



DUPAGE INFILL INDUSTRIAL PORTFOLIO

FOUR SINGLE-TENANT ASSETS

799,092 SF ACROSS FOUR
100% LEASED BUILDINGS

LOCATED WITHIN TAX-ADVANTAGED
& LAND CONSTRAINED DUPAGE COUNTY

STABILIZED CASH FLOW WITH
ATTRACTIVE RENT ESCALATIONS

5.2 YEARS WALT WITH
10%+ MARK-TO-MARKET

PREMIER CHICAGO INDUSTRIAL
SUBMARKETS WITH SUB-4% VACANCY



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to market for sale the fee simple interest in the DuPage Infill Industrial Portfolio (the “Properties”, the “Portfolio”, or the “Offering”), a collection of four industrial assets totaling 799,092 square feet. 100% leased to four sticky tenants with 8.3 years of average tenure and 5.2 years WALT, this single-tenant Portfolio offers investors infill Chicago industrial product at scale, backed by a stable, growing cash flow. Additionally, future ownership will have runway to meaningfully enhance yields throughout a hold period by marking in-place rents to market upon rollover with no fixed-rate options.

The Portfolio is defined by each Property’s infill location within two of Chicago’s most coveted submarkets. Located within the tax-advantaged DuPage County, the North DuPage (1200 Central Ave. and 365 Village Dr.) and O’Hare (101 & 201 Mittel Dr.) industrial submarkets both boast sub-4% vacancy rates. This lack of availability coupled with limited oncoming, competitive product, provides users limited options and indicates future rent growth in these regions. Tenant demand in these pockets is driven by its outstanding transportation access, specifically via I-355/I-290 and Chicago’s O’Hare International Airport, connecting users to the rest of the MSA and its dense labor pools.



TRANSACTION SUMMARY

NUMBER OF PROPERTIES	4
PORTFOLIO SF	799,092
AVERAGE PROPERTY SF	199,773
AVERAGE YEAR BUILT	1989
AVERAGE CLEAR HEIGHT	27’
NUMBER OF TENANTS	4
OCCUPANCY	100%
WAV TENURE (YRS.)	8.3
WALT (YRS.)	5.2
MARK-TO-MARKET %	10%+
WAV ANNUAL ESCALATIONS	3.5%

PORTFOLIO SUMMARY



PROPERTY NAME	101 Mittel Dr.	201 Mittel Dr.	365 Village Dr.	1200 Central Ave.
SUBMARKET	O'Hare	O'Hare	North DuPage	North DuPage
BUILDING SF	115,561	261,411	101,498	320,622
OCCUPANCY / TENANT	100% / CIT Trucks	100% / Power Solutions International	100% / Swiss Steel USA	100% / Tri-Dim Filtration Corp.
YEAR BUILT	1982	1984	1986	1997
OFFICE FINISH (%)	25.5%	6.8%	18.2%	13.6%
CLEAR HEIGHT	22'	23'	24'	32'
WALT (YRS.)	8.6	4.9	7.1	3.7
TENURE (YRS.)	1.5	13.5	17.9	3.5

LOCATION OVERVIEW

HIGHWAY CONNECTIVITY & NEARBY TRANSPORTATION INFRASTRUCTURE

The Portfolio’s exceptional access to I-290 provides connectivity to Chicago’s vast transportation infrastructure including I-90 & I-294, connecting to I-94, I-355, I-88, & I-88, among others.

Additionally, the entire Portfolio sits within 20-miles of O’Hare International Airport and widely recognized as the nation’s Midwest Intermodal Hub, the Portfolio recieves the added benefit of access to all six (6) Class-I intermodals within +/- 1.5 hours.

PORTFOLIO DEMOGRAPHIC OVERVIEW

	DISTANCE RADIUS		
	5 MILES	10 MILES	25 MILES
101 & 201 MITTEL DR			
POPULATION	187,195	1,242,877	6,351,191
WORKFORCE	182,902	779,524	3,732,196
BLUE-COLLAR (% OF TOTAL WORKFORCE)	26.0%	21.0%	17.7%
365 VILLAGE DR			
POPULATION	247,245	868,986	6,033,625
WORKFORCE	117,851	561,205	3,241,193
BLUE-COLLAR (% OF TOTAL WORKFORCE)	18.4%	18.0%	18.6%
1200 CENTRAL AVE			
POPULATION	286,083	827,802	5,373,303
WORKFORCE	104,778	503,761	2,776,442
BLUE-COLLAR (% OF TOTAL WORKFORCE)	20.1%	20.6%	18.3%
PORTFOLIO AVERAGE			
POPULATION	240,174	979,888	5,919,373
WORKFORCE	135,177	614,830	3,249,944
BLUE-COLLAR (% OF TOTAL WORKFORCE)	21.5%	19.9%	18.2%

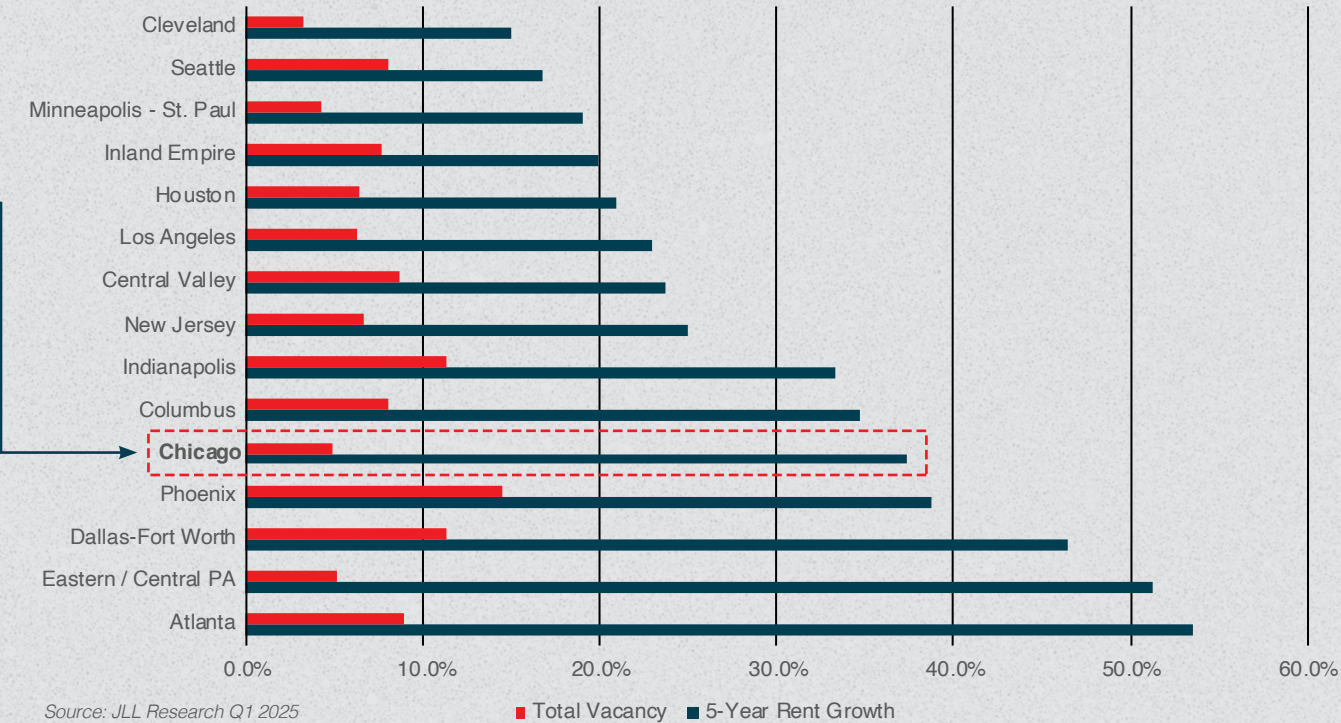


BALANCED CHICAGO INDUSTRIAL MARKET WITH PERSISTENT DEMAND

With 37.4% rent growth over the last 5 years (5th highest nationally) and a sub-5.0% vacancy rate (lowest among top growth markets), the Chicago industrial market delivers superior fundamentals through persistent user demand and contracting construction pipelines.



Top Industrial Markets by 5-Year Rent Growth vs Total Vacancy



TOP 10 LARGEST CHICAGO SUBMARKETS (Q1 2025)

SUBMARKET	INVENTORY (SF)	TOTAL VACANCY (%)	UNDER CONSTRUCTION (% OF STOCK)
I-80	134,104,224	6.00%	2.0%
I-55	105,238,024	4.50%	2.2%
CHICAGO SOUTH	100,655,166	3.80%	0.4%
O'HARE	96,579,805	3.60%	0.4%
SOUTH SUBURBS	93,306,317	4.40%	0.1%
WEST COOK COUNTY	92,428,896	6.20%	0.1%
NORTH DUPAGE COUNTY	89,789,501	2.60%	0.7%
SOUTHEASTERN WISCONSIN	82,799,967	10.50%	1.9%
LAKE COUNTY	79,686,496	5.20%	0.1%

PREMIER CHICAGO INDUSTRIAL SUBMARKETS

- The DuPage Infill Industrial Portfolio is positioned within two of Chicago’s top performing submarkets, North DuPage County and O’Hare. Combining for over 185 MSF, ranking them among the top 10 largest submarkets within the Chicago MSA, these markets boast the lowest vacancy rates at just 2.6% and 3.6%, respectively.
- Limited supply coupled with strong demand is keeping upward pressure on rental rates, evident through 5-year rent growth of 57% and 43% (9.5% & 6.4% CAGR).

DIVERSE TENANT ROSTER WITH MANUFACTURING EXPOSURE

Tenancy Highlights

48.7% of Portfolio NOI

comes from tenants with corporate headquarters within the Portfolio

48.7% of Portfolio NOI

comes from publicly traded companies

82.5% of Portfolio NOI

comes from companies with U.S.-based manufacturing primed to benefit from American trade policy

8.3 years weighted average tenant tenure

demonstrates commitment to facilities within the Portfolio



101 MITTEL DR. - 115,561 SF

- Newest tenant on a 10-year deal with 3.75% escalations
- Truck and parts sales, leasing, and maintenance
- Expansion from 51k SF Bensenville location
- Supporting robust North DuPage transportation industry



365 VILLAGE DR. - 101,984 SF

- US/CAN headquarters location since 2007
- Largest Tool Steel processing location in network
- Operations supported by 10, 10-ton cranes and industrial steel cutting equipment
- Customers include Mercedes-Benz, Citroen, and Siemens



201 MITTEL DR. - 261,411 SF

- Corporate headquarters location since 2012
- Major engine assembly operation within this facility
- \$476M top line revenue, 163% YoY net income increase (FY 2024)



1200 CENTRAL AVE. - 320,622 SF

- Operates manufacturing and distribution operation within Subject Property
- Lease guaranteed by MANN + HUMMEL, a global filtration manufacturer
- Expansion out of former Elgin location to support continued regional growth

PROPERTY DESCRIPTION

101 MITTEL DRIVE

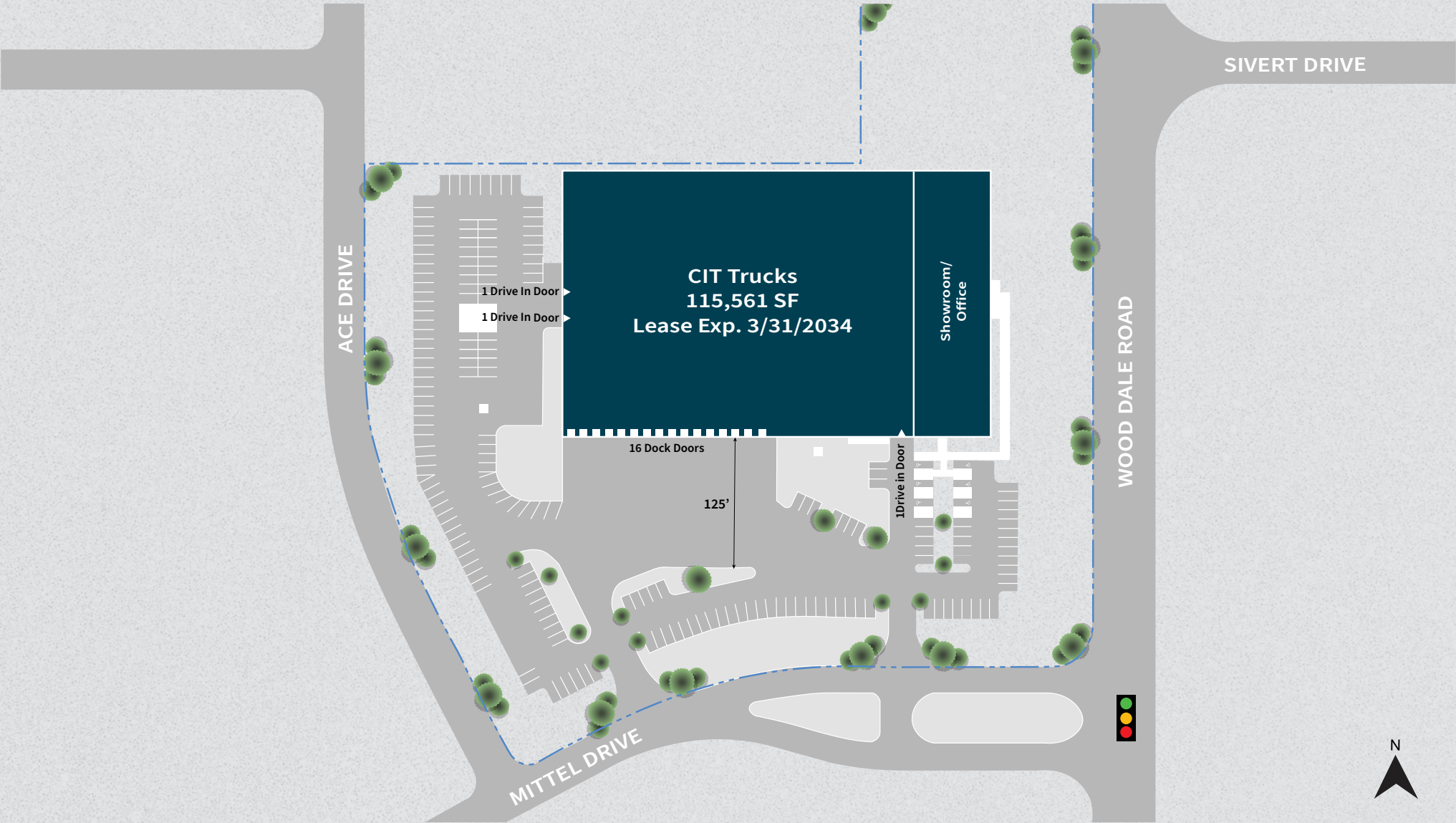
CITY, STATE	Wood Dale, IL
SUBMARKET	O'Hare
SQUARE FOOTAGE	115,561 SF
SITE SIZE	7.0 acres
YEAR BUILT	1982
% OFFICE	26% Main Sales Office: 14,750 SF 2nd Fl Office: 14,750 SF
CLEAR HEIGHT	22'
DOCK DOORS	16
DRIVE-IN DOORS	3
TRUCK CT. DEPTH	125'
PARKING SPACES	202
ROOF TYPE	Mechanically attached 60-mil TPO over BUR
ROOF YEAR	2013
WARRANTY EXPIRATION	N/A
CONSTRUCTION TYPE	Pre-cast concrete panels and steel framing
FIRE SPRINKLERS / ESFR	Wet
HVAC	Packaged Rooftop Unit (9), Condensing Unit (6), Heater (3)
INTERIOR LIGHTING	T5

Notes
(1) Square Footage reflects total square footage per the lease. First and second floor office is included in this number.
(2) Ownership commissioned re-measurements of the Property. Re-measured total square footage equals 113,324 SF.



SITE PLAN

101 MITTEL DRIVE



PROPERTY DESCRIPTION

201 MITTEL DRIVE

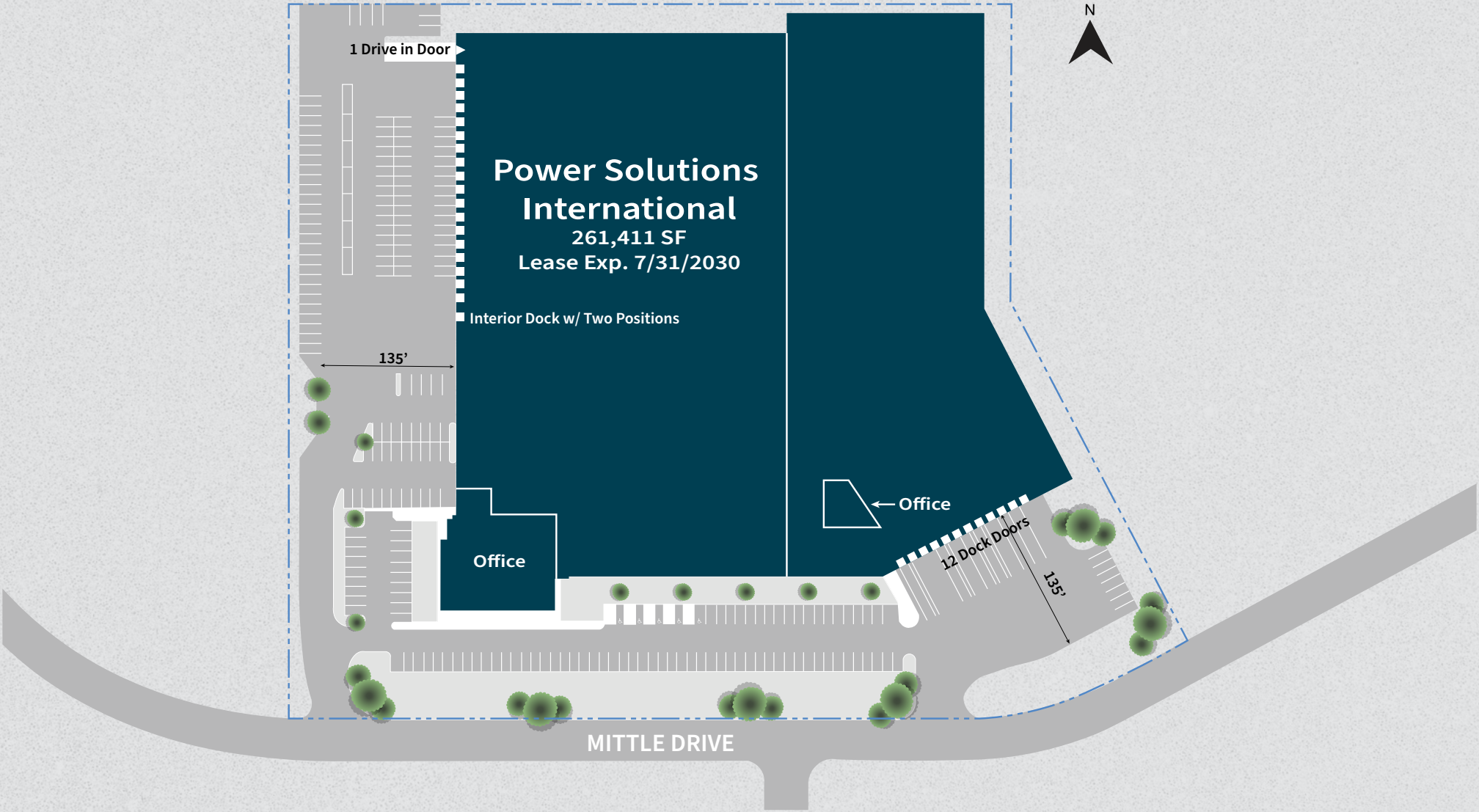
CITY, STATE	Wood Dale, IL
SUBMARKET	O'Hare
SQUARE FOOTAGE	261,411 SF
SITE SIZE	11.0 acres
YEAR BUILT	1984
% OFFICE	6.8% Main Sales Office: 11,737 SF 2nd Fl Office: 4,559 SF Mezzanine: 1,480 SF
CLEAR HEIGHT	23'
DOCK DOORS	31
DRIVE-IN DOORS	1
TRUCK CT. DEPTH	135'
PARKING SPACES	224
ROOF TYPE	Ballasted 60 mil EPDM reskin, Mechanically Attached 45 mil TPO over BUR
ROOF YEAR	2009 & 2018
WARRANTY EXPIRATION	N/A
CONSTRUCTION TYPE	Pre-cast concrete panel
FIRE SPRINKLERS / ESFR	Wet
HVAC	Condensing Unit (4), Heater (1), Packaged Rooftop Unit (7)
INTERIOR LIGHTING	LED

Notes
(1) Square Footage reflects total square footage per the lease. First floor office, second floor office, and mezz. is included in this number.
(2) Ownership commissioned re-measurements of the Property. Re-measured total square footage equals 268,468 SF.



SITE PLAN

201 MITTEL DRIVE



PROPERTY DESCRIPTION

365 VILLAGE DRIVE

CITY, STATE	Carol Stream, IL
SUBMARKET	North DuPage County
SQUARE FOOTAGE	101,498 SF
SITE SIZE	7.0 acres
YEAR BUILT	1986
% OFFICE	18.2% Main Office: 12,496 SF 2nd FI Office: 5,964 SF
CLEAR HEIGHT	24'
DOCK DOORS	4
DRIVE-IN DOORS	8
TRUCK CT. DEPTH	90'
PARKING SPACES	108
ROOF TYPE	Ballasted EPDM, 2-ply modified bitumen over BUR
ROOF YEAR	2000, 2011
WARRANTY EXPIRATION	No warranty in place
LOADING TYPE	Side-Load
CONSTRUCTION TYPE	Concrete masonry unit and steel framing
FIRE SPRINKLERS / ESFR	Wet
HVAC	Packaged Rooftop Unit (10), Condensing Unit (1), Cooling Tower (1)

INTERIOR LIGHTING Non-LED

Notes

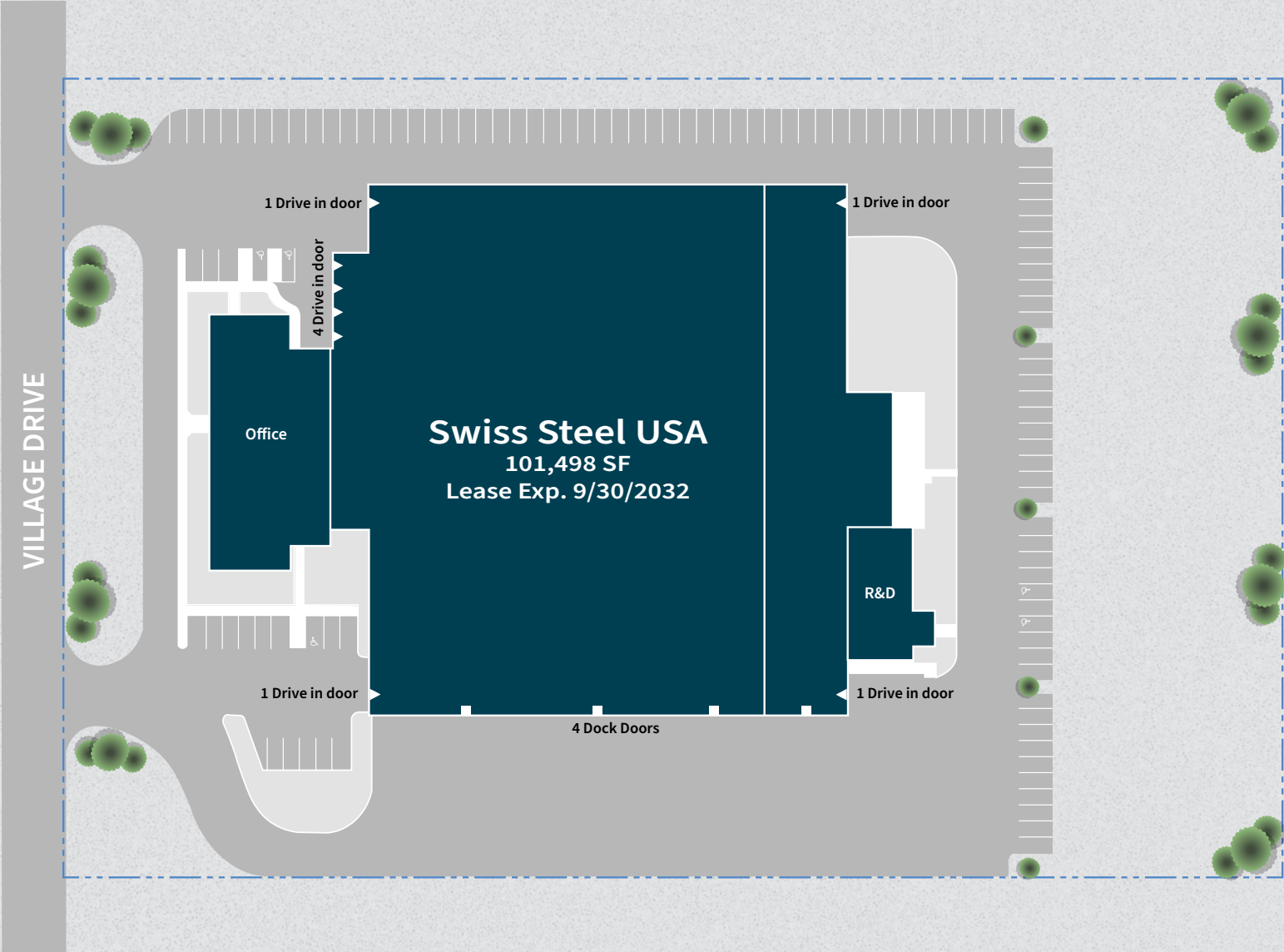
(1) Square Footage reflects total square footage per the lease. First and second floor office is included in this number.

(2) Ownership commissioned re-measurements of the Property. Re-measured total square footage equals 101,192 SF.



SITE PLAN

365 VILLAGE DRIVE



PROPERTY DESCRIPTION

1200 CENTRAL AVE

CITY, STATE	Hanover Park, IL
SUBMARKET	North DuPage County
SQUARE FOOTAGE	320,622 SF
SITE SIZE	17.6 acres
YEAR BUILT	1997
% OFFICE	13.6%
CLEAR HEIGHT	32'
DOCK DOORS	40
DRIVE-IN DOORS	3
TRUCK CT. DEPTH	90'
PARKING SPACES	174
TRAILER SPACES	54
ROOF TYPE	TPO mechanically attached 60 mil TPO
ROOF YEAR	2020
WARRANTY EXPIRATION	10/12/2040
LOADING TYPE	Front-Load
CONSTRUCTION TYPE	Concrete, Tilt Panel
FIRE SPRINKLERS	ESFR
HVAC	Packaged Rooftop Unit (15), Condensing Unit (1), Cooling Tower (1)
INTERIOR LIGHTING	Interior LED



SITE PLAN

1200 CENTRAL AVE

- DOCK DOORS
- DRIVE-IN DOORS



Tri-Dim Filtration
320,622 SF
Lease Exp. 4/30/2029

Office

Office

(25) Exterior Docks

(15) Exterior Docks

(49) Car Parking Stalls

(89) Car Parking Stalls

(54) Trailer Positions

(36) Car Parking Stalls

Central Ave

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