

5300

SAINT CHARLES ROAD
BERKELEY, IL



468,734 SF
INDUSTRIAL FACILITY

RECENTLY RENEWED CLASS
6B TAX ABATEMENT

RECENTLY UPGRADED
ROOF AND LED LIGHTING

INFILL WEST COOK
COUNTY LOCATION

IMMEDIATE ACCESS
TO I-290 & UNION
PACIFIC RAILWAY

The Offering

Jones Lang LaSalle Americas (Illinois), L.P. (“JLL”), has been exclusively retained to offer for sale the fee simple interest in the 468,734 square foot industrial facility located at 5300 St. Charles Road in Berkeley, Illinois (the “Offering” or “Property”). Originally constructed in 1962 and expanded in 1978, this infill asset offers a rare 32’ clear height throughout 193,170 square feet of the facility and underwent recent upgrades, including a new roof and LED warehouse lighting, reducing future capital expenses. The Property benefits from a recently renewed Cook County Class 6B Tax Incentive, a twelve-year agreement that will remain in place though tax-year 2035 (pay 2036), the Incentive will be eligible for further renewal in 2033. Upon sale of the Property, the sole current tenant intends to vacate, providing investors with a highly functional distribution facility well below replacement cost and an opportunity to create immense value within one of Chicago’s premier industrial submarkets.

Situated in the West Cook County submarket of Chicago, the Property offers logistics users immediate access to the MSA’s transportation infrastructure through the I-294 interchange, one (1) mile west at St. Charles Road, and the I-290 interchange, 1.3 miles south at Wolf Road. The logistical advantages provided by the Property’s location are evidenced by the investments of blue-chip occupiers in the immediate vicinity, including FedEx Freight, Microsoft, The Home Depot, Dr. Pepper Snapple Group, and ODW Logistics. Along with transportation access, the submarket attracts industrial users through its exposure to the Chicago MSA’s dense, blue-collar labor pools. In a 30-mile radius of the Property, there is a total workforce of 1,632,692 employees, 326,538 of which are considered blue-collar. These factors drive the robust industrial user demand in the submarket, leading to 15.1% year-over-year rent growth between 2023 and 2024 and only 254,641 square feet of current availability for like-kind product. As one of only four (4) Class C distribution facilities between 450k-750k SF in the West Cook County submarket, users seeking infill space in one of Chicago’s top logistics locations will have extremely limited options - driving demand for the Property upon its purchase by a new investor.



TRANSACTION SUMMARY

468,734 SF

SQUARE FOOTAGE

18.9

LOT SIZE (AC)

Cross Dock

56 Dock-High / 3 Grade-Level

LOADING

16’ - 32’

CLEAR HEIGHT(S)

275,564 SF

16’ CLEAR HEIGHT

193,170 SF

32’ CLEAR HEIGHT

86 Stalls

TRAILER PARKING

145 Surface Spaces

CAR PARKING

**Renewed
in 2024**

6B TAX INCENTIVE

**\$677,807/
\$1.44 PSF**



PROJECTED YEAR 1
REAL ESTATE TAXES⁽¹⁾

(1) JLL assumes real estate taxes in year 1 of the analysis to match 2024 payables

Location Overview

Infill West Cook County location with immediate access to Chicago's major transportation infrastructure

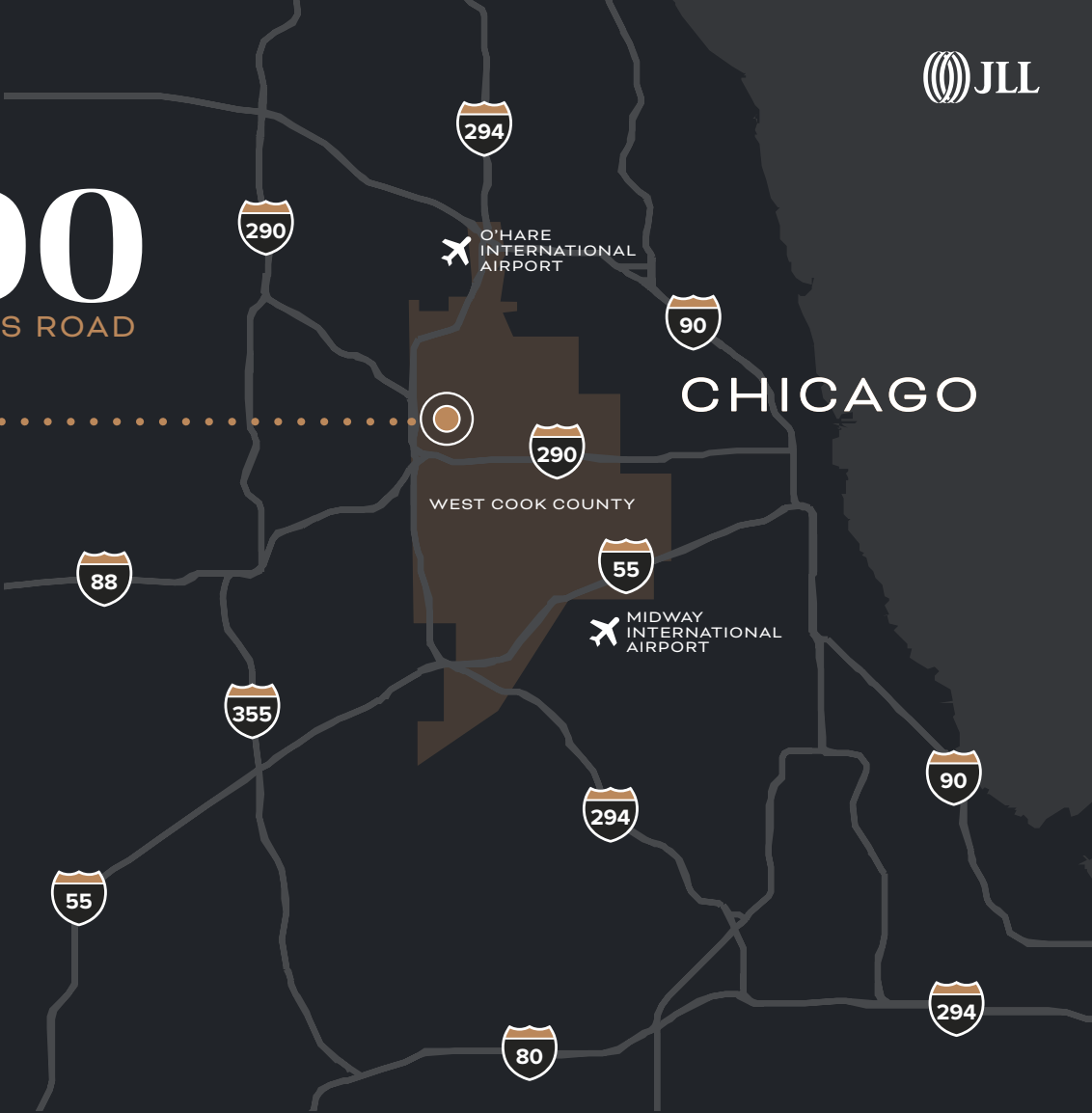
5300 St. Charles Rd. is positioned in the logistically advantageous West Cook County submarket, providing immediate access to the I-290/I-294 interchange, the Union Pacific Railway, and proximity to Chicago's O'Hare International Airport. This access is a main driver of industrial tenant demand in the market.

-  North-South thoroughfare connecting the Property to I-90 and I-55, providing users access to the Greater Chicagoland Area.
-  Provides users with direct access to downtown Chicago, 16 miles east. Also connects to I-88/I-80, extending logistics' users reach westward towards the coast.

Industrial-focused demographic environment

The region's transportation infrastructure and investment by logistics and manufacturing companies has encouraged the movement of blue-collar labor into the West Cook County submarket. In a 30-mile radius of the Property, there is a total labor force of 1,632,692 workers - 20% of which are considered blue-collar and 16% are employed by manufacturing and logistics companies. The demographic profile of the submarket will drive user demand to the Property, as tenants seek well located, infill facilities with exposure to blue-collar, industrial focused labor.

5300
SAINT CHARLES ROAD



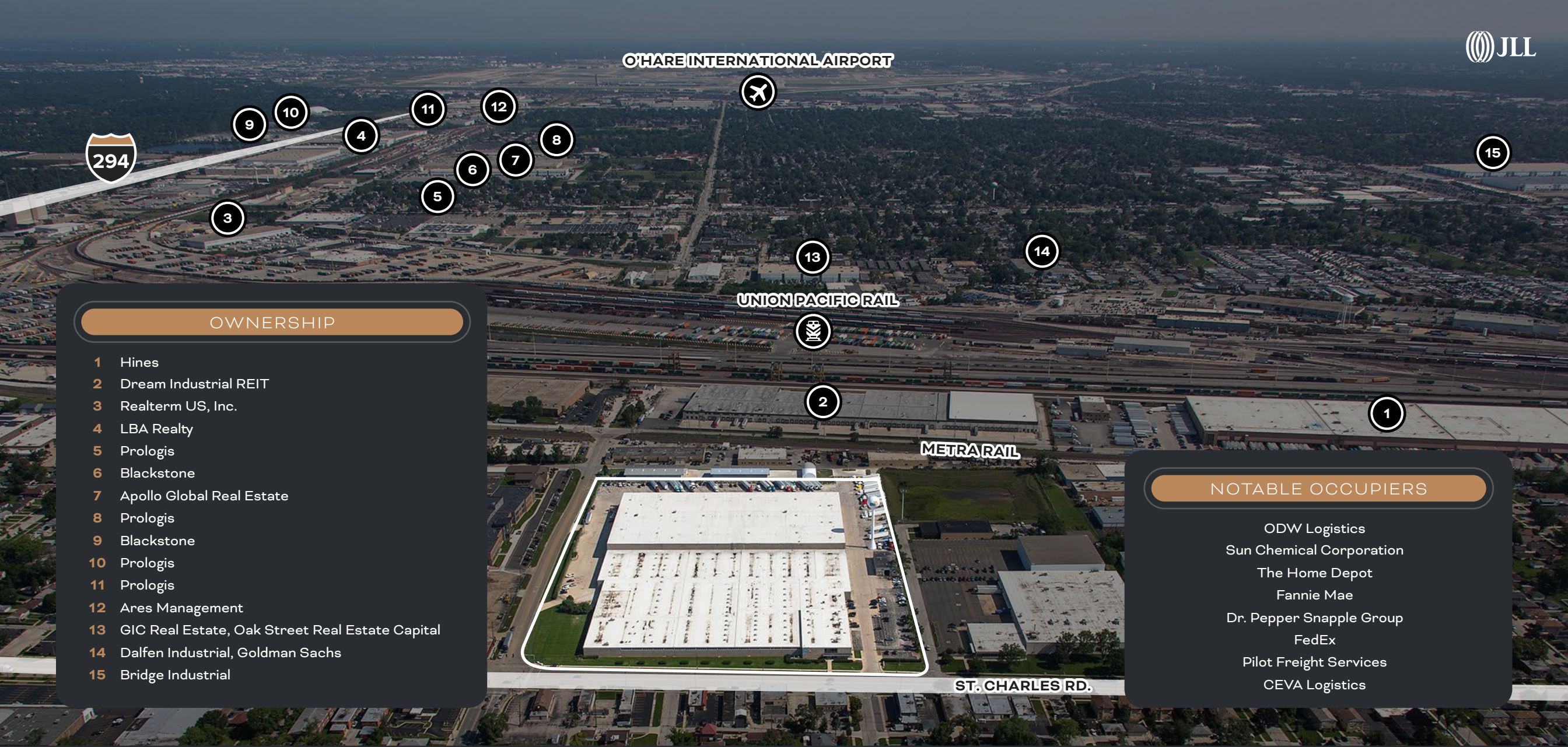
WORKFORCE CONCENTRATION BY INDUSTRY (30-MILE RADIUS)

 **3,550** TRANSPORTATION/
WAREHOUSE FIRMS

 **6,269** MANUFACTURING
FIRMS

 **72,364** TRANSPORTATION/
WAREHOUSE EMPLOYEES

 **186,637** MANUFACTURING
EMPLOYEES



OWNERSHIP

- 1 Hines
- 2 Dream Industrial REIT
- 3 Realterm US, Inc.
- 4 LBA Realty
- 5 Prologis
- 6 Blackstone
- 7 Apollo Global Real Estate
- 8 Prologis
- 9 Blackstone
- 10 Prologis
- 11 Prologis
- 12 Ares Management
- 13 GIC Real Estate, Oak Street Real Estate Capital
- 14 Dalfen Industrial, Goldman Sachs
- 15 Bridge Industrial

NOTABLE OCCUPIERS

- ODW Logistics
- Sun Chemical Corporation
- The Home Depot
- Fannie Mae
- Dr. Pepper Snapple Group
- FedEx
- Pilot Freight Services
- CEVA Logistics

Institutionally Owned & Occupied Submarket

WITH PROXIMITY TO O'HARE INTERNATIONAL AIRPORT

Functional, Infill, Tax Incentivized

DISTRIBUTION FACILITY WITH RECENT CAPITAL UPGRADES

- 5300 St. Charles Rd. offers investors and users a well located, functional distribution facility featuring a cross-docked configuration, full truck circulation, ample loading and trailer parking, and 32' clear height in a significant portion of the warehouse - a rare characteristic in the submarket for like-kind product.
- Walgreens owned and operated the Property as a major distribution facility for more than five decades and was the sole tenant from the time of construction until the asset was acquired by current ownership in 2014.
- The Property recently underwent a full roof and LED lighting replacement, limiting future capital expenditures for future ownership. Upon acquisition, current ownership fully renovated the office space with an updated layout, new windows, and new mechanical systems.
- Positioned on a highly valuable, 18.9-acre land parcel, the Property offers investors an accretive covered land play option with an ideal site size and shape for redevelopment.
- Investors looking to lease the vacant property will benefit from recent upgrades made to an already heavily sought-out product type in the Chicago industrial market. Class B and C distribution centers in the 450k to 750k SF range have experienced average annual rent increases in excess of 18% since 2020.
- The Property's 6B classification was recently renewed by Cook County, providing a significantly reduced tax load through tax year 2035 (pay 2036). The 6B Tax Incentive materially reduces gross occupancy costs and will allow investors to maximize rental rates.



St. Charles Road Corridor Plan

- Originally introduced in 1999 and updated in 2023, the Village of Berkeley has begun the initial stages of the St. Charles Road Corridor Plan, which will focus on strengthening the physical, economic, and overall safety of the area surrounding the Property. The Corridor Plan can be described using three (3) primary pillars:



IMPROVE AND ENHANCE THE PHYSICAL BUILT ENVIRONMENT OF THE ST. CHARLES ROAD CORRIDOR

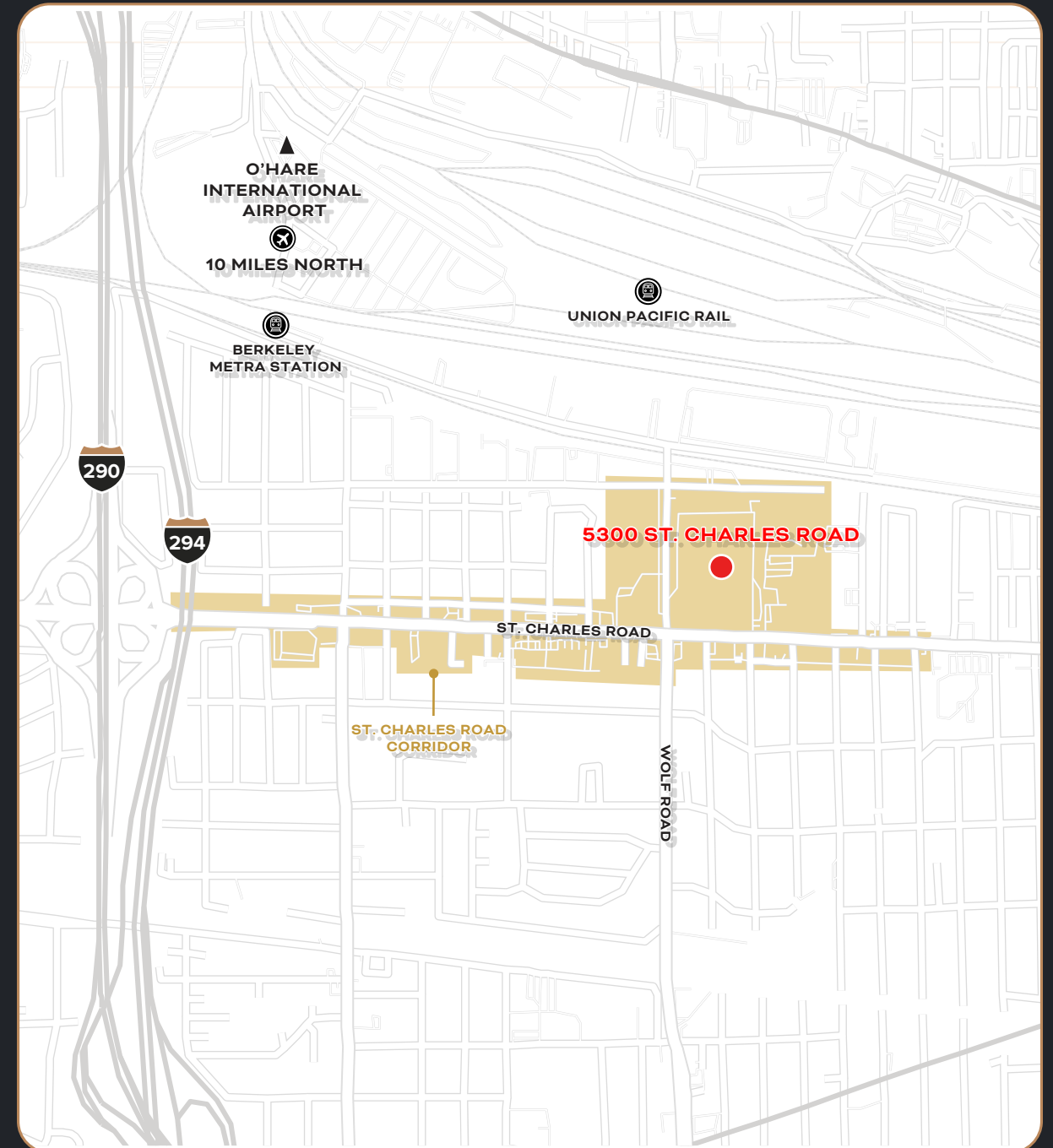


STRENGTHEN THE ECONOMIC VITALITY OF THE ST. CHARLES ROAD CORRIDOR



DIVERSIFY THE ST. CHARLES ROAD CORRIDOR TO BETTER SERVE LOCAL RESIDENTS AND DRAW VISITORS FROM THE SURROUNDING REGION

- The Plan is intended to be utilized by the community, local stakeholders, developers, and partners to increase the visual appeal of the Corridor and explore new development opportunities.
- Included within the Corridor Plan are items that will benefit the Property by enhancing the immediate surrounding area and further cementing it as a top micro-market within the West Cook County submarket. These include the Village actively marketing vacant parcels along the Corridor to attract new business, consolidate smaller lots to create opportunities for larger scale, modern commercial development, consider acquiring single-family properties adjacent to commercial properties on the Corridor to allow for consolidation into larger, developable parcels suitable for modern commercial development



PROPERTY SPECIFICATIONS

5300 St. Charles Rd.

Berkeley, IL
CITY, STATE

Cross Dock
CONFIGURATION

1962 / 1978
YEAR BUILT

56
DOCK DOORS⁽¹⁾

468,734
PRIMARY BUILDING SIZE (SF)⁽²⁾

3
GRADE-LEVEL DOORS

+/-18,000 / 3.8%
OFFICE SIZE (SF/%)

86
TRAILER PARKING

18.9
LOT SIZE (AC)

145
CAR PARKING

16'-32'
CLEAR HEIGHT

Wet
FIRE SUPPRESSION SYSTEM

59% of GLA
16' CLEAR HEIGHT

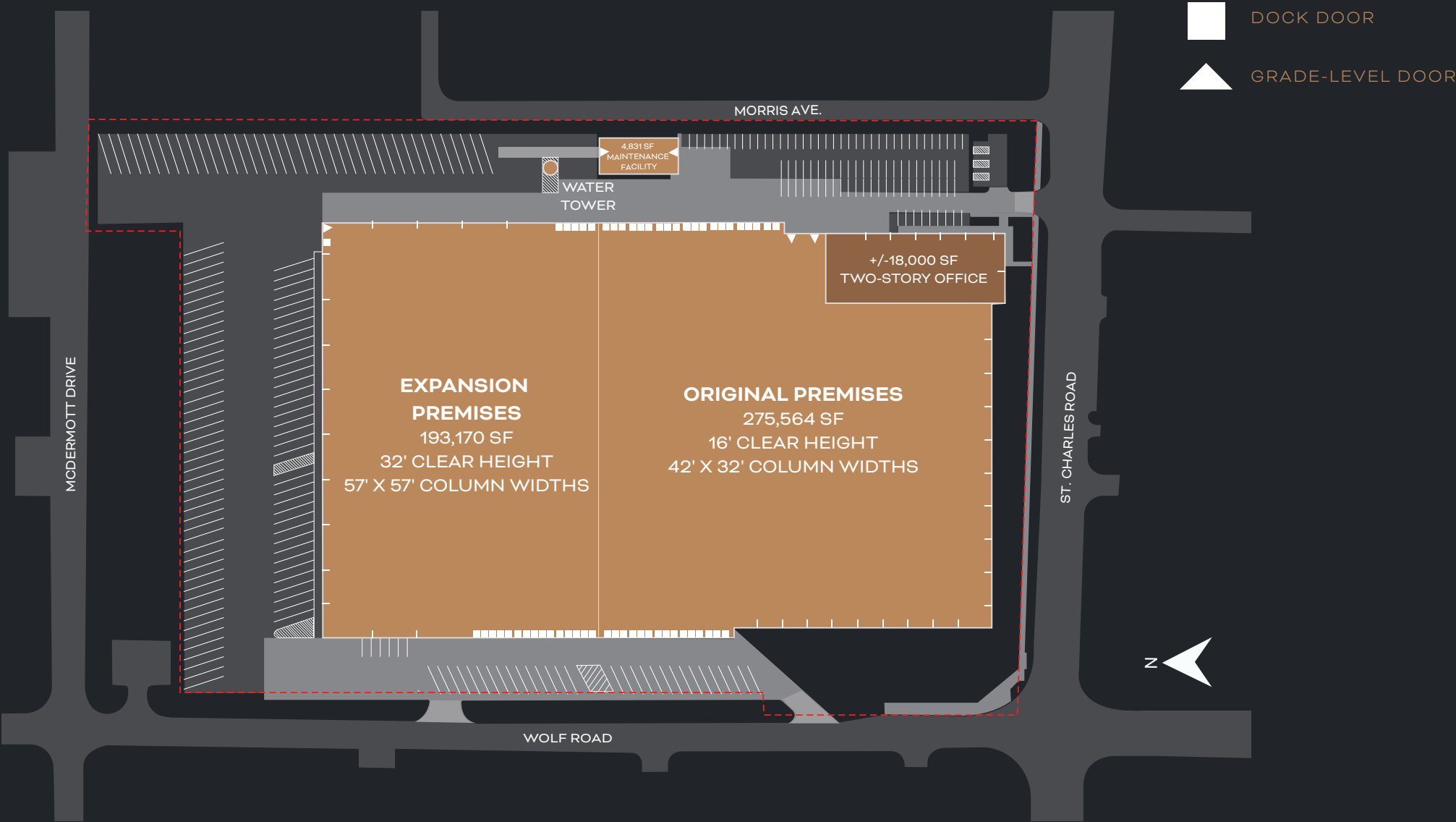
41% of GLA
32' CLEAR HEIGHT

4,831 SF w / 2 Drive-In Doors
MAINTENANCE FACILITY

(1) Dock doors are equipped with levelers, dock locks, lights, and fans
(2) Includes +/- 18,000 SF of first and second floor office space, excludes 4,831 SF maintenance facility



Site Plan



5300

SAINT CHARLES ROAD

BERKELEY, IL



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