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[606] DROM CT.

ANTIOCH, IL (LAKE COUNTY)

CHICAGO MSA

36,530 SF PURPOSE-BUILT INDUSTRIAL
MANUFACTURING FACILITY

100% LEASED TO PRECISION MEDICAL
MOLDING & TOOLING MANUFACTURER,
WESTFALL TECHNIK

ORIGINAL 11-YEAR NET LEASE
WITH 6.5 YRS. OF REMAINING TERM

MISSION-CRITICAL LOCATION FOR TENANT'S
REGIONAL PRODUCTION CAPACITIES

PROXIMATE TO THE HIGH-TECH MEDICAL &
BIOPHARMACEUTICAL CORRIDOR ALONG I-94



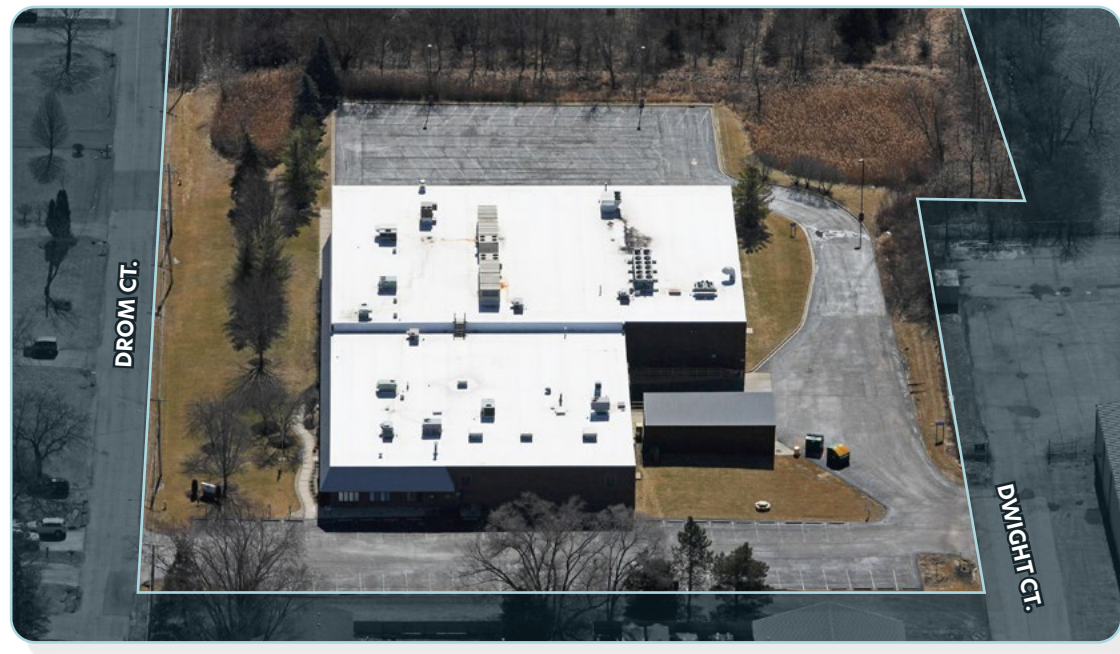
THE OFFERING

TRANSACTION SUMMARY	
PROPERTY	606 Drom Ct.
LOCATION	Antioch, IL
COUNTY	Lake
TOTAL SQUARE FEET	36,530 SF
SITE SIZE (ACRES)	4.99
YEAR(S) BUILT / RENOVATED	1989 / 2020-2021
WAREHOUSE CLEAR HEIGHT(S)	14' - 16'
TENANT ENTITY	NPI Medical, Inc.
PARENT COMPANY	Westfall Technik
OCCUPANCY	100.0%
CONTRACTUAL WALT (YRS.)	6.5 (Lease Exp. 12/31/2031)
ANNUAL ESC.	2.50%
LEASE STRUCTURE ⁽²⁾	NNN

Note: Assuming a 7/1/2025 analysis start date.

⁽²⁾ Lease structure is NNN. Landlord is responsible for roof, structure, and HVAC which is billed back to Tenant over its useful life. The roof was most recently replaced in 2021 and building exterior updates were completed at the end of 2020.

- + Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer for sale the fee-simple interest in 606 Drom Ct. (the "Property" or the "Offering"), a 36,530 square foot, purpose-built industrial manufacturing facility located just north of the IL-83 / IL-173 intersection in Antioch, IL. Situated on 4.99 acres within the broader Lake County industrial submarket of the Chicago MSA, the Property serves as a mission-critical location for Westfall Technik, a leading precision medical molding and tooling manufacturer, which signed an original 11-year net lease in 2020 and is in the facility for another 6.5 years through December 2031.
- + Originally built in 1989, the Property was occupied by All West Plastics, Inc. until Germantown-based MGS Manufacturing Group acquired the facility in 2006. Between 2020 and 2021, the Property was completely renovated and refitted for Westfall Technik's regional plastics micromolding operations, and now features three (3) Class 8-certified clean rooms, one (1) GMP-compliant white space, and a fully functional tool room, which can accommodate up to 38 injection molding presses in total. Westfall Technik has invested considerable capital into its space, having also installed all-electric, precision micromolding machines within the facility.
- + Westfall Technik's move to 606 Drom Ct. in 2021 represents an expansion of the company's North American clean-room capabilities and today provides strategic positioning for its regional production capacities throughout Illinois, Wisconsin, Minnesota, Michigan, and its greater Midwest markets. Just 8.0 miles west of I-94, the Property is also accessible to the balance of Lake County, which is known for its high concentration of corporate headquarters, medical device OEM locations, and R&D operations, and is home to a number of major, name-brand companies including Abbott and AbbVie within the high-tech medical and biopharmaceutical corridor along I-94 directly to the southeast of 606 Drom Ct.



EXECUTIVE
SUMMARY

INVESTMENT HIGHLIGHTS

**ORIGINAL 11-YEAR NET LEASE
WITH 6.5 YRS. OF REMAINING TERM**

- + Following extensive renovations to the Property between 2020 and 2021, Westfall Technik commenced its original 11-year net lease in 2020, with the Property now featuring 6.5 years of remaining lease term.
- + For the next 6+ years, investors can benefit from the Tenant's net lease structure, with future ownership just responsible for roof and structure with the ability to bill HVAC expenses back to Westfall Technik over its useful life. The roof was most recently replaced in 2021 and building exterior updates were completed at the end of 2020, helping to limit investors' potential capital exposure going forward.
- + Westfall Technik's contractual rent escalations of 2.50% also provide predictable, rising cash flows on an annual basis throughout the remainder of Westfall Technik's lease term.

**MISSION-CRITICAL LOCATION FOR WESTFALL
TECHNIK'S REGIONAL PRODUCTION CAPACITIES**

- + Established in Las Vegas in October 2017, Westfall Technik now operates out of 19+ locations worldwide. Including 606 Drom Ct., the company maintains four (4) locations here in the Midwest.
- + Since 2021, the Property has allowed Westfall Technik to optimize its Midwest production capacities, as 606 Drom Ct. is a vital location for them in between two major Midwestern hubs in Chicago and greater Wisconsin.
- + In the Midwest, the company currently operates out of three (3) other facilities: 1) molding operations in New Richmond, WI, 2) toolmaking operations in Willernie, MN, and 3) both molding and toolmaking operations in Wakefield, MI in Michigan's Upper Peninsula.



EXECUTIVE
SUMMARY

INVESTMENT HIGHLIGHTS

STRATEGIC POSITIONING IN LAKE COUNTY
BETWEEN CHICAGO AND GREATER WISCONSIN

- + Located just north of the IL-83 (Main St.) / IL-173 intersection in Antioch, IL, the Property is situated in between two major Midwestern hubs in Chicago and Milwaukee. The Property is also strategically positioned just 8.0 miles west of I-94, providing easy access to Lake County as well the high-tech medical and biopharmaceutical corridor along I-94.
- + At 606 Drom Ct., Westfall Technik's primary offering is plastic injection molding parts for diabetes devices, with the company's clients including a number of medical device OEMs throughout Lake County, and approximately 70% of the customer base out of this location being local.

LAKE COUNTY IS HOME TO THE SECOND LARGEST
CONCENTRATION OF FORTUNE 500 COMPANIES IN THE MIDWEST





BENEFICIARY OF CONTINUED PHARMACEUTICAL INVESTMENT

IN THE GREATER REGION



ELI LILLY & CO. COMMITS TO HISTORIC EXPANSION IN KENOSHA COUNTY JUST NORTH OF 606 DROM CT.

- + In December 2024, Eli Lilly & Co. announced a \$3 billion expansion of its manufacturing facility in Kenosha County that the company acquired earlier in 2024. The investment is planned to expand Eli Lilly's global manufacturing network, helping to meet the growing demand for its diabetes and obesity products in particular.
- + The announcement represents the company's single largest U.S. manufacturing investment outside of Indiana. The company plans to start construction on the expansion in 2025 which is expected to create more than 2,000 construction jobs as well as add 750+ highly-skilled jobs to the area upon completion. The acquisition, expansion, and additional industrial and land acquisitions bring the company's total planned investment to \$4+ billion.
- + The expanded facility will reportedly focus on manufacturing injectable medicines, device assembly, and packaging for medicines. The company is planning to use advanced automation, including guided vehicles, robotics, and production equipment to accelerate medicine production.



RENDERING OF KENOSHA COUNTY EXPANSION
COURTESY: ELI LILLY & CO.



PROPERTY
DESCRIPTION

606 DROM CT.

LOCATION	Antioch, IL
COUNTY	Lake
PARCEL(S)	02-08-201-050 (2.9970 Acres) / 02-08-201-060 (0.9977 Acres) / 02-08-201-072 (0.9995 Acres)
SITE SIZE (ACRES)	4.99
ZONING / USE	M1 / Industrial Manufacturing & Warehouse
TOTAL SQUARE FEET	36,530
CLIMATE CONTROLLED OFFICE / PRODUCTION SF ⁽¹⁾	8,500
CLEAN ROOM SF ⁽²⁾	10,000
MEZZANINE SF (NOT INCLUDED IN TOTAL SF)	1,225
YEAR(S) BUILT / RENOVATED	1989 / 2020-2021
WAREHOUSE CLEAR HEIGHT(S)	14' - 16'
ROOF	Steel Deck with Rubber Membrane (Replaced in 2021)
STRUCTURE	Masonry Walls with Steel Frame (Exterior Renovated End of 2020)
LOADING	1 Grade-Level Overhead Door & 2 Dock-High Overhead Doors

⁽¹⁾ The office space is fully climate controlled and the production space is partially climate controlled.

⁽²⁾ The Property features three (3) ISO Class 8-certified clean rooms and one (1) GMP-compliant white space.





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