

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

PINNACLE 1 & 2

555 & 565 S PINNACLE DRIVE, ROMEOVILLE, IL



555 S PINNACLE DRIVE



565 S PINNACLE DRIVE

100% LEASED | BRAND NEW CONSTRUCTION | CREDIT TENANCY | LEADING INDUSTRIAL SUBMARKET

THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive adviser in the sale of Pinnacle 1 & 2 (the "Portfolio") – two recently developed, state-of-the-art logistics facilities located at 555 & 565 S Pinnacle Road, Romeoville, Illinois.

The Portfolio is strategically located within an established industrial park in the I-55 Corridor, one of Chicago's most sought-after industrial submarkets. It benefits from excellent interstate access, proximity to a deep labor pool, numerous amenities, and low taxes in Will County. The site is easily accessible via full interchanges at Weber Road and Route 53, making it ideal for both local and regional distribution needs.

Totalling 1,130,157 square feet, the Portfolio was 100% leased prior to shell completion to two reputable tenants—Hub Group (NASDAQ: HUBG) and OnTrac—with a weighted average lease term of 5.9 years remaining. The Portfolio is subject to a long-term ground lease with the Joliet Regional Port District through March 2102.

This offering provides investors with the opportunity to acquire two new Class A logistics facilities that are fully leased to prominent tenants in a top-performing submarket.

PORTFOLIO SUMMARY



Portfolio Size
1,130,157 SF



% Leased
100%



of Buildings
2



Tenants
HUB GROUP
(NASDAQ: HUBG)
AND ONTRAC



Term Remaining
5.9 YEARS



Year Built
2023 & 2024



DOWNTOWN CHICAGO

LEWIS
UNIVERSITY
AIRPORT

PINNACLE 2
565 S PINNACLE DRIVE

PINNACLE 1
555 S PINNACLE DRIVE

PORTFOLIO SUMMARY

PROPERTY NAME	SUBMARKET	SF	% OFFICE	YEAR BUILT	CLEAR HEIGHT	% LEASED	TENANT	WALT	IN-PLACE NET \$/SF/YR	MARKET NET \$/SF/YR	MARK-TO-MARKET
Pinnacle 1 555 S Pinnacle Drive Romeoville, IL	I-55 Corridor	795,965	1.0%	2023	40'	100%	Hub Group, Inc.	5.6 Years	\$6.55 Net	\$7.75 Net	18%
Pinnacle 2 565 S Pinnacle Drive Romeoville, IL	I-55 Corridor	334,192	2.5%	2024	36'	100%	OnTrac	6.8 Years	\$7.85 Net	\$8.25 Net	5%
PORTFOLIO TOTAL / WTD. AVG.		1,130,157	1.4%	2023	40' & 36'	100%	2 Tenants	5.9 Years	\$6.93 Net	\$7.90 Net	14%



CHICAGO O'HARE
INT'L AIRPORT

CHICAGO

CHICAGO MIDWAY
INT'L AIRPORT



Renowned Logistics Tenants
**Hub Group (NASDAQ:
HUBG) & OnTrac**



Desirable
I-55 Location



Nearby Access to
I-55 & I-355



Brand New
Class A Development



Modern Cross-Docked Facilities
with **40' & 36' Clear Height**



Established Industrial Park
with **Corporate Neighbors**

PINNACLE 1

555 S PINNACLE DRIVE, ROMEOVILLE, IL



PINNACLE 1

555 S PINNACLE DRIVE, ROMEOVILLE, IL

PROPERTY OVERVIEW

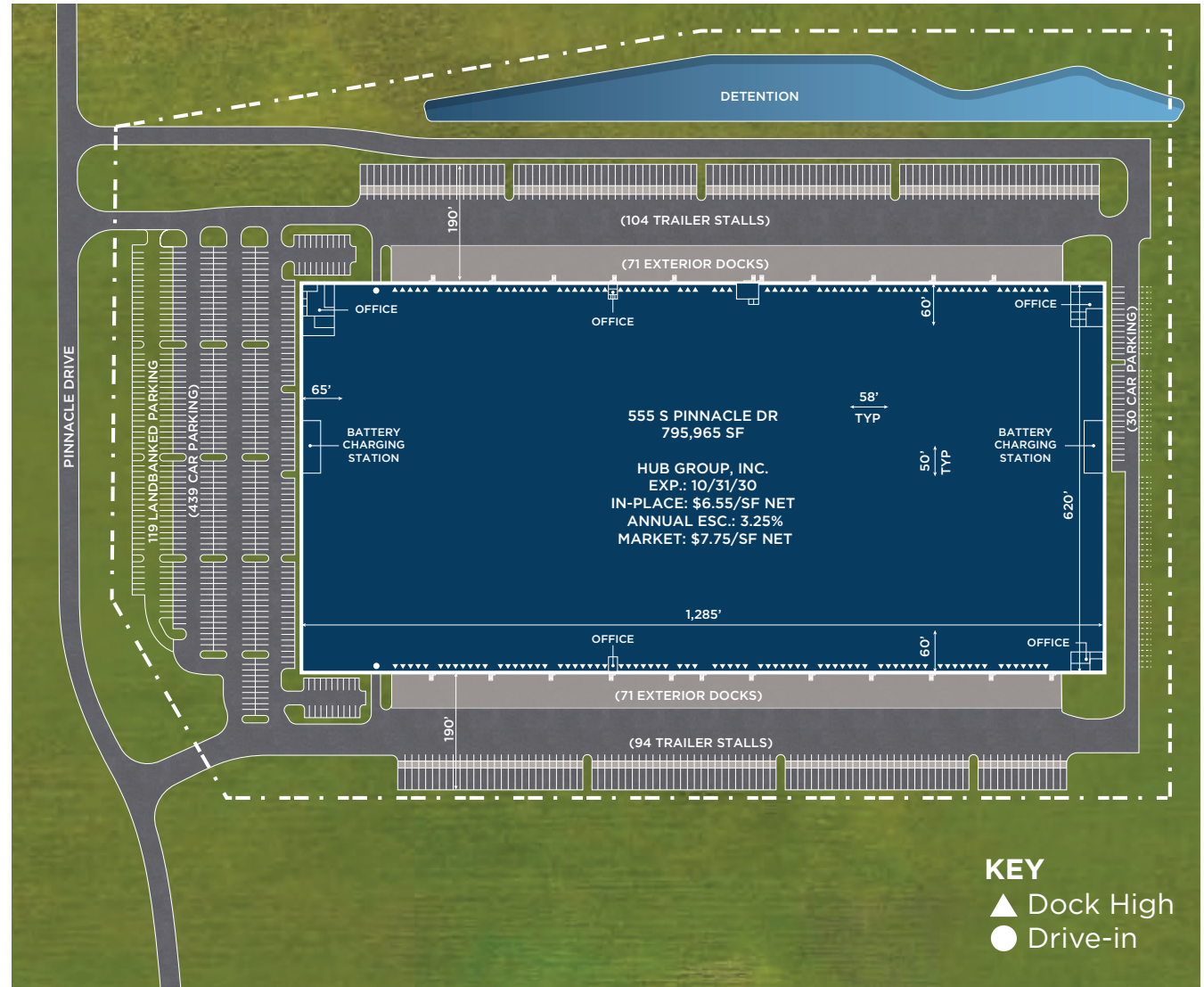
Building Size	795,965 SF
Office Size	8,046 SF (1.0%)
Year Built	2023
Site Size	45.882 Acres
County	Will County

CONSTRUCTION OVERVIEW

Structure	Precast Concrete
Roof Type	EPDM 45 Mil
Roof Year Installed	2023
Fire Protection	ESFR
HVAC	Warehouse: 15 HVLS Fans & 6 Rooftop MAUs Office: 7 RTU's
Lighting	LED

PROPERTY FEATURES

Clear Height	40'
Building Dimensions	1,285' x 620'
Column Spacing	Typ. 58' x 50'; 60' speed bays
Truck Court Depth	190'
Loading Type	Cross-Docked
Dock Doors	142 Docks
Drive-In Doors	2 Doors
Car Parking Stalls	469 Spaces
Trailer Parking Stalls	198 Spaces
Power	3,000 amp 480/277v 3 phase service



PINNACLE 2

565 S PINNACLE DRIVE, ROMEOVILLE, IL



PINNACLE 2

565 S PINNACLE DRIVE, ROMEOVILLE, IL

PROPERTY OVERVIEW

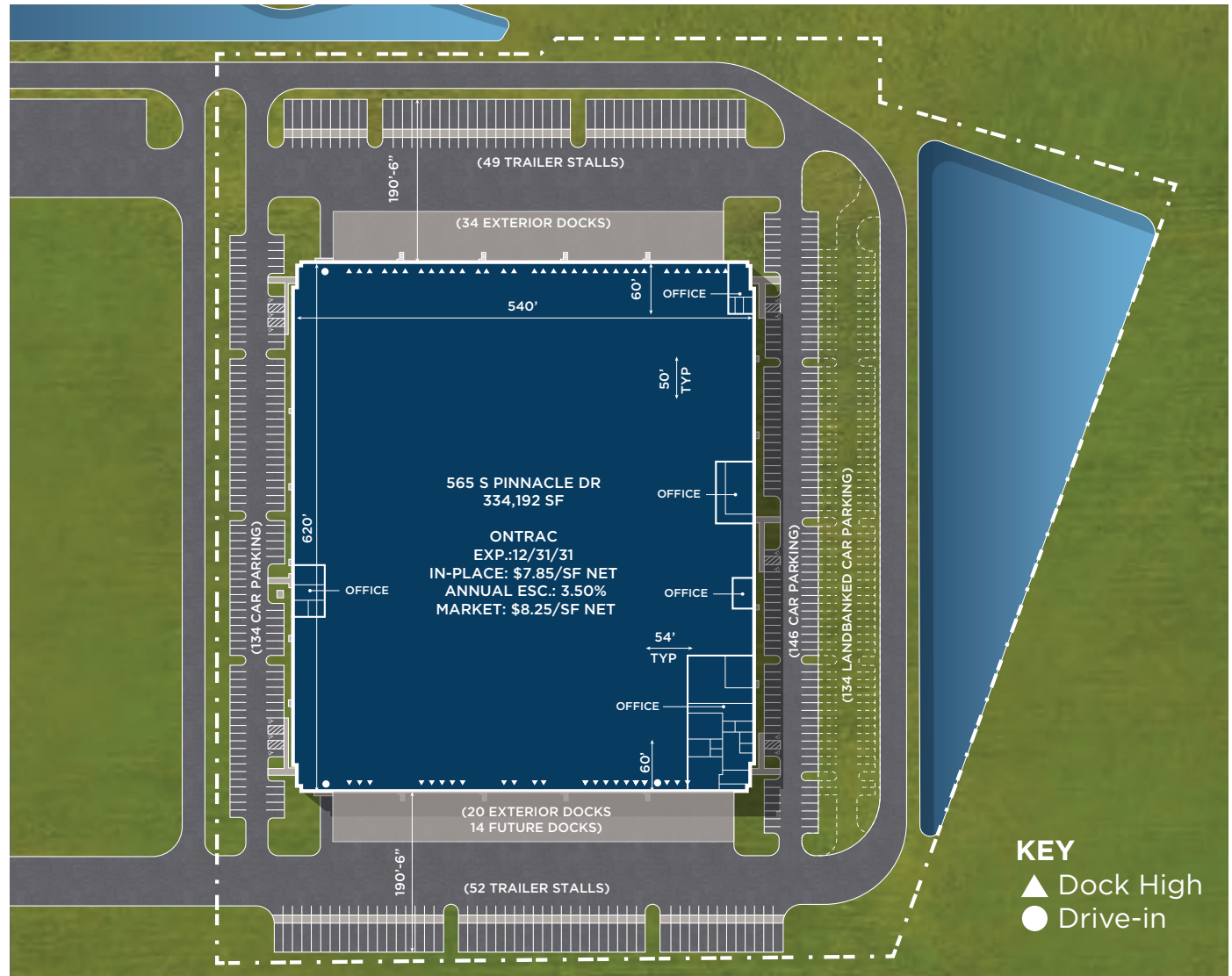
Building Size	334,192 SF
Office Size	8,243 SF (2.5%)
Year Built	2024
Site Size	23.158 Acres
County	Will County

CONSTRUCTION OVERVIEW

Structure	Precast Concrete
Roof Type	EPDM 45 Mil
Roof Year Installed	2024
Fire Protection	ESFR
HVAC	Warehouse: 7 HVLS Fans & 6 Rooftop MAVs Office: 3 RTUs
Lighting	LED

PROPERTY FEATURES

Clear Height	36'
Building Dimensions	540' x 620'
Column Spacing	Typ. 54' x 50'; 60' speed bays
Truck Court Depth	190'6"
Loading Type	Cross-Docked
Dock Doors	54 Existing Docks (14 Future Docks)
Drive-In Doors	3 Doors
Car Parking	280 Spaces
Trailer Parking	101 Spaces
Power	2,000 amp 480 / 277v 3 phase service



INVESTMENT SALES

JIM CARPENTER

Vice Chair
+1 312 470 3830
jim.carpenter@cushwake.com

ADAM TYLER

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

MIKE TENTERIS

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

MEGAN BARKER

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

LOCAL MARKET & LOCAL LEASING

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

RYAN KLINK

Managing Director
+1 847 518 3211
ryan.klink@cushwake.com

EQUITY, DEBT & STRUCTURED FINANCE

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

WEST

Jeff Chiate
Rick Ellison
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FLORIDA

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Gary Gabriel
Gerry Blinebury
Kyle Schmidt
Jon Carpenter
Graham Savage

SOUTHEAST

Stewart Calhoun
Casey Masters
Drew Stanford

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