

# 550 BOND STREET

LINCOLNSHIRE, IL



100% LEASED | SINGLE-TENANT | 15-YEARS OF TENURE | 6.3 YEARS OF REMAINING TERM | 75,703 SF



# EXECUTIVE SUMMARY

## THE OFFERING

Cushman & Wakefield has been retained as the exclusive advisor to ownership in the sale of 550 Bond Street, a 75,703 square foot shallow-bay industrial facility located in Lincolnshire, Illinois. The building is 100% leased to Interior Investments, LLC (d/b/a Continua Interiors), a Midwest-based contract interiors company providing furniture and workplace solutions to commercial users that has occupied the asset for approximately 15 years. The current lease extends through September 2032 and features 3.50% annual rent escalations, providing stable and growing in-place cash flow.

Situated within the Lincolnshire Business Center, an industrial development park, the Property benefits from strong tenant demand and limited competing shallow-bay inventory. The location provides convenient access to Milwaukee Avenue and Interstate 94, offering efficient connectivity throughout Chicago and Southeast Wisconsin. Recent capital improvements, including a new roof, support long-term ownership with minimal near-term capital requirements.

The offering presents an opportunity to acquire a well-maintained, single-tenant industrial asset with durable income backed by approximately 6.3 years of remaining lease term.

## PROPERTY OVERVIEW



Property Size  
**75,703 SF**



Clear Height  
**22'**



% Leased  
**100%**



Tenant  
**Interior Investments, LLC**  
*(Continua Interiors)*



Guarantor  
**Paric Holdings, Inc.**



Term Remaining  
**6.3 Years**



Annual Escalations  
**3.50%**



Year Built  
**1992**



# PROPERTY SUMMARY



## PROPERTY SUMMARY

<b>Address</b>	550 Bond Street, Lincolnshire, IL
<b>Market / Submarket</b>	Chicago / Lake County
<b>Square Feet</b>	75,703 SF
<b>Year Built</b>	1992
<b>Clear Height</b>	22'
<b>Office %</b>	15.9%

## TENANCY SUMMARY

<b>% Leased</b>	100%
<b>Tenant</b>	Interior Investments, LLC (Continua Interiors)
<b>Guarantor</b>	Paric Holdings, Inc.
<b>Remaining Term</b>	6.3 Years
<b>In-Place \$/SF/Yr</b>	\$7.94 Net
<b>Market \$/SF/Yr</b>	\$8.75 Net
<b>Mark-to-Market</b>	10%



100% Leased with  
**6.3 Years of Remaining Term**



Single-Tenant with  
**Long-Tenure**



Low  
**Lake County Taxes**



Excellent  
**Highway Access**



Strong  
**Labor Pool**



Situated within an  
**Industrial Park**

**INVESTMENT  
SALES**

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