

A CUSHMAN & WAKEFIELD **NATIONAL INDUSTRIAL ADVISORY GROUP** INVESTMENT OPPORTUNITY

BLOOMINGDALE CORPORATE CENTER

CENTRAL DUPAGE | CHICAGO



BEST-IN-CLASS ASSETS • DESIRABLE CENTRAL DUPAGE LOCATION • DISCOUNT TO REPLACEMENT • BUSINESS PARK SETTING

THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group is pleased to offer the opportunity to acquire the **Bloomington Corporate Center** (the "Portfolio"). The Portfolio is a collection of three (3) assets totaling 276,250 SF located in Bloomington, IL.

Situated in the heart of the Central DuPage submarket, the Portfolio is comprised of state-of-the-art industrial facilities developed by IDI Logistics in 2017 with highly attractive features.

The **Bloomington Corporate Center** is 100% leased to four (4) tenants with 6.1 years of weighted average lease term remaining. The Portfolio benefits from an attractive rollover schedule that allows for surety of cash flow throughout the projected hold period, as well as the ability to generate additional yield with a 32% mark-to-market opportunity.

The offering provides investors the opportunity to acquire a Class A portfolio of institutional-quality assets within a top-tier submarket at a significant discount to replacement cost.

PROPERTY OVERVIEW



Portfolio Size
276,250 SF



of Buildings
3



Year Built
2017



% Leased
100%



of Tenants
4



WALT
6.1 YEARS



Mark-to-Market
32%



Year 1 NOI
\$1.9M



255 MADSEN DRIVE



260 MADSEN DRIVE



270 MADSEN DRIVE

PORTFOLIO SNAPSHOT

ADDRESS	MARKET / SUBMARKET	TOTAL SF	YEAR BUILT	CLEAR HEIGHT	OFFICE %	% LEASED	# OF TENANTS	WALT	MARK-TO-MARKET
255 MADSEN DRIVE BLOOMINGDALE, IL	Chicago / Central DuPage	51,600	2017	30'	11%	100%	1	2.6 Yrs	49%
260 MADSEN DRIVE BLOOMINGDALE, IL	Chicago / Central DuPage	70,650	2017	30'	8%	100%	2	4.9 Yrs	7%
270 MADSEN DRIVE BLOOMINGDALE, IL	Chicago / Central DuPage	154,000	2017	30'	5%	100%	1	7.9 Yrs	43%
TOTAL / WTD AVG		276,250	2017	30'	7%	100%	4	6.1 Yrs	32%



**OUTSTANDING
ASSET QUALITY**



**DESIRABLE CENTRAL
DUPAGE LOCATION**



**LOCATED IN ESTABLISHED
BUSINESS PARK ENVIRONMENT**



**DISCOUNT TO
REPLACEMENT COST**



**SIGNIFICANT UPSIDE
IN RENTS**

255 MADSEN DRIVE



260 MADSEN DRIVE



270 MADSEN DRIVE



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

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