

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

NORTHWEST LOGISTICS PARK PORTFOLIO

ELGIN, IL | I-90 CORRIDOR



90% LEASED | ESTABLISHED INDUSTRIAL PARKS | ATTRACTIVE WALT | SIGNIFICANT MARK-TO-MARKET | COMMITTED TENANCY

THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive adviser in the sale of the Northwest Logistics Park Portfolio (the "Portfolio"), a collection of eleven (11) highly functional assets totaling 2,641,942 square feet located in Elgin, IL.

The Portfolio is situated within two master planned industrial parks - Northwest Business Park and Northwest Corporate Park, located in the I-90 Corridor submarket. The multi-phase industrial parks are highly desirable due to their superior interstate access, proximity to a well-qualified and diverse labor pool, and favorable economics due to low Kane County property taxes.

The Portfolio is 90% leased to twenty three (23) tenants, the majority of which have displayed their commitment to the sites through numerous renewals and expansions. With 3.3 years of weighted average lease term remaining and a weighted 21% mark-to-market opportunity, investors have the ability to capture higher yields in the near-term with a dedicated tenant base.

The offering represents the opportunity to acquire over 2.6 million square feet of Class A logistics assets that are 90% leased at a significant discount to replacement cost. Investors have the potential to secure a Portfolio with strong in-place cash flow, coupled with the ability to add value through mark-to-market of near-term expirations.

PORTFOLIO SUMMARY



2,641,942 SF
Portfolio Size



11
of Buildings



23
of Tenants



3.3 Years
WALT



21%
Mark-to-Market



90%
Leased

2760-2770 SPECTRUM DRIVE



2500-2580 GALVIN DRIVE



2550-2580 NORTHWEST PARKWAY



PORTFOLIO AERIAL

KEY

- 1 2800-2880 Galvin Drive
- 2 2760-2770 Spectrum Drive
- 3 2780-2794 Spectrum Drive
- 4 2500-2580 Galvin Drive
- 5 2550-2580 Northwest Parkway
- 6 2500 Northwest Parkway
- 7 2500 Vantage Drive
- 8 2400 Vantage Drive
- 9 2400-2416 Galvin Drive
- 10 2300-2380 Galvin Drive
- 11 2583-2589 Technology Drive



PORTFOLIO SNAPSHOT

	ADDRESS	CITY	STATE	SF	% LEASED	YEAR BUILT	CLEAR HEIGHT	NO. OF TENANTS	WALT	IN-PLACE RENT	MARKET RENT	MTM
1	2800-2880 Galvin Drive	Elgin	IL	117,295	74%	2002	24'	4	2.8 years	\$6.88 Net	\$8.50 Net	24%
2	2760-2770 Spectrum Drive	Elgin	IL	250,530	100%	2004	30'	2	1.7 years	\$6.24 Net	\$7.44 Net	19%
3	2780-2794 Spectrum Drive	Elgin	IL	229,356	100%	2006	30'	1	4.0 years	\$5.66 Net	\$7.32 Net	29%
4	2500-2580 Galvin Drive	Elgin	IL	547,668	100%	2005	30'	2	2.1 years	\$6.29 Net	\$6.82 Net	10%
5	2550-2580 Northwest Parkway	Elgin	IL	250,828	100%	1999	28'	1	2.4 years	\$5.68 Net	\$7.22 Net	27%
6	2500 Northwest Parkway	Elgin	IL	250,828	42%	1999	28'	1	1.6 years	\$5.41 Net	\$7.50 Net	39%
7	2500 Vantage Drive	Elgin	IL	110,298	100%	2000	24'	4	2.6 years	\$6.86 Net	\$8.50 Net	24%
8	2400 Vantage Drive	Elgin	IL	72,664	100%	1999	21'	3	3.7 years	\$8.49 Net	\$9.34 Net	10%
9	2400-2416 Galvin Drive	Elgin	IL	342,700	100%	2001	30'	2	3.3 years	\$5.61 Net	\$7.25 Net	29%
10	2300-2380 Galvin Drive	Elgin	IL	219,245	54%	2005	30'	2	2.4 years	\$6.45 Net	\$7.50 Net	16%
11	2583-2589 Technology Drive	Elgin	IL	250,530	100%	2000	32'	1	9.0 years	\$5.90 Net	\$7.50 Net	27%
TOTAL/WTD AVG				2,641,942	90%	2002	29'	23	3.3 years	\$6.11 Net	\$7.39 Net	21%

11
BUILDINGS

2,641,942
SQUARE FEET

90%
LEASED

2002
YEAR BUILT

29'
CLEAR HEIGHT

23
TENANTS

3.3 YRS
WALT

\$6.11 Net
IN-PLACE-RENT

\$7.39 Net
MARKET RENT

21%
MARK-TO-MARKET

NORTHWEST LOGISTICS PARK

NORTHWEST LOGISTICS PARK

KEY DISTANCES



1 MILE



17 MILES



27 MILES



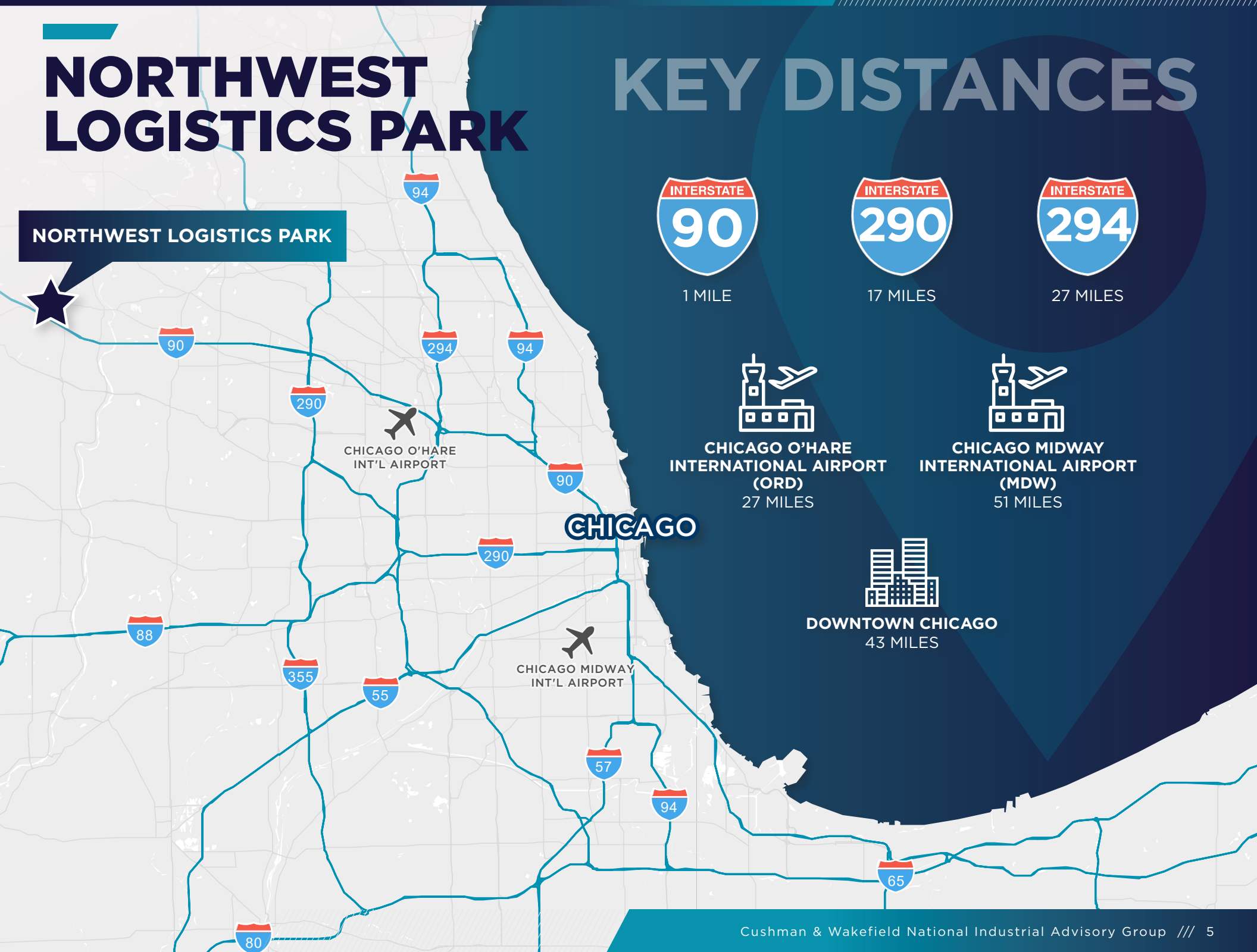
CHICAGO O'HARE
INTERNATIONAL AIRPORT
(ORD)
27 MILES



CHICAGO MIDWAY
INTERNATIONAL AIRPORT
(MDW)
51 MILES



DOWNTOWN CHICAGO
43 MILES



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