%	10	1.6 yrs	8.8%
2	1560-1590 Barclay Boulevard	Buffalo Grove, IL	Lake County	69,252	100%	1991	14.2'	41%	0%	10	1.3 yrs	7.8%
3	1670-1694 Barclay Boulevard	Buffalo Grove, IL	Lake County	53,980	81%	1989	14.4'	29%	0%	8	1.5 yrs	6.7%
4	1602-1624 Barclay Boulevard	Buffalo Grove, IL	Lake County	42,384	95%	1989	14.2'	47%	0%	12	2.6 yrs	6.0%
5	1601-1625 Barclay Boulevard	Buffalo Grove, IL	Lake County	45,650	100%	1993	14.2'	56%	0%	12	2.0 yrs	8.6%
6	1631-1655 Barclay Boulevard	Buffalo Grove, IL	Lake County	45,650	70%	1993	14.5'	62%	0%	8	2.6 yrs	2.0%
7	1561-1585 Barclay Boulevard	Buffalo Grove, IL	Lake County	43,354	95%	1994	14.2'	57%	0%	8	3.9 yrs	6.3%
8	1531-1555 Barclay Boulevard	Buffalo Grove, IL	Lake County	43,700	95%	1994	14.2'	50%	0%	8	1.2 yrs	6.1%
BUFFALO GROVE TOTAL			8 Buildings	406,406	92%	1992	14.3'	48%	0%	76	2.0 yrs	6.8%
9	50 Lakeview Parkway: Bldg 1	Vernon Hills, IL	Lake County	61,600	96%	1996	14.5'	59%	20%	5	7.9 yrs	1.2%
10	50 Lakeview Parkway: Bldg 2	Vernon Hills, IL	Lake County	57,200	100%	1996	14.1'	52%	16%	7	2.3 yrs	5.6%
11	200 N Fairway Drive	Vernon Hills, IL	Lake County	43,200	66%	1999	13.8'	100%	0%	11	1.1 yrs	9.8%
12	150 N Fairway Drive	Vernon Hills, IL	Lake County	49,800	85%	1998	15.1'	50%	6%	6	2.3 yrs	3.8%
13	100 N Fairway Drive	Vernon Hills, IL	Lake County	69,540	96%	1998	15.9'	38%	0%	12	3.4 yrs	7.5%
VERNON HILLS TOTAL			5 Buildings	281,340	90%	1997	14.7'	57%	9%	41	3.8 yrs	5.1%
14	2511 Technology Drive	Elgin, IL	Northern Fox Valley	59,280	100%	2003	18.6'	50%	4%	8	3.6 yrs	4.5%
15	2521 Technology Drive	Elgin, IL	Northern Fox Valley	59,180	100%	2003	18.6'	55%	7%	12	2.5 yrs	6.8%
16	2531 Technology Drive	Elgin, IL	Northern Fox Valley	60,005	84%	2001	18.5'	61%	5%	8	4.4 yrs	8.9%
17	2541 Technology Drive	Elgin, IL	Northern Fox Valley	59,180	92%	2001	18.8'	46%	9%	9	3.3 yrs	4.9%
ELGIN TOTAL			4 Buildings	237,645	94%	2002	18.6'	53%	6%	37	3.4 yrs	6.1%

TOTALS

17
BUILDINGS

925,391
SQUARE FEET

92%
LEASED

1996
AVG. YEAR BUILT

15.4'
AVG. CLEAR HEIGHT

154
TENANTS

52%
OFFICE

4%
LAB

2.9 YRS
WALT

6.1%
MARK-TO-MARKET

INVESTMENT SALES

JIM CARPENTER

Vice Chair
+1 847 400 6864
jim.carpenter@cushwake.com

MIKE TENTERIS

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

ADAM TYLER

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

MEGAN BARKER

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

DEBT FINANCING

JEFF ALTENAU

Vice Chair
+1 312 470 2355
jeff.altenau@cushwake.com

ZACH YARNOFF

Managing Director
+1 312 424 8205
zach.yarnoff@cushwake.com

LOCAL MARKET EXPERTS

ELGIN MARKET EXPERTS

STEVE BASS

Executive Vice President - NAI Hiffman
+1 630 317 0738
sbass@hiffman.com

JACK BRENNAN

Executive Vice President - NAI Hiffman
+1 630 317 0754
jbrennan@hiffman.com

VERNON HILLS & BUFFALO GROVE MARKET EXPERT

MARK BAUMHART

Senior Vice President - NAI Hiffman
+1 630 691 0550
mbaumhart@hiffman.com



CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

CENTRAL

Jim Carpenter
Mike Tenteris
Adam Tyler
Megan Barker

MOUNTAIN WEST

Will Strong
Michael Matchett
Molly Hunt

WEST

Jeff Chiate
Rick Ellison
Bryce Aberg
Matthew Leupold
Aubrie Monahan

FLORIDA

Mike Davis
Rick Brugge
Rick Colon
Dominic Montazemi

SOUTHWEST

Jim Carpenter
Jud Clements
Robby Rieke
Trevor Berry

NORTHEAST

Gary Gabriel
Gerry Blinebury
Kyle Schmidt
Jon Carpenter
Graham Savage

SOUTHEAST

Stewart Calhoun
Casey Masters
Ryan Bellows
Drew Stanford

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

www.cushmanwakefield.com/iag