



WINDY CITY

INDUSTRIAL PORTFOLIO

556,198 SF ACROSS
THREE BUILDINGS

100% LEASED WITH 7-YEARS
WALT AND 12.6-YEARS TENURE

STABILIZED CASH FLOW WITH
HIGHLY-ACCRETIVE RENT ESCALATIONS

WELL-BALANCED CHICAGO MARKET
WITH HIGH BARRIERS TO ENTRY



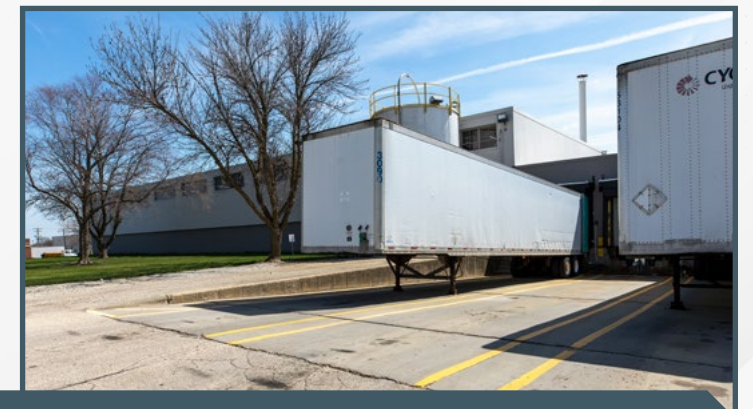
2401-2501 LUNT AVE - ELK GROVE VILLAGE, IL



500 REGENCY DR - GLENDALE HEIGHTS, IL



900 W UNIVERSITY DR - ARLINGTON HEIGHTS, IL



THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to market for sale the fee simple interest in the Windy City Industrial Portfolio (the "Portfolio", or the "Offering"), a collection of three industrial assets totaling 556,198 square feet throughout the Chicago MSA. 100% leased to three sticky tenants with 12.6 years weighted average tenure and 7.0 years WALT, this single-tenant Portfolio offers investors infill Chicago industrial product at scale, backed by a stable, growing cash flow with bolt-down users. 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 renewal options.

The Portfolio is strategically located within three of Chicago's most desirable submarkets: North DuPage (500 Regency Dr.), O'Hare (2401-2501 Lunt Ave.), and Northwest Cook County (900 W. University Dr.). Each location offers unique demand drivers and direct access to critical transportation infrastructure and labor pools, supporting tenant operations and resulting in persistent tenant demand and tenure. These three submarkets feature a combined weighted average vacancy of just 4.0%, well below the broader market average, and the scarcity of available infill land will continue to exert downward pressure on vacancy rates. Having been institutionally owned for over a decade, the Offering allows investors to acquire functional, infill industrial assets with a manageable average building footprint of 185,000 square feet in one of the nation's most fundamentally robust industrial markets.



TRANSACTION SUMMARY

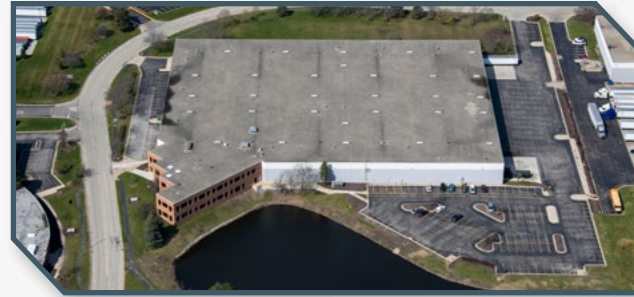
NUMBER OF PROPERTIES	3
PORTFOLIO SF	556,198
AVERAGE PROPERTY SF	185,399
AVERAGE YEAR BUILT	1977
AVERAGE CLEAR HEIGHT	26'
NUMBER OF TENANTS	3
OCCUPANCY	100%
WAV TENURE (YRS.)	12.6
WALT (YRS.)	7.0
WAV ANNUAL ESCALATIONS	3.6%
MARK-TO-MARKET %	6.1%

8/1/26 analysis start

PORTFOLIO SUMMARY



2401-2501 LUNT AVE.



500 REGENCY DR.



900 W. UNIVERSITY DR.

PROPERTY NAME	2401-2501 LUNT AVE.	500 REGENCY DR.	900 W. UNIVERSITY DR.
SUBMARKET	O'Hare	North DuPage	Northwest Cook
BUILDING SF	309,284	160,660	86,254
OCCUPANCY / TENANT	100% / Hearthside Holdco (Maker's Pride)	100% / Richelieu America	100% / Medline Industries
YEAR BUILT	1972	1989	1975
OFFICE FINISH (%)	6.0%	6.3%	49.0%
CLEAR HEIGHT	27'	26'	23'
WALT (YRS.)	7.6	6.0	6.9
TENURE (YRS.)	15.3	4.3	18.1*
MARK-TO-MARKET %	3.8%	13.6%	0.1%

*Medline has operated at this space under various entities for over 50-years.

LOCATION OVERVIEW

- + The Portfolio's exceptional interstate access provides connectivity to Chicago's vast transportation infrastructure including I-290, I-90 & I-294, connecting to I-94, I-355, I-80, & I-88, among others.
- + Additionally, the entire Portfolio sits within 15-miles of O'Hare International Airport and receives the added benefit of access to all six (6) Class-I intermodals within 1 hour.

Demographic Overview

	DISTANCE RADIUS		
	5 MILES	10 MILES	25 MILES
900 W. UNIVERSITY DR			
POPULATION	266,056	810,877	4,941,813
WORKFORCE	155,554	452,450	2,771,120
BLUE-COLLAR (% OF TOTAL WORKFORCE)	15.1%	15.2%	17.3%
500 REGENCY DR			
POPULATION	263,306	894,946	6,287,300
WORKFORCE	151,196	561,205	3,498,123
BLUE-COLLAR (% OF TOTAL WORKFORCE)	18.4%	20.0%	17.9%
2401-2501 LUNT AVE			
POPULATION	204,386	1,292,755	6,171,246
WORKFORCE	118,070	729,281	3,404,221
BLUE-COLLAR (% OF TOTAL WORKFORCE)	23.9%	20.8%	17.5%
PORTFOLIO AVERAGE			
POPULATION	244,583	999,526	5,800,120
WORKFORCE	141,607	580,979	3,224,488
BLUE-COLLAR (% OF TOTAL WORKFORCE)	19.1%	18.7%	17.6%



Notable Drive-Times	900 W. UNIVERSITY AVE.	500 REGENCY DR.	2401-2501 LUNT AVE.
I-290	10-minutes	10-minutes	10-minutes
I-90	10-minutes	15-minutes	5-minutes
I-294	15-minutes	10-minutes	10-minutes
I-355	15-minutes	5-minutes	10-minutes
O'HARE INTERNATIONAL AIRPORT	20-minutes	15-minutes	5-minutes
DOWNTOWN CHICAGO	35-minutes	30-minutes	20-minutes
I-94	15-minutes	30-minutes	15-minutes

BALANCED CHICAGO INDUSTRIAL MARKET

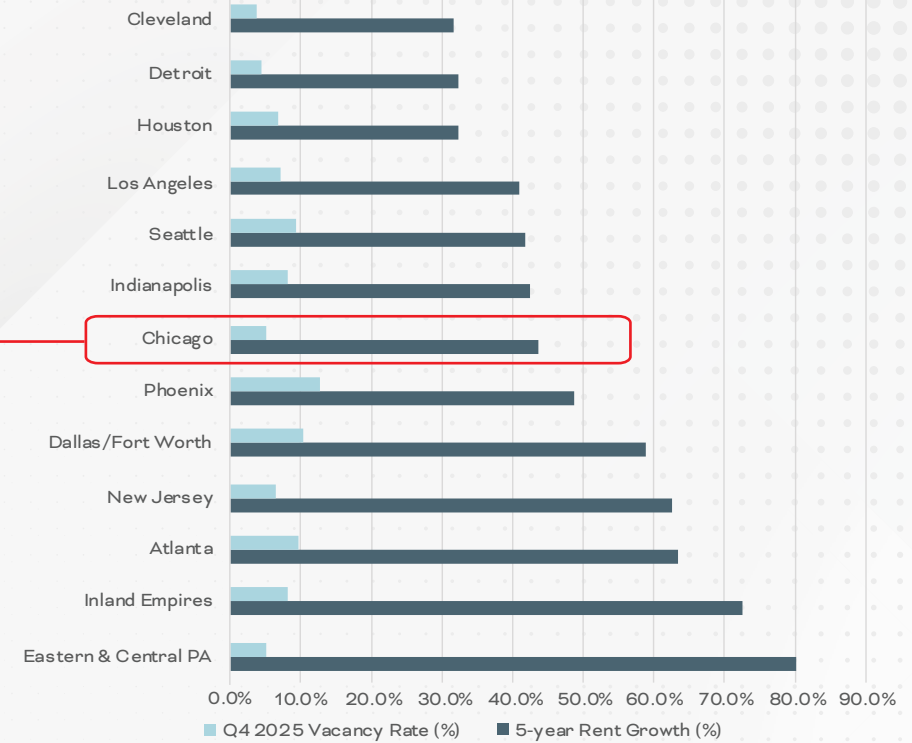
with Persistent Demand and High-Barriers to Entry

With 48.7% rent growth over the last 5 years (8th highest nationally) and a sub-5.0% vacancy rate (2nd lowest among top growth markets), the Chicago industrial market delivers superior fundamentals through persistent user demand and contracting construction pipelines.

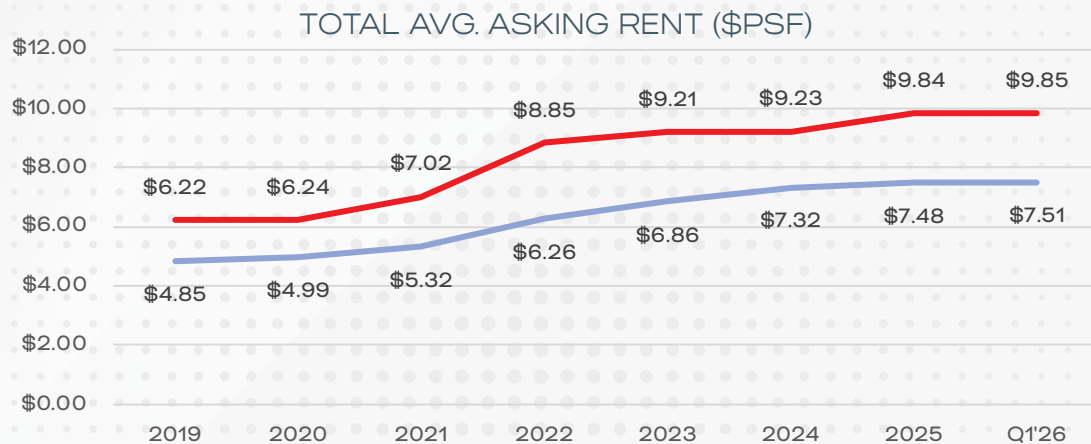
Q1 CHICAGO MARKET HIGHLIGHTS

- + Q1 2026 leasing activity surged to 14.4 MSF, marking the highest quarterly volume since Q1 2022
- + Vacancy fell to 4.7%, a 40-basis point decrease from Q4 2025, with strong absorption totaling 7.2 MSF —already surpassing the total for all of 2025
- + Speculative construction deliveries dropped below 1.0 MSF for the first time since 2018 demonstrating heightened challenges for new infill construction

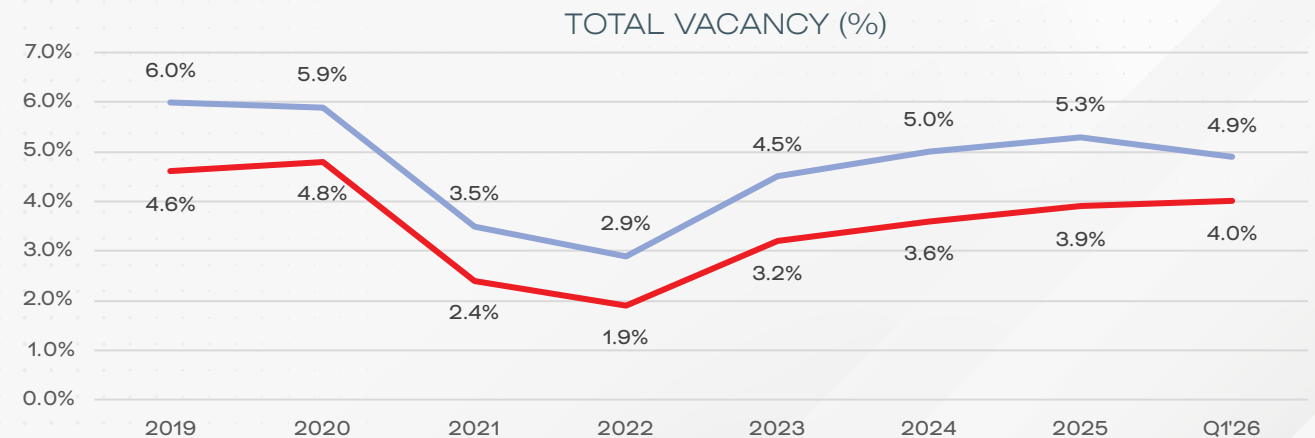
TOP INDUSTRIAL MARKETS BY 5-YEAR RENT GROWTH VS TOTAL VACANCY



NORTH DUPAGE COUNTY, NORTHWEST COOK, & O'HARE VS. ALL OTHER CHICAGO MARKETS



Source: JLL Research Q1 2026



Source: JLL Research Q1 2026

STRONG TENANT ROSTER WITH STICKY MANUFACTURING OPERATIONS

TENANCY HIGHLIGHTS

71.4% of the Portfolio's NOI

represents manufacturing operations with all alteration's to be removed at Tenant's expense upon termination of lease

44.4% of Portfolio's NOI

comes from publicly traded companies

12.6 years of weighted average tenure

demonstrates tenants' commitment to their respective facilities

900 W. UNIVERSITY DR. - MEDLINE



- Medline is one of the world's largest medical-surgical product manufacturers with over \$28 billion in YE'25 revenue. This facility manufactures hospital and in-home nebulizers and irrigations systems that are shipped worldwide.
- Medline's 50+ year tenure at the Property, heavy-bolt down manufacturing infrastructure, and raw material ties to the asset makes relocation extremely costly and unlikely.
- The tenant's production floor features nine bottle making machines, resin storage and piping throughout the production lines, air-conditioned space, and large water tanks. The lease requires Medline to remove all tenant alterations, at its cost, upon termination.
- The second floor of the facility consists largely of Medline's office/lab space and is heavily utilized. This square footage is included in the lease square footage.

500 REGENCY DR. - RICHELIEU AMERICA LTD.



- Richelieu Hardware is a leading North American importer, manufacturer, and distributor of specialty hardware with nearly \$1.5 billion USD in YE'25 revenue.
- The company's store in Hanover Park is its primary location serving the Chicago market, and is supported by its distribution operations within the Subject Property. In addition to the Hanover Park location, the Property ships product to stores nationwide.

2401-2501 LUNT AVE. - MAKER'S PRIDE



- Maker's Pride (formerly Hearthside Food Solutions) is a leading food manufacturer with over \$2.5 billion in revenue as of April '26. This facility processes food for major brands including Kraft Mac & Cheese, Chips Ahoy, Ritz Crackers, and Quaker Oats.
- This Property has synergies with Maker's Pride's second facility in Des Plaines, where raw materials are assembled then sent here for finishing.
- Maker's Pride processes food through five production lines, each consisting of heavy manufacturing equipment. The facility also features a temperature-controlled room and meets strict food-grade regulations.

PROPERTY DESCRIPTION

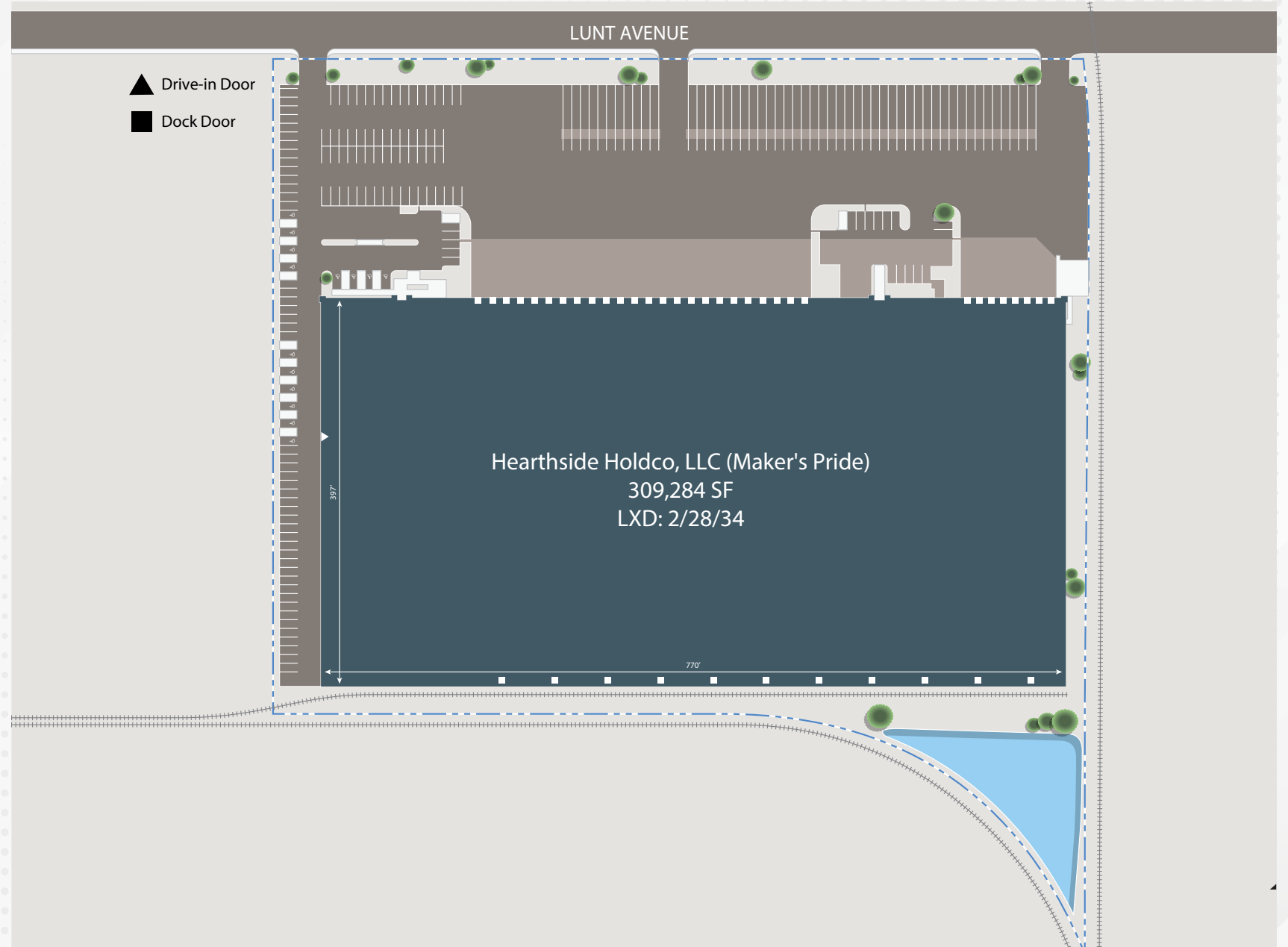
2401-2501 LUNT AVENUE

CITY, STATE	Elk Grove Village, IL
SUBMARKET	O'Hare
SQUARE FOOTAGE	309,284
SITE SIZE	13.5 Acres
YEAR BUILT	1972
% OFFICE	6%
CLEAR HEIGHT	27'
DOCK DOORS	36
DRIVE-IN DOORS	1
TRUCK CT. DEPTH	225'
TRAILER SPACES	40
PARKING SPACES	157
ROOF TYPE	BUR
ROOF YEAR	2005
WARRANTY EXPIRATION	2020
LOADING TYPE	Front-loading
CONSTRUCTION TYPE	Precast Concrete
FIRE SPRINKLERS / ESFR	Wet
POWER	5,600 amps 277/480
INTERIOR LIGHTING	LED



SITE PLAN

2401-2501 LUNT AVENUE



PROPERTY DESCRIPTION

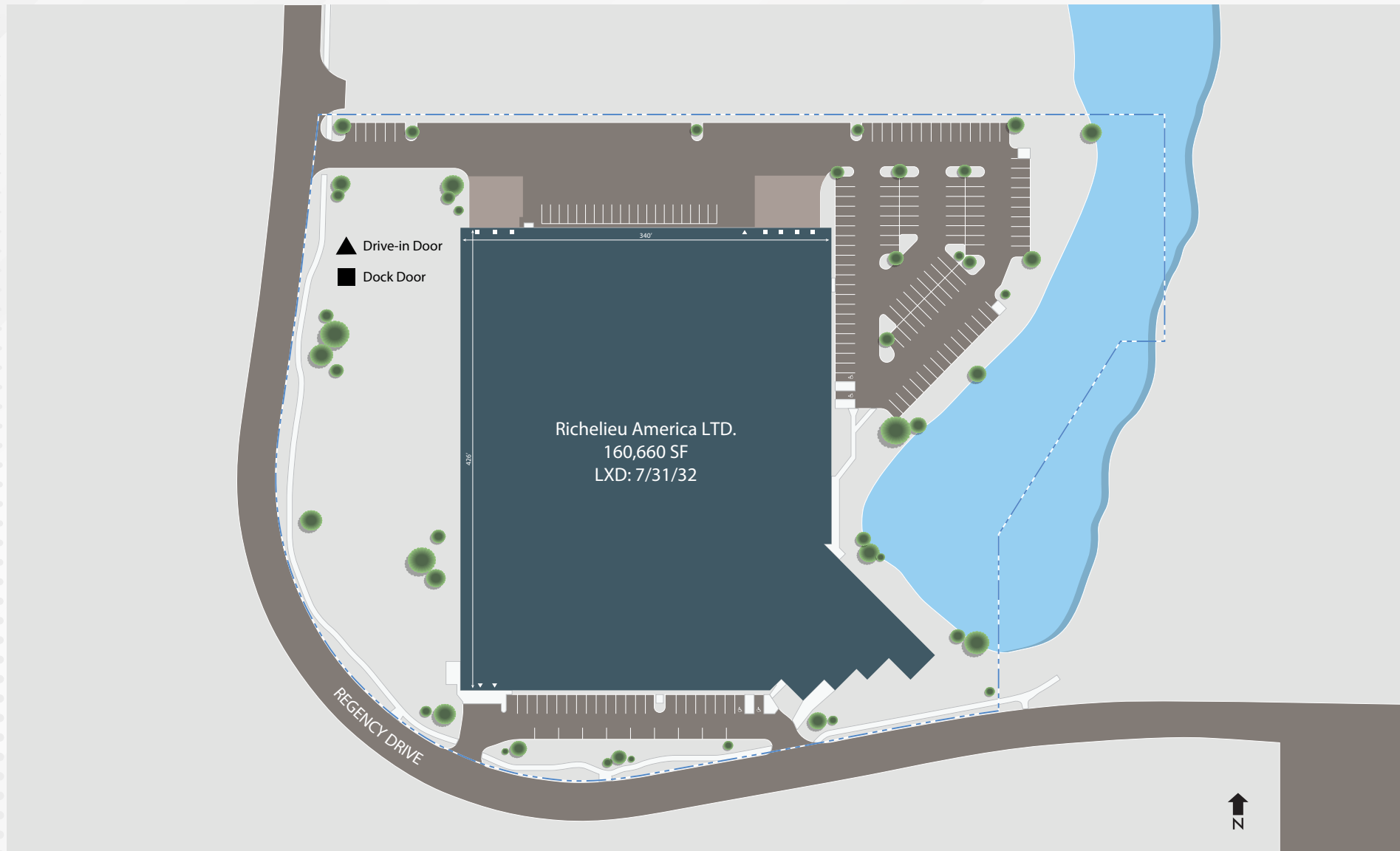
500 REGENCY DRIVE

CITY, STATE	Glendale Heights, IL
SUBMARKET	North DuPage County
SQUARE FOOTAGE	160,660
SITE SIZE	9.4 Acres
YEAR BUILT	1989
% OFFICE	6%
2ND FLOOR SF (%)	8,555 (5.3%)
CLEAR HEIGHT	26'
DOCK DOORS	7
DRIVE-IN DOORS	3
TRUCK CT. DEPTH	99'
AUTO PARKING	158
ROOF TYPE	EPDM
ROOF YEAR	2009
WARRANTY EXPIRATION	2019
LOADING TYPE	Rear-loading
CONSTRUCTION TYPE	Block & metal
FIRE SPRINKLERS / ESFR	ESFR
POWER	2,000 amps 277/480
INTERIOR LIGHTING	LED



SITE PLAN

500 REGENCY DRIVE



PROPERTY DESCRIPTION

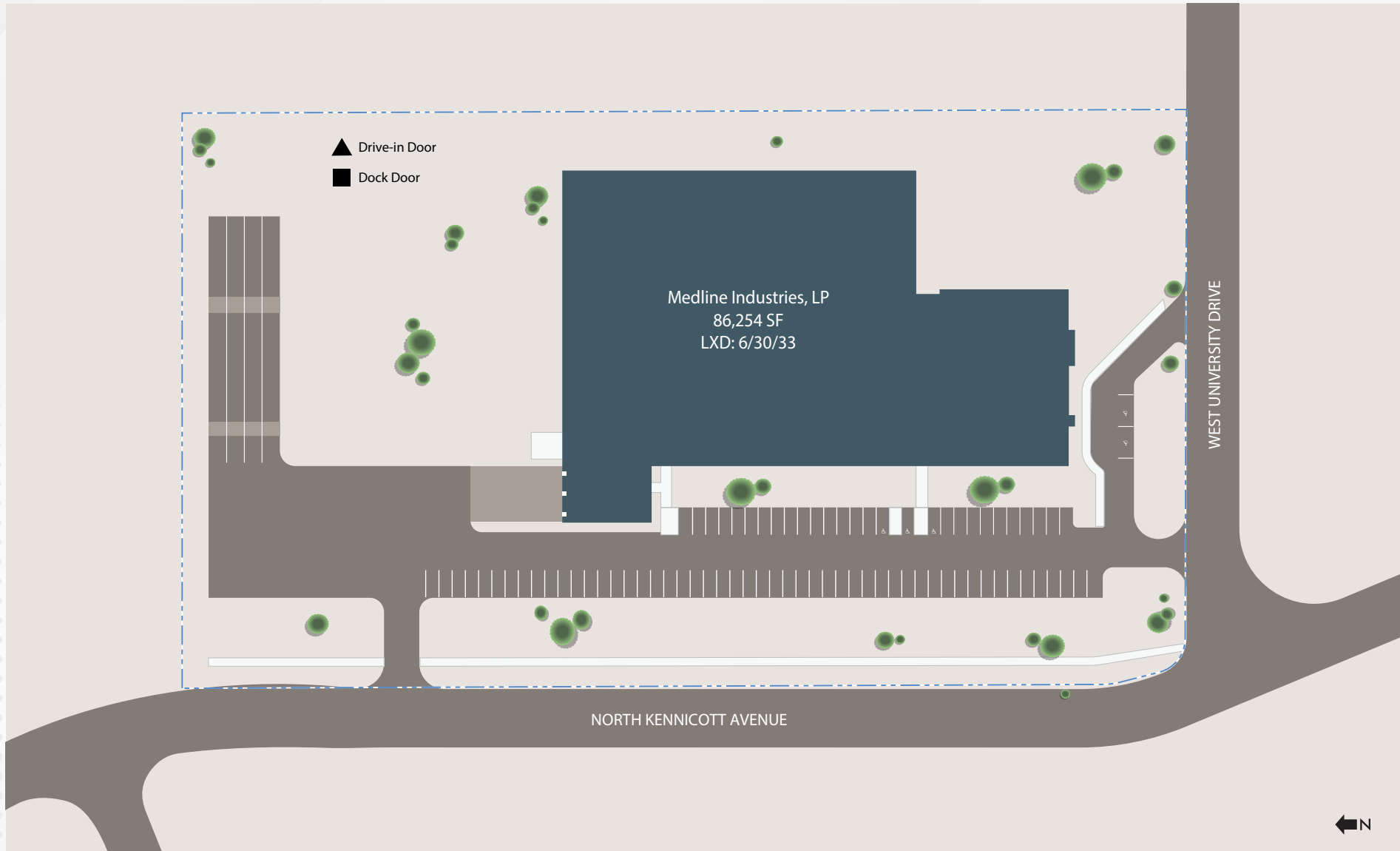
900 W. UNIVERSITY DR.

CITY, STATE	Arlington Heights, IL
SUBMARKET	Northwest Cook County
SQUARE FOOTAGE	86,254
SITE SIZE	6.02 Acres
YEAR BUILT	1975
% OFFICE	49%
2ND FLOOR SF (%)	24,440 (28%)
CLEAR HEIGHT	23'
DOCK DOORS	3
TRUCK CT. DEPTH	248'
TRAILER SPACES	4
AUTO PARKING	91
ROOF TYPE	TPO
ROOF YEAR	2011
WARRANTY EXPIRATION	2026
LOADING TYPE	Rear-load
CONSTRUCTION TYPE	Block & metal
FIRE SPRINKLERS / ESFR	Wet
POWER	3,000 amps 480/277
INTERIOR LIGHTING	Partial LED



SITE PLAN

900 W. UNIVERSITY DR.



JLL INDUSTRIAL CAPITAL MARKETS



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