



O'HARE INTERNATIONAL
AIRPORT



HOWARD O'HARE COMMERCE CENTER



HIGH IMAGE LIGHT
INDUSTRIAL CENTER

ADJACENT TO I-90 & O'HARE
INTERNATIONAL AIRPORT

85.4% LEASED TO DEDICATED
TENANTS WITH UPSIDE
POTENTIAL

DWINDLING SUPPLY OF
COMPETITIVE PRODUCT

PREMIER INDUSTRIAL
SUBMARKET IN CHICAGO MSA

THE OFFERING

Jones Lang LaSalle (“JLL”) has been retained as the exclusive advisor to market for sale the fee simple interest in Howard O’Hare Commerce Center, a 140,134 square foot, high image light industrial center located just north of the O’Hare International Airport. The Property is strategically configured for maximum flexibility within its multi-tenant format, providing owners the ability to compete for a variety of user requirements. Positioned in the institutionally sought after O’Hare industrial submarket, the Property is 85% leased to 30 tenants, with 2.8 years of weighted average lease term remaining. In addition to the rent roll’s in-place growing cash flow, the Property offers a staggered rollover schedule and below-market rents, offering consistent mark-to-market opportunities throughout a hold period. Howard O’Hare Commerce Center offers investors a growing in-place cash flow that backstops significant yield enhancement opportunities through successful leasing, within a functional asset located in Chicago’s premier submarket.

Howard O’Hare Commerce Center is located in a business park setting with direct access to I-90 and the O’Hare International Airport, providing users with outstanding access to Chicago’s transportation infrastructure and the MSA’s deep labor pools. The Property is extremely well positioned in the supply constrained, amenity rich O’Hare industrial submarket. When considering competitive product to the Subject Property (i.e. <30’ clear, <150,000 SF, <2000 year built), the submarket boasts a 2.8% vacancy rate with zero product under construction. These fundamentals indicate continued high occupancy in the Property and surrounding area, along with runway for rent growth.

OFFERING SUMMARY

ADDRESS	200 E. Howard Ave.
LOCATION	Des Plaines, IL
ACREAGE	9.9 AC
BUILDING SIZE	140,134 SF
OFFICE FINISH	49%
HISTORICAL OCCUPANCY	90%+ avg. from 2020-2024
IN-PLACE OCCUPANCY	85.4%
# OF TENANTS	30
WALT	2.8



DRIVE TIME ANALYSIS		
LOCATION	DISTANCE	TIME
I-90	1.4 miles	4 minutes
I-90/I-294 INTERCHANGE	3.7 miles	7 minutes
O'HARE INTERNATIONAL AIRPORT	4.7 miles	9 minutes
I-90/I-290 INTERCHANGE	7.2 miles	10 minutes
DOWNTOWN CHICAGO	20 miles	30 minutes

DEMOGRAPHIC OVERVIEW	10 MILES	15 MILES	25 MILES
POPULATION	1,368,758	3,369,134	6,134,941
WORKFORCE	856,193	1,786,131	3,646,836
BLUE COLLAR %	20.5%	17.2%	17.6%



INVESTMENT HIGHLIGHTS



O'HARE, CHICAGO'S PREMIER INDUSTRIAL SUBMARKET

- + The O'Hare industrial submarket is the most institutionally recognized markets in the Midwest and consistently earns the highest rental rates in the Chicago MSA. With direct access to I-90 and the O'Hare International Airport, users in this submarket enjoy outstanding connectivity to Chicago's major transportation infrastructure and is surrounded by an established, dense labor market. O'Hare's shallow-bay/light industrial fundamentals outpace the greater Chicago industrial market, with extremely limited competitive supply, specifically for 2nd generation, smaller suites. The Property is well positioned for successful leasing in a supply constrained market that anticipates continued rent growth.



EXTREMELY LIMITED COMPETITIVE AND ONCOMING SUPPLY

- + The O'Hare submarket has seen an enormous amount of user demand in the past decade, which, in turn, has spurred a flurry of new industrial development. And, given a lack of developable land, the majority of this new product was completed on previously developed sites - converting second generation, small bay assets into more modern product. Continued upward pressure on rental rates have continued this trend and resulted in a lack of competitive product the Subject Property. As such, Howard O'Hare Commerce Center is well positioned to capture the significant user demand for well located shallow bay, light industrial space in the O'Hare market.



IMMEDIATE YIELD ENHANCEMENT OPPORTUNITIES THROUGH SUCCESSFUL LEASING

- + Howard O'Hare Commerce Center offers investors the ability to immediately enhance going-in yields through the lease up of the Property's four in-place vacancies. These suites are of ideal size for the area's local and regional occupiers and two of the suites have had made ready work already done, reducing capital requirements. Additionally, the first three years of a hold period feature consistent tenant roll, allowing future ownership to take advantage of multiple mark-to-market opportunities (7.1% overall).



SIGNIFICANT DISCOUNT TO REPLACEMENT COST

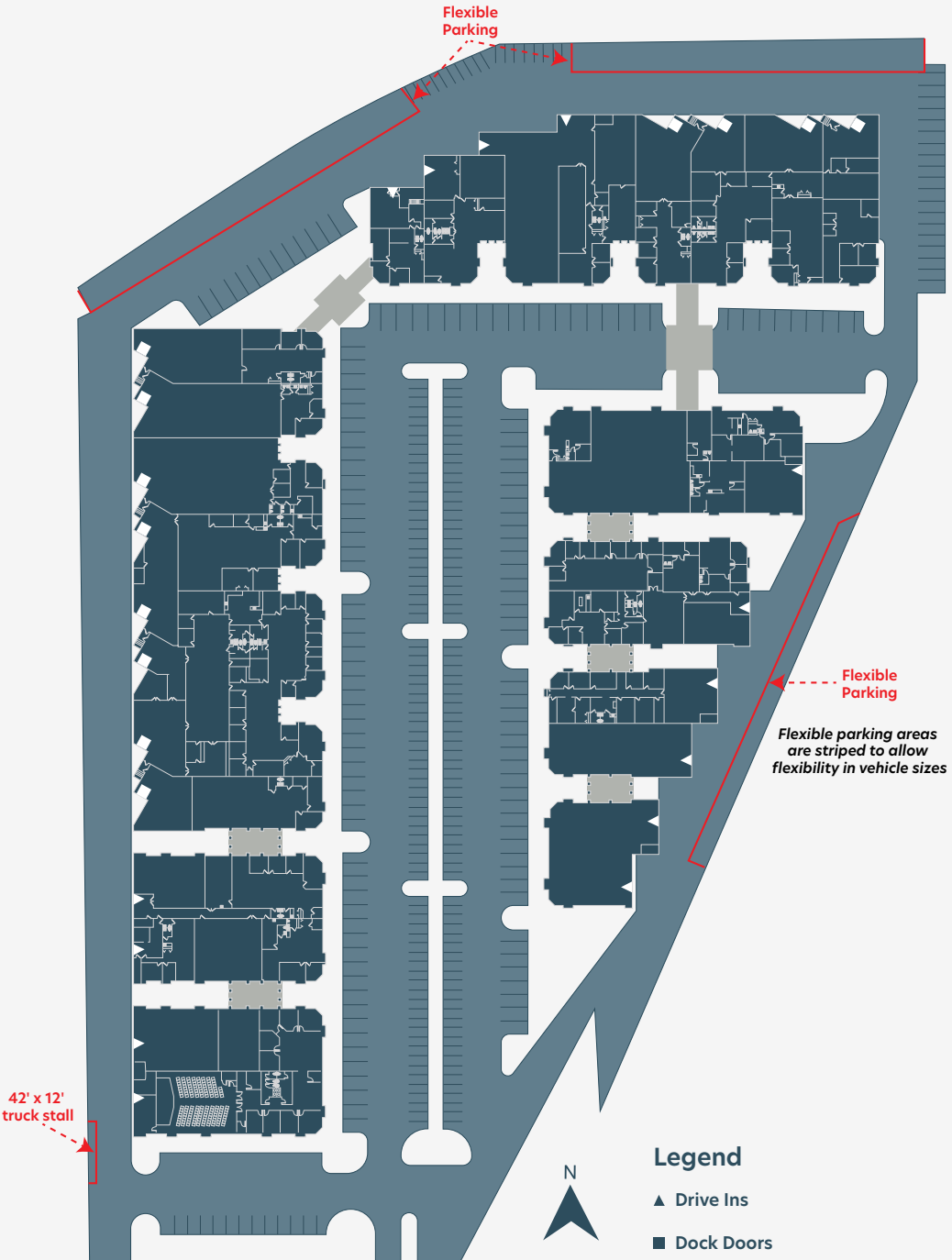
- + The Property is located in an established industrial business park with significant barriers to future development. Additionally, as construction costs continue to rise, the development of product of this type is extremely limited. Due to these factors, JLL believes the Howard O'Hare Commerce Center is offered at a significant discount to today's replacement cost.



PROPERTY DESCRIPTION

PROPERTY SPECIFICATIONS

ADDRESS	200 E. Howard
LOCATION	Des Plaines, IL
YEAR BUILT	1986
STORIES	1
ACREAGE	9.9
SQUARE FEET	140,134
OFFICE FINISH	49%
CONSTRUCTION TYPE	Load-bearing masonry superstructures with facing brick and aluminum framed double pane, full height, and inoperable sealed glazing unit exteriors
CLEAR HEIGHT	14' in warehouse component
ROOF	Metal roof deck with tar and gravel cover
ROOF WARRANTY	West: 8/21/2034 North: Exp. 12/22/2040 East: 6/14/2041
WAREHOUSE LIGHTING	Ceiling suspended fluorescent lighting
DOCK DOORS	12
DRIVE-IN DOORS	9
PARKING	Auto: 339 Trailer (85x12): 4 Trailer (42x12): 1 Tractor/box truck (32x12): 12







HOWARD O'HARE COMMERCE CENTER

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