

21800 S. CICERO AVE - MATTESON, IL
CHICAGO COMMERCE CENTER I-57



▲
CHICAGO
31 MILES

I-57 INTERCHANGE
(3 MIN DRIVE)



S. CICERO AVE

100% Leased 388,578 SF,
Multi-Tenant Industrial
Facility

12-Year Cook County
Class-8 Tax Incentive

20% Mark-to-Market
with 2.9 years WALT

96,000 SF Average
Suite Size and Diverse
In-Place Tenancy

Top Chicago Submarket
w/ Sub 4.5% Vacancy

I N V E S T M E N T S U M M A R Y

THE OFFERING

Jones Lang LaSalle (“JLL”) has been exclusively retained to market for sale the fee-simple interest in the Chicago Commerce Center I-57, a 388,578 square foot, multi-tenant industrial facility with excess trailer parking (the “Property” or the “Offering”). The Offering is 100% leased to four (4) unique tenants with just 2.9 years of weighted-average lease term remaining, a 20% mark-to-market opportunity and no fixed renewal options, allowing investors to drive yields as early as year two (2) of a hold period. Following approximately \$2.8MM in capital improvements, investors receive a well-maintained asset with **a recently approved 12-year Tax Incentive in-place cutting taxes approximately in half, driving NOI and positioning the asset competitively within the submarket.**



Strategically positioned just 4 minutes off I-57, the Offering’s immediate interstate access allows its users to benefit from Chicago’s vast transportation infrastructure including the #1 Cargo Airport in North America and all six (6) Class I railways. Furthermore, I-57 has become increasingly popular among institutional owners and occupiers including Amazon, DHL, Home Depot, among others, due to the corridor’s affordability and regional/local access to a deep labor pool. Additionally, the Offering benefits from tight submarket fundamentals and exceptional rent growth with 60% rent growth since 2021. Chicago Commerce Center I-57 presents investors the opportunity to acquire functional industrial real estate with immediate interstate access at a basis well-below replacement cost with near-term yield upside, excess trailer parking, **and a long-term tax incentive in-place.**

PROPERTY SUMMARY

ADDRESS	LOCATION	SQUARE FEET	OFFICE %	ACRES	YEAR BUILT	DOCK DOORS	DRIVE-INS	TOTAL TRAILER STALLS	TOTAL AUTO STALLS
21800 S. Cicero Ave	Matteson, IL	388,578 SF	6.70%	21	1970 / 2023	40 (18-future)	5	108	188

Financial Summary

100%

Occupied

4

In-Place Tenants

2.9 Years

WALT (as of 4/1/2025)

20%

Mark-to-Market Upside⁽¹⁾

12-Year

Class-8 Tax Incentive

(1) Mark-to-Market is for building tenants only and does NOT include speculative trailer parking rent underwritten as part of year one NOI.

TOP CHICAGO SUBMARKET WITH 12-YEAR TAX INCENTIVE IN-PLACE

SOUTH SUBURBS CHICAGO INDUSTRIAL SUBMARKET

Located at the most southern part of Chicago's South Suburbs Industrial Submarket; Chicago Commerce Center I-57 is positioned in one of the tightest submarkets in Chicago with total vacancy below the total MSA average the past two years.

ATTRACTIVE SUB-MARKET FUNDAMENTALS

	SOUTH SUBURBS
TOTAL VACANCY %	4.2%
RENT GROWTH % (2021 - YTD)	60.1%

CLASS 8 TAX INCENTIVE

The Offering benefits from the Cook County Class 8 Tax Incentive which assesses qualifying real estate at a reduced rate for a period of twelve (12) years (expiring 2035) with unlimited renewal options (if applied for within the term of the incentive and meets application criteria, namely the property is "beneficial to the local economy") Assessment levels with this incentive are at 10% of market value for ten (10) years, 15% in year eleven (11), and 20% in year twelve (12).

INCENTIVE IMPACT

Cook County is notoriously known for their expensive tax loads, making it difficult for small-mid / local and regional industrial users to entertain the benefit a Cook County location has to offer, just outside downtown Chicago; however, with the Class-8 Tax Incentive established, users at Chicago Commerce Center I-57 are saving almost 50% on their tax loads annually helping to retain in-place tenants and attract new tenants in any vacate scenario.

Cook County Property Taxes (Historical)

PARCEL	2021 (PAY 2022)	PSF	2022 (PAY 2023)	PSF	2023 (PAY 2024)	PSF	CLASS-8 INCENTIVE IMPACT	
							\$ CHANGE PSF	% CHANGE
31-28-200-014-0000	\$12,758	\$0.03	\$12,640	\$0.03	\$657	\$0.00	-\$0.03	-94.8%
31-28-200-018-0000	\$10,574	\$0.03	\$10,476	\$0.03	\$5,443	\$0.01	-\$0.01	-48.0%
31-28-200-019-0000	\$652,727	\$1.68	\$646,677	\$1.66	\$350,714	\$0.90	-\$0.76	-45.8%
TOTAL	\$676,059	\$1.74	\$669,794	\$1.72	\$356,814	\$0.92	-\$0.81	-46.7%

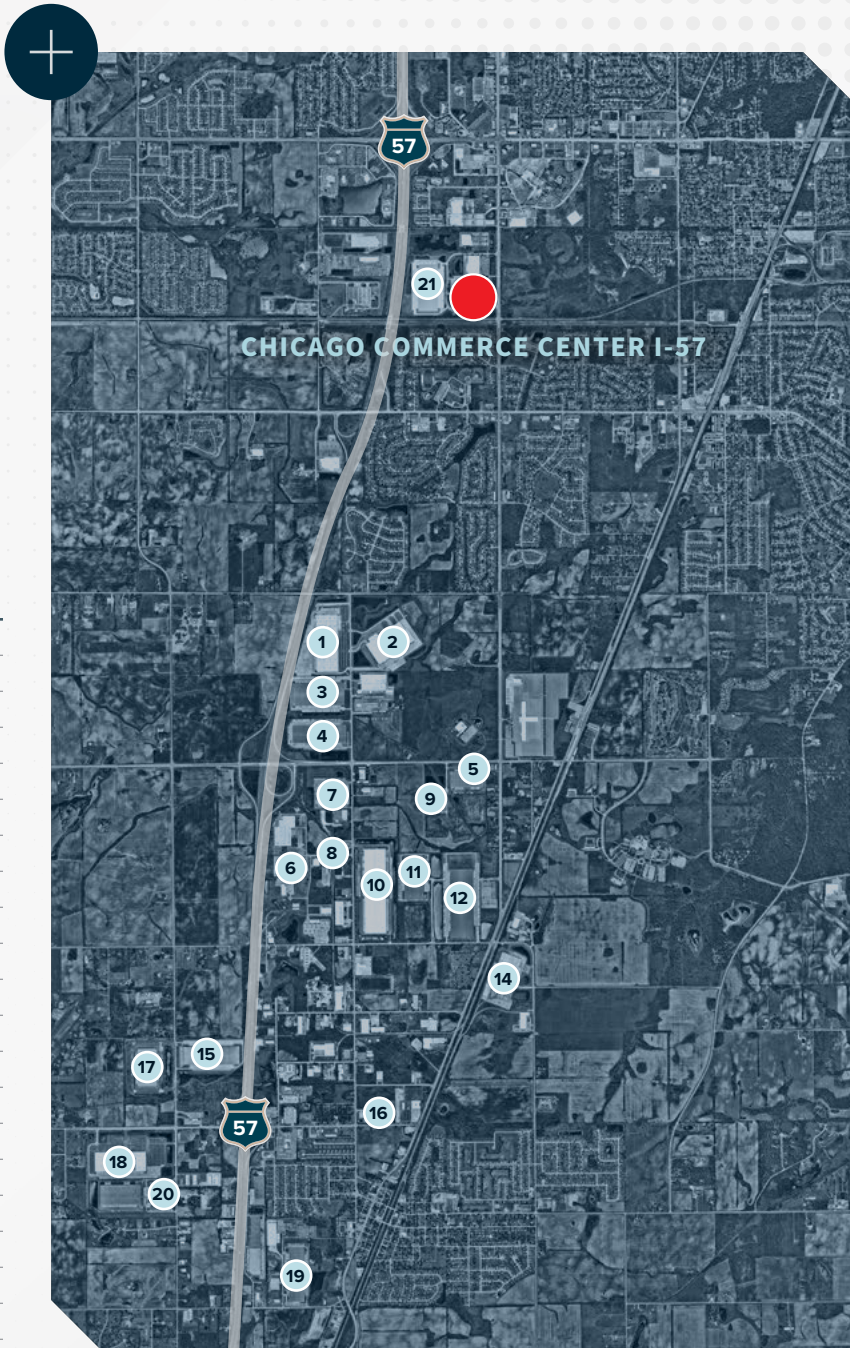
IMMEDIATELY ADJACENT

TO INSTITUTIONALLY OWNED

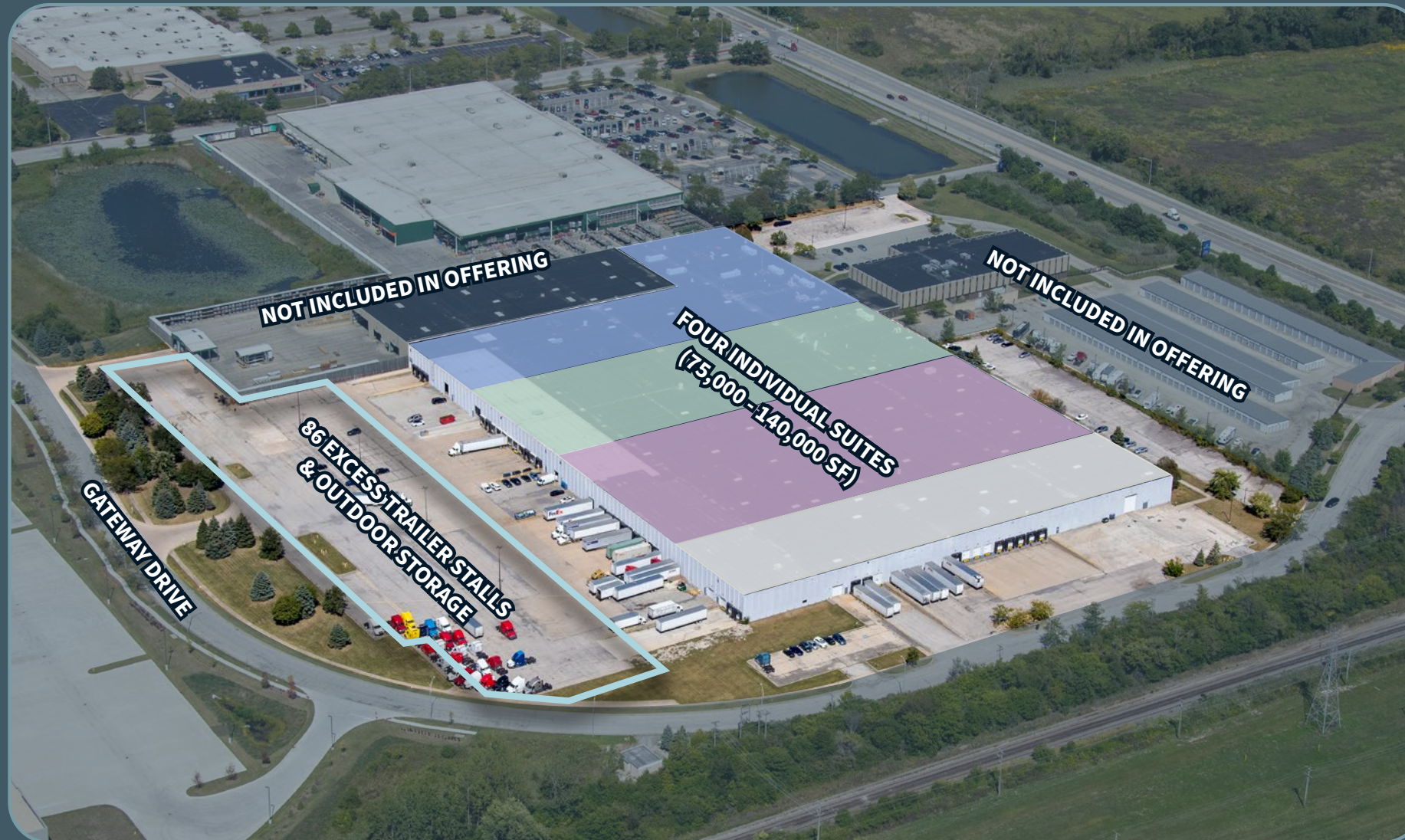
AND OCCUPIED CORRIDOR

Located just 4 minutes off Chicago's I-57 interstate, Chicago Commerce Center I-57 provides accessibility to the Midwest's largest consumer markets and transportation networks, including the top cargo airport in the country, the O'Hare International Airport. This corridor has grown to become a top choice for institutional owners and occupiers including Amazon (who recently leased trailer parking at the Property), DHL, Home Depot, Georgia-Pacific, among others.

#	OWNER	USER
1	Affinius Capital	Amazon
2	Affinius Capital	Central Steel & Wire Company
3	CBRE Investment Management	Georgia-Pacific Corporation
4	W.P. Carey	The J.M. Smucker Company
5	Link Logistics	Varies
6	Premier Transportation	Premier Transportation
7	Lineage Logistics	Lineage Logistics
8	Omega Industrial Realty	Esmark Steel
9	Mapletree	Varies
10	W.P. Carey	Vacant
11	GIC Real Estate	DHL Supply Chain
12	LBA Logistics	The Clorox Company
13	RealTerm	Kentucky Trailer
14	Farallon Capital	BlueLinx
15	CBRE Investment Management	Home Depot
16	Old Dominion Freight Line	Old Dominion Freight Line
17	Nuveen / Seefried	Reynolds Aluminum Supply
18	Affinius Capital	Amazon
19	Mapletree	ExxonMobil
20	Venture One	Rev Logistics (Hankook Tire)
21	Crow Holdings	TBD (Brand-New Spec Development)



MULTI-TENANT CONFIGURATION AND ABUNDANT TRAILER PARKING



Home to four unique tenants at “check-the-box” suite sizes (75,000 - 140,000 SF), Chicago Commerce Center I-57 offers a diverse rent roll with staggered roll-over, allowing investors protection from any downside risk in one industry with the upside appeal to small and mid size users where demand is historically more consistent.

With excess trailer parking available, investors receive the bonus of additional income potential through the lease-up of +/- 86 stalls, 80 of which were recently leased on a license agreement to Amazon for 3-months at \$200/stall/mo (exp. 1/31/25). The site's rear trailer lot features direct ingress/egress off Gateway Drive, allowing investors to take advantage of the increase in IOS demand for trailer parking with the asset's direct location off I-57, roughly 30 minutes from downtown Chicago. Excess trailer parking will also help attract a deeper pool of logistics users that demand larger trailer parking footprints.

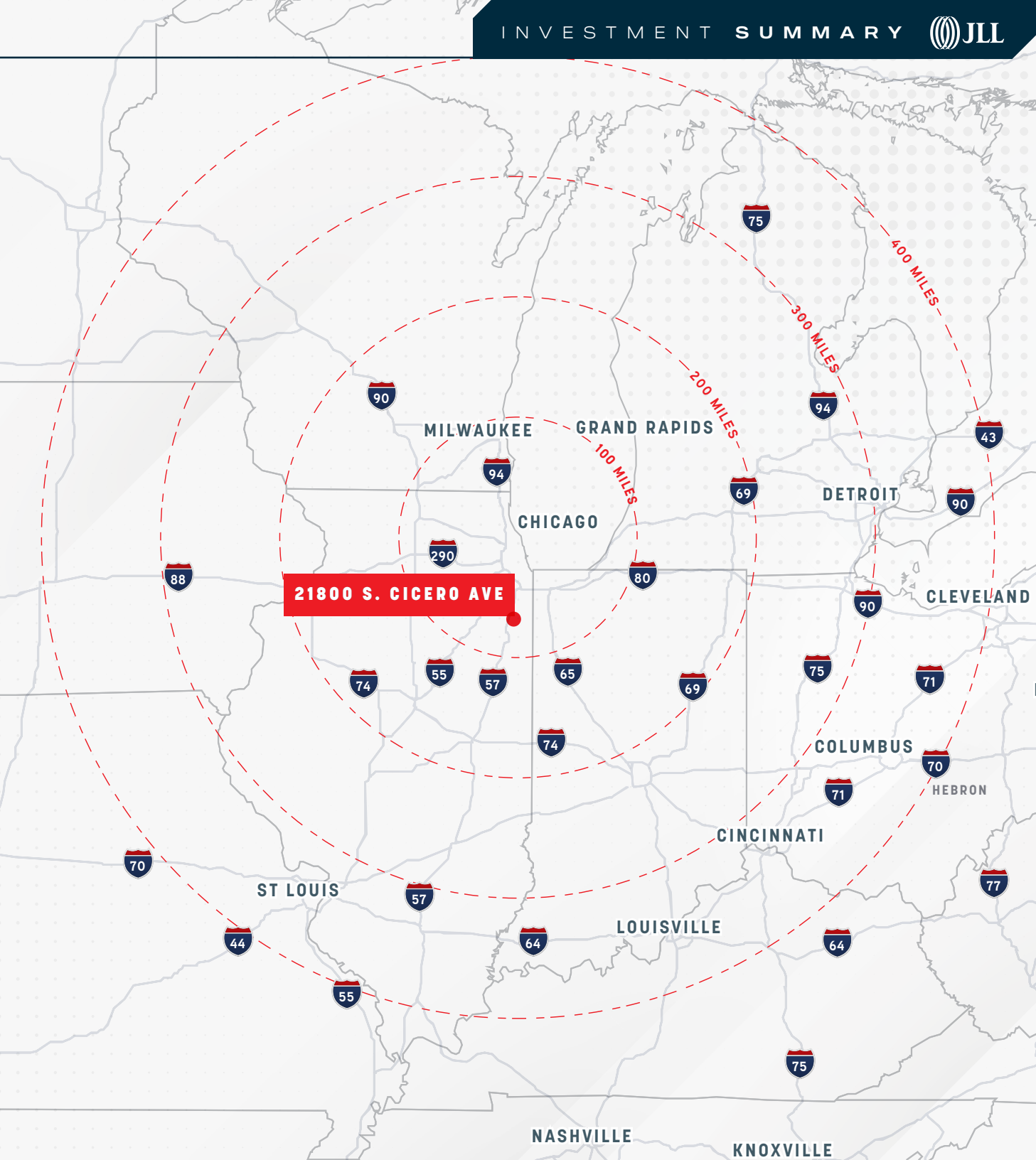
LOCATION OVERVIEW

Ideal combination of metro-proximity and logistics efficiency

- + The site’s location just 30-miles south of downtown Chicago exposes users to the third largest population center in the U.S.
- + With direct access to I-57, users at the Chicago Commerce Center I-57 benefit from quick access to a major interstate corridor connecting Chicago to St. Louis and all major midwest MSAs.
- + With over \$500 billion in goods moved in and out of Chicago annually, this gateway location off I-57 attracts a wide variety of regional, local, and national users.

Proximity to Major Population Centers

	DISTANCE	MSA POPULATION
DOWNTOWN CHICAGO	±30 miles	9.5 Million
MILWAUKEE	±120 miles	1.6 Million
INDIANAPOLIS	±175 miles	2.2 Million
CINCINNATI	±280 miles	2.3 Million
DETROIT	±280 miles	4.3 Million
LOUISVILLE	±290 miles	1.2 Million
ST. LOUIS	±290 miles	2.8 Million
COLUMBUS	±325 miles	2.5 Million



HIGHWAY & INTERMODAL CONNECTIVITY

The Property’s exceptional access to I-57 provides connectivity to Chicago’s vast transportation infrastructure including I-80, I-294, I-94/90, the O’Hare International Airport and all six (6) Class-I railway intermodals.

Positioned just 5.5 miles from the I-57 / I-80 interchange and 10 miles from the CN Intermodal Terminal. Diverse transportation infrastructure nearby attracts a wide range of regional, local, and national users.

PROXIMITY TO MAJOR INFRASTRUCTURE SYSTEM

I-57	<2 Miles
I-57 / I-80 FOURWAY INTERCHANGE	5.5 Miles
I-294	9 Miles
CANADIAN NATIONAL CHICAGO INTERMODAL	10 Miles
I-94	15 Miles
I-90	23 Miles
CENTERPOINT INTERMODAL CENTER / UNION PACIFIC INTERMODAL	24 Miles
O’HARE INTERNATIONAL AIRPORT	40 Miles



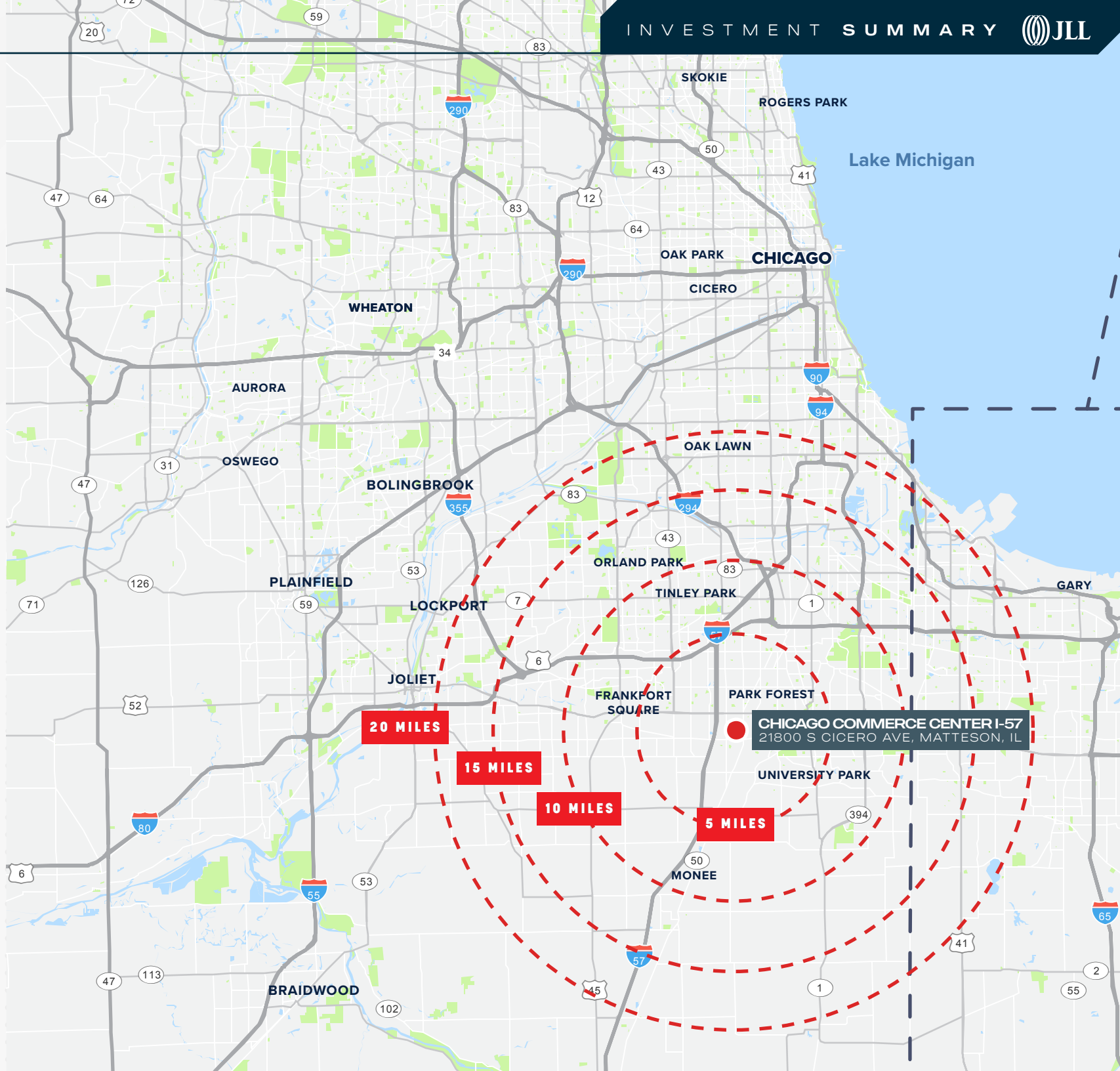
LABOR

Excellent highway access allows occupiers at 21800 S. Cicero to pull from densely populated neighborhoods including Park Forest, University Park, Frankfort Square, etc. As such, the strong blue-collar labor presence will continue to attract institutional users along the I-57 corridor.

Demographic Overview

	5-MILES	10-MILES	15-MILES	20-MILES
POPULATION	130,562	451,684	1,055,564	1,989,675
WORKFORCE	46,373	187,906	415,470	695,924
BLUE COLLAR (% OF WORKFORCE)	22.0%	22.9%	23.3%	25.4%

Source: U.S. Census, ESRI

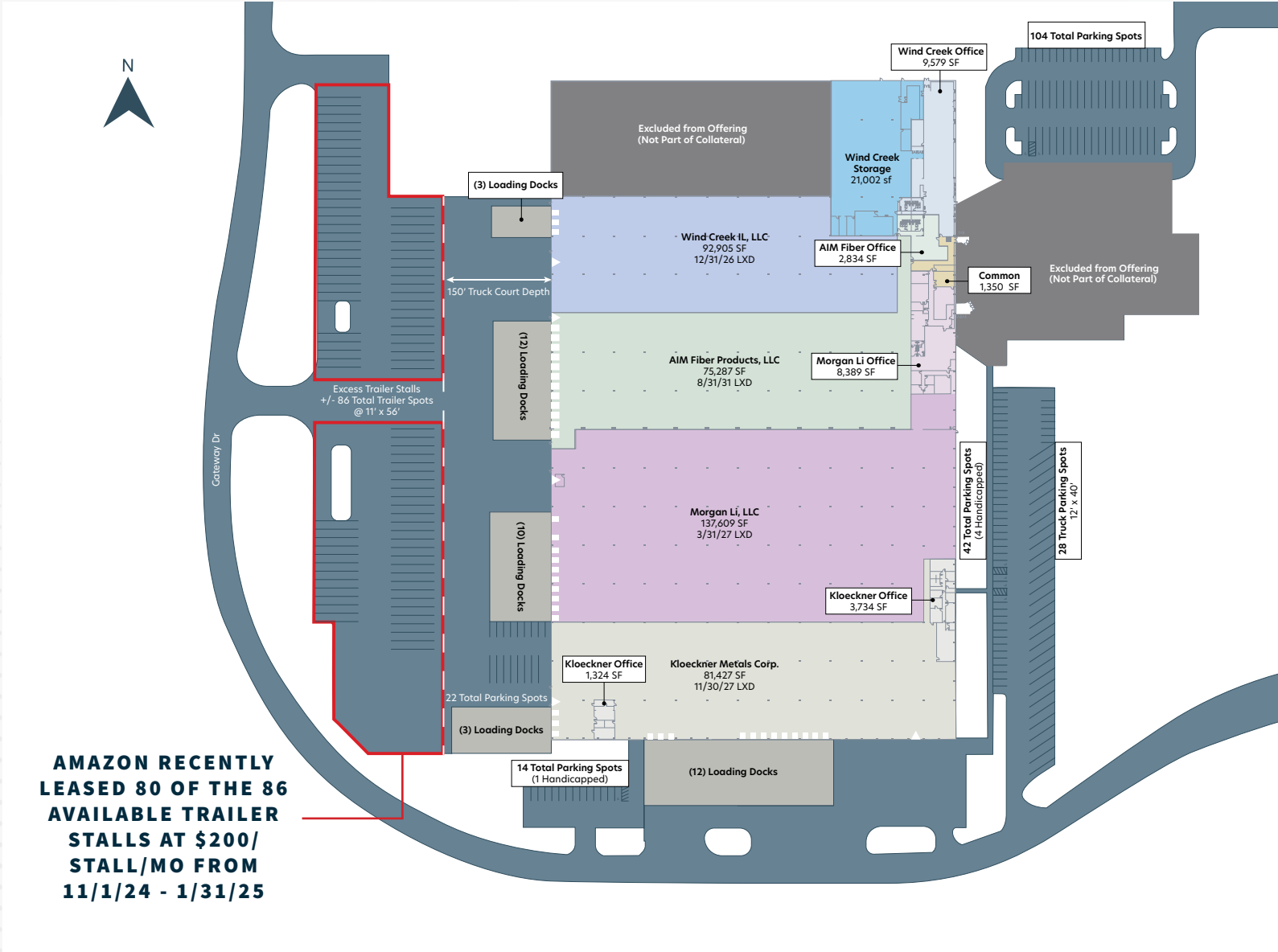


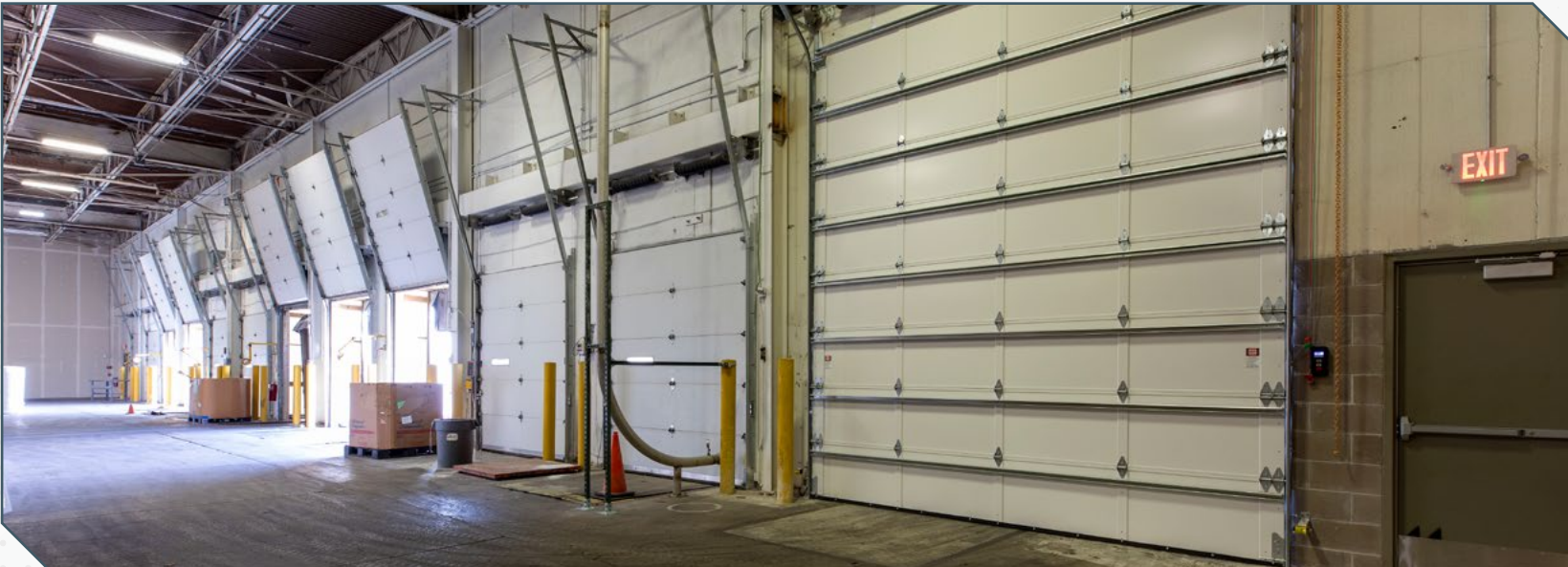
PROPERTY OVERVIEW



CHICAGO COMMERCE CENTER I-57

ADDRESS:	21800 S. Cicero Ave. - Matteson, IL 60443
MARKET:	Chicago
SITE ACREAGE:	21 acres
NET RENTABLE AREA:	388,578 SF
OFFICE SF (%):	26,040 SF (6.7%)
YEAR BUILT / RENOVATED:	1970 / 2023
CONSTRUCTION TYPE:	Concrete Tilt-Up
CLEAR HEIGHT:	24'
DOCK DOORS:	40 (expandable to 58)
GRADE LEVEL DOORS:	5
TRUCK COURT DEPTH:	150'
AUTO PARKING:	188 spaces
TRAILER PARKING:	108 total stalls (86 available)
BUILDING DIMENSIONS:	520' x 700'
TYPICAL BAY SIZE:	40' x 50'
SLAB THICKNESS (CAPACITY):	6' inch (5,180 p.s.i - 8,580 p.s.i)
ELECTRICAL:	3,600 amps / 480 volt
WAREHOUSE LIGHTING:	LED w/ occupancy sensors
FIRE SPRINKLERS:	ESFR
ROOF SYSTEM:	Fully adhered EPDM
ROOF AGE:	2002
TAX INCENTIVE:	12-yr Class-8 Tax Incentive







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