

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

901 CARLOW DRIVE

BOLINGBROOK, IL



THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive adviser in the sale of **901 Carlow** (the "Property") in Bolingbrook, Illinois. The 997,802 square foot Class A building is situated in the premier I-55 Industrial Corridor.

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 Ferrara Candy Company ("Ferrara") – the facility is currently subleased by NFI, a leading global logistics company. With 2.4⁽¹⁾ years of lease term remaining and in-place rents 48% below market, investors have the ability to capture higher yields in the near-term within a submarket that continues to record significant rent growth.

The offering provides investors with the opportunity to acquire a modern logistics asset in a renowned submarket that is fully leased, with the ability to add value through mark-to-market of near-term expiration.



PROPERTY OVERVIEW



997,802 SF
Property Size



100%
% Leased



1
of Tenants



2.4⁽¹⁾ Years
WALT



48%
Mark-to-Market



±\$4.1M
In-Place NOI

⁽¹⁾ Analysis assumes Ferrara exercises the termination option effective February 2026.

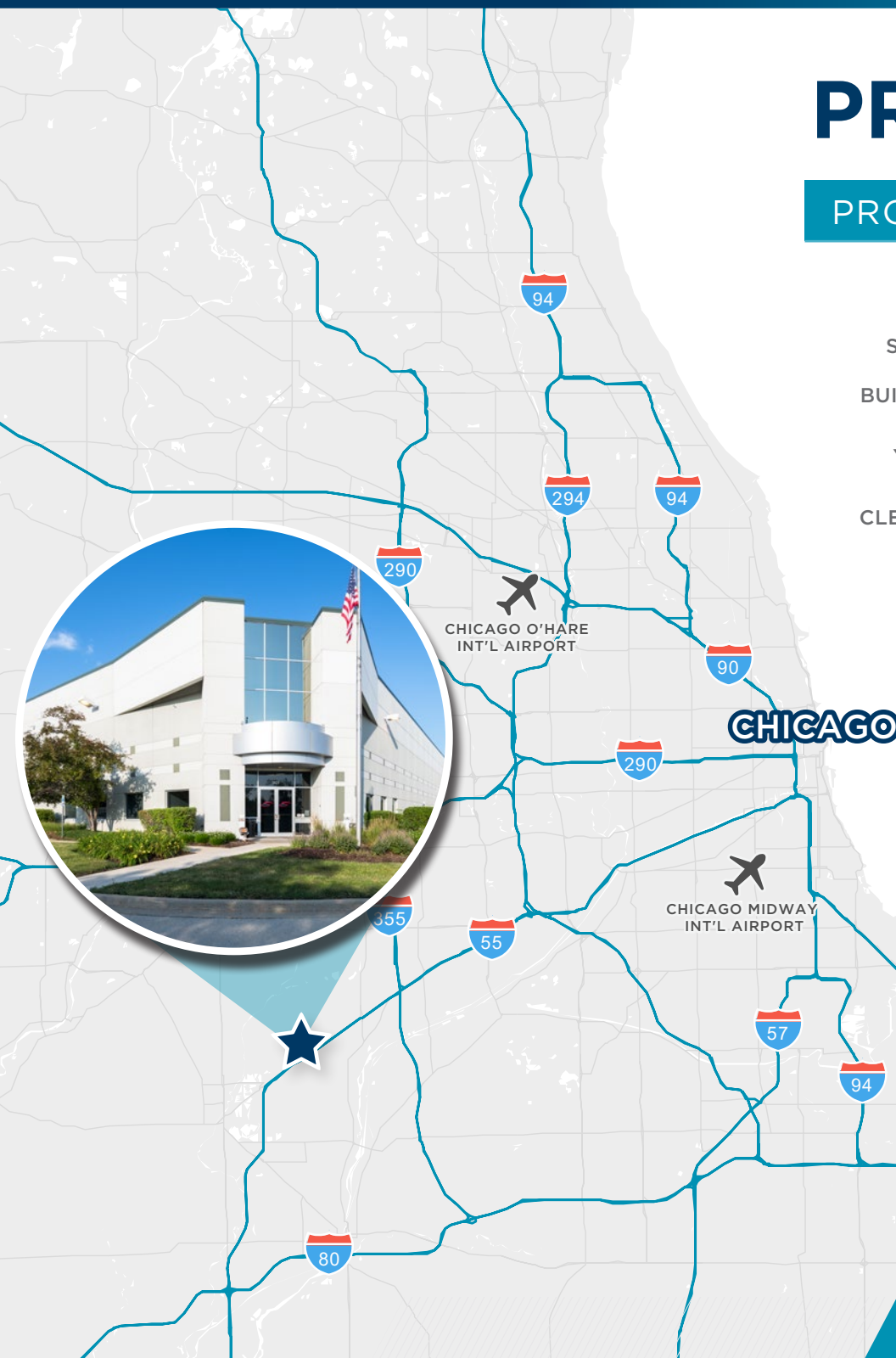
PROPERTY SUMMARY

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ADDRESS	901 Carlow Drive, Bolingbrook, IL
MARKET / SUBMARKET	Chicago / I-55 Corridor
BUILDING SIZE	997,802
YEAR BUILT	1999 / Expansion 2015
CLEAR HEIGHT	30'
OFFICE %	2.4%

TENANCY SUMMARY

% LEASED	100%
# OF TENANTS	1
WALT	2.4 ⁽¹⁾ Years
WTD. AVG. IN-PLACE RENT \$/SF/YR ⁽²⁾	\$4.03
WTD. AVG. MARKET RENT \$/SF/YR	\$5.95
MARK-TO-MARKET	48%



Desirable
I-55
location



Easy access to
I-55 and
Route 53 interchange



Food Grade Facility
with fully air conditioned
warehouse



Attractive WALT and Near-term Upside
with Tenant likely to
exercise termination



Located in the prestigious
Carlow Corporate Center
industrial park

⁽¹⁾ Analysis assumes Ferrara exercises the termination option effective February 2026.
⁽²⁾ In-Place Rent includes Profit Share.

LOCATION AERIAL



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