

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

900 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 900 Carlow (the "Property") in Bolingbrook, Illinois. The Property consists of 240,500 square feet of high-end industrial product situated in an established industrial park within the highly coveted I-55 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, the subject location provides direct access to the entire Chicago metropolitan area.

The Property is 100% leased to Ed Tucker Distribution, serving as a distributor of motor vehicle and powersports parts to over 50 wholesale and retail companies within 100 miles of the site location. The tenant has demonstrated its commitment to the site through numerous renewals, which has resulted in over 23 years of occupancy. With 3.6 years of lease term remaining and in-place rents 63% below market, investors have the ability to capture higher yields in the near-term with a dedicated tenant base.

The offering provides investors with the opportunity to acquire a high-quality asset in a premier submarket location fully leased to a very captive tenant with the ability to add value through mark-to-market of the near-term expiration.



PROPERTY OVERVIEW



240,500 SF
Property Size



100%
% Leased



1
of Tenants



3.6 Years
WALT



63%
Mark-to-Market



+\$1.1M
In-Place NOI

PROPERTY SUMMARY

PROPERTY SUMMARY

ADDRESS	900 Carlow Drive Bolingbrook, IL
MARKET / SUBMARKET	Chicago / I-55 Corridor
BUILDING SIZE	240,500 SF
YEAR BUILT	1999
CLEAR HEIGHT	30'
OFFICE %	1.7%

TENANCY SUMMARY

% LEASED	100%
# OF TENANTS	1
WALT	3.6 Years
IN-PLACE RENT \$/SF/YR	\$4.31
MARKET RENT \$/SF/YR	\$7.00
MARK-TO-MARKET	63%



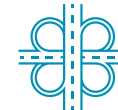
CHICAGO O'HARE
INT'L AIRPORT

CHICAGO

CHICAGO MIDWAY
INT'L AIRPORT



Desirable
I-55 location



Easy access to
I-55



Highly functional asset
with leasing flexibility



Committed tenant
**with substantial
near-term upside**



Located in the prestigious
**Carlow Corporate Center
industrial park**

LOCATION AERIAL



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