

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

555 SAINT JAMES GATE

BOLINGBROOK, IL



BEST-IN-MARKET LOCATION | 100% LEASED | NATIONALLY RECOGNIZED TENANT

THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive adviser in the sale of **555 Saint James Gate** (the "Property") in Bolingbrook, Illinois. The 404,000 square foot modern facility is situated in the center of the I-55 Industrial Corridor in an established industrial park.

The Property is located in one of Chicago's most sought-after industrial submarkets, benefiting 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 and I-355, the subject location provides direct access to the entire Chicago metropolitan area.

The Property is 100% leased to R.R. Donnelley & Sons Company, a prominent worldwide supplier of diverse business communication services and marketing solutions. The company has occupied the premises since 2019 and recently extended their tenure by signing a 5-year lease that commences in January 2025.

The offering represents the opportunity to acquire a high-quality asset in a top tier location fully leased to a nationally recognized tenant.



PROPERTY OVERVIEW



Property Size
404,000 SF



% Leased
100%



Tenant
R.R. DONNELLEY

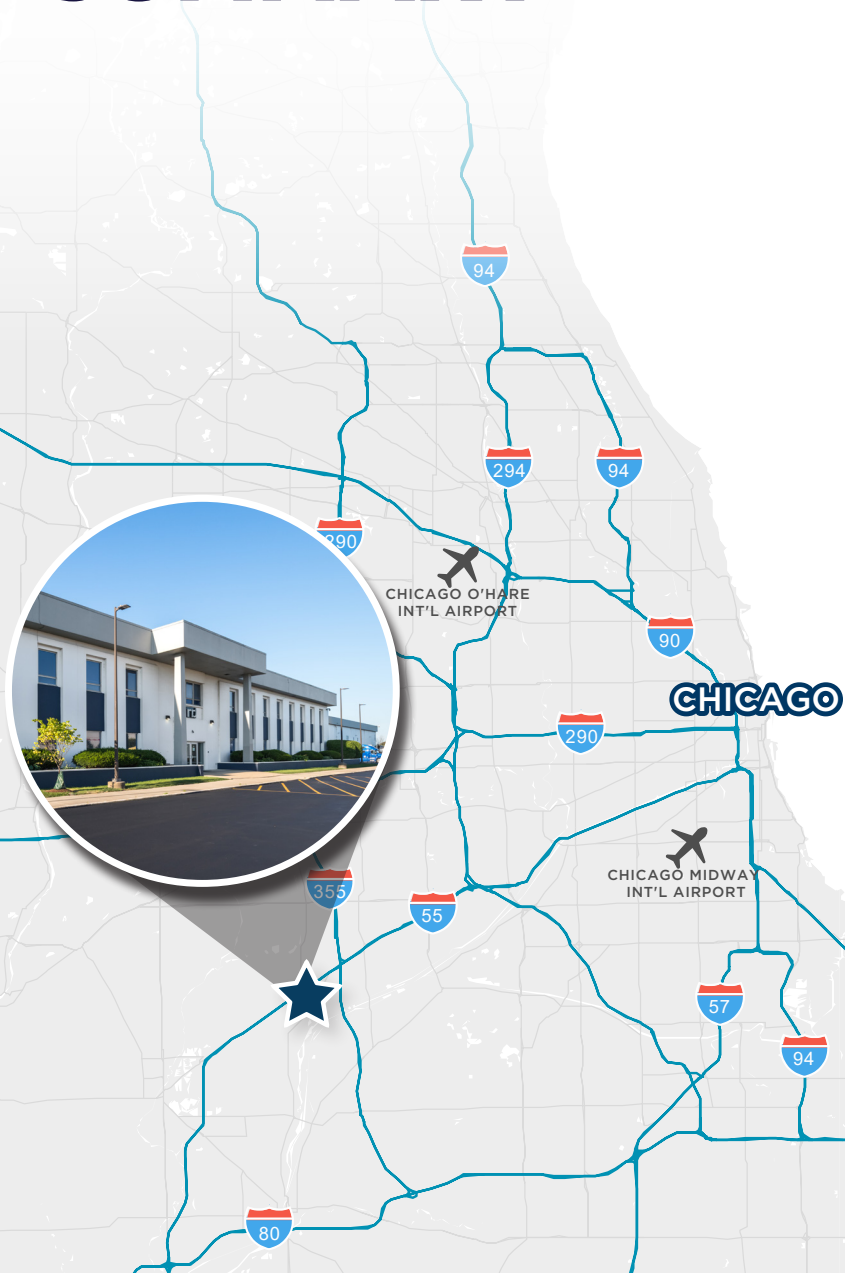


Term Remaining
5.0 YEARS



Year 1 NOI
\$1.9M

PROPERTY SUMMARY



PROPERTY SUMMARY

Address	555 Saint James Gate, Bolingbrook, IL
Market / Submarket	Chicago / I-55 Corridor
Building Size	404,000 SF
Year Built	1967
Clear Height	32' - 38'
Office %	3.9%

TENANCY SUMMARY

% Leased	100%
Tenant	R.R. Donnelley & Sons Company
Term Remaining	5.0 Years
In-Place \$/SF/Yr	\$4.75 Net
Annual Escalations	3.50%
Market \$/SF/Yr	\$5.50 Net
Mark-to-Market	16%



Desirable
I-55 location



Immediate access to
I-55 & I-355



Cross-docked facility with
secured truck court



Located within an
established industrial park



Low
Will County taxes



Discount to
Replacement Cost

CAPITAL MARKETS ADVISORS

JIM CARPENTER

Vice Chair
+1 312 470 3830
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

LOCAL MARKET ADVISORS

JASON WEST, SIOR

Executive Vice Chair
+1 847 518 3210
jason.west@cushwake.com

SEAN HENRICK, SIOR

Vice Chair
+1 847 518 3215
sean.henrick@cushwake.com

DEBT ADVISORS

JEFF ALTENAU

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

ZACH YARNOFF

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



CUSHMAN & WAKEFIELD 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
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