

BUILDING 2
2768 SPECTRUM DRIVE
ELGIN, IL 60124



NORTHWEST
CORPORATE PARK

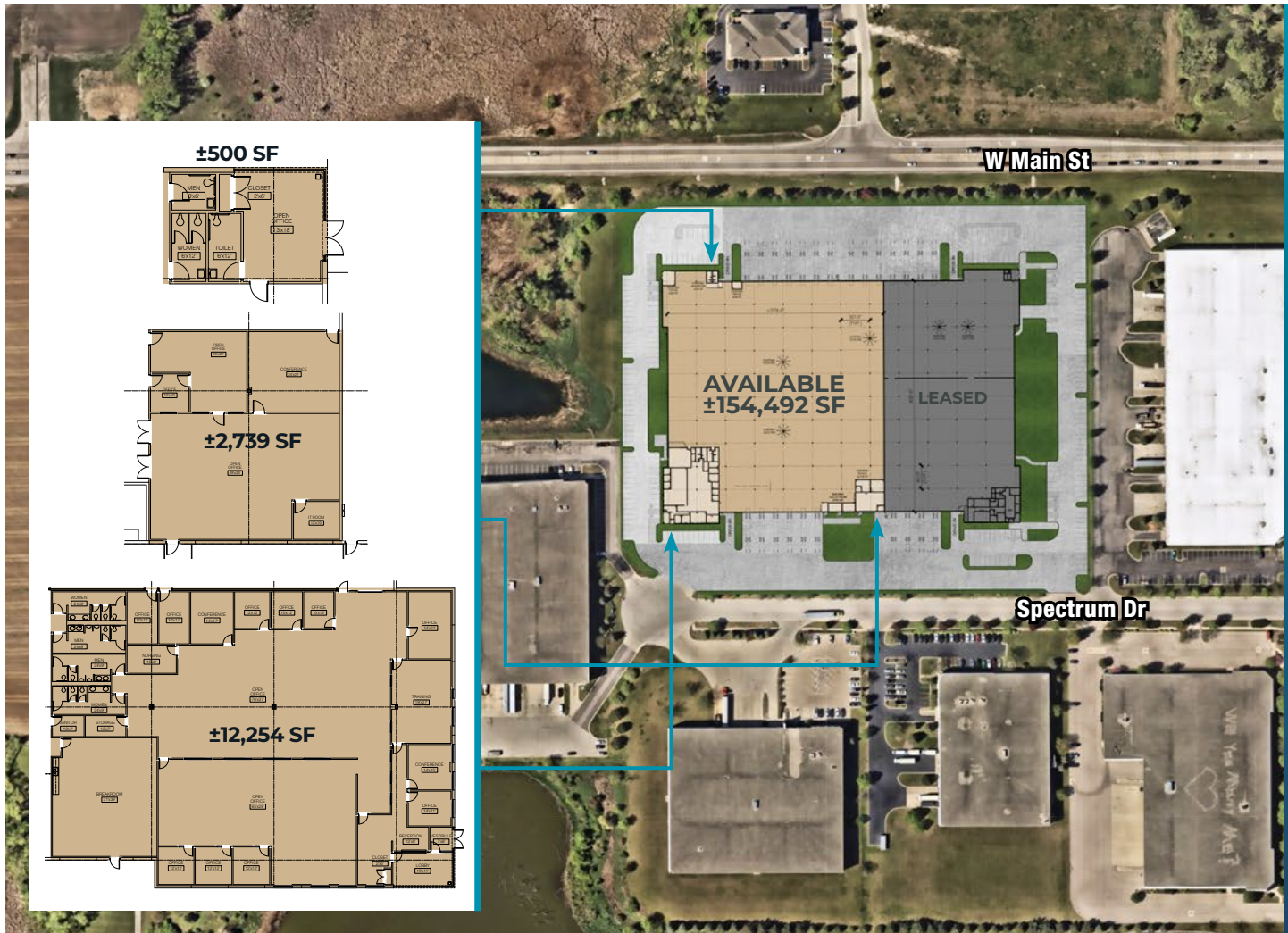
±154,492 SF AVAILABLE
WAREHOUSE & DISTRIBUTION FACILITY FOR LEASE



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±154,492 SF AVAILABLE — BUILDING 2



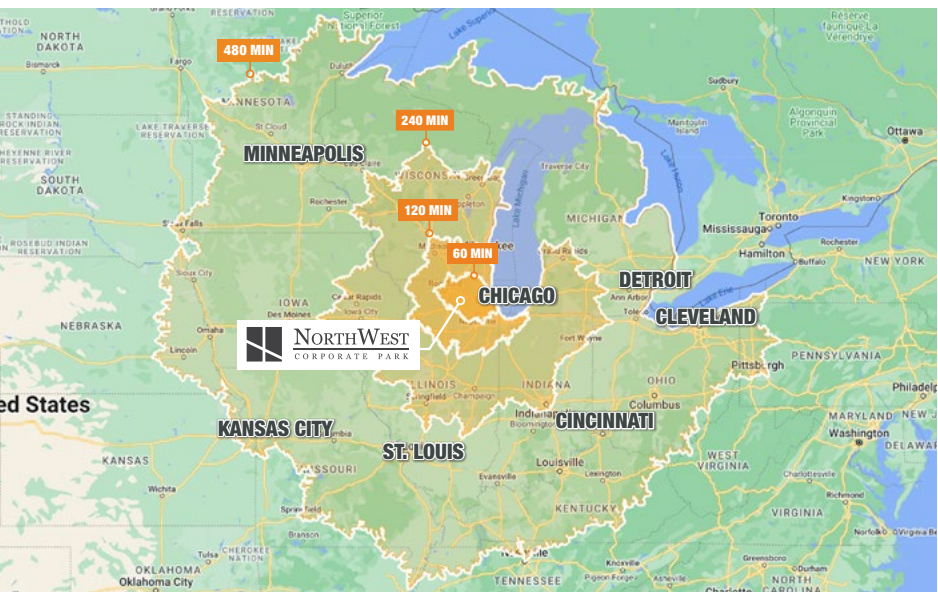
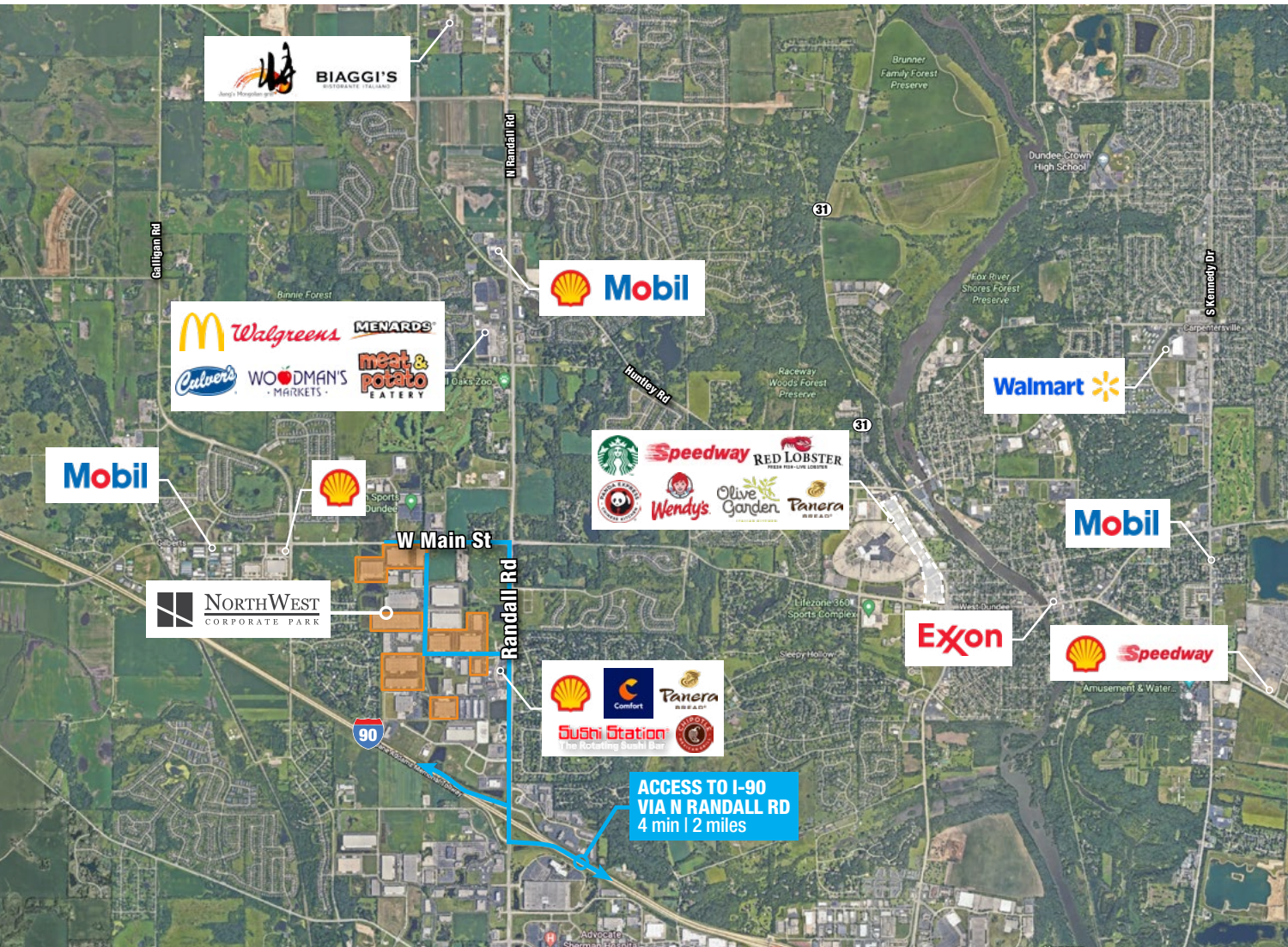
Building SF	250,345
Dock Doors	15
Drive-In Doors	2
Auto Parking	103 (expandable)
Office	Totaling 15,493 SF
Column Spacing	40' x 50'
Speed Bay	40'
Clear Height	30'

Power	800 amps 480 volt, 3 phase
Building Dimensions	600' x 400'
Truck Court Depth	130'
Lighting	Motion sensor, combination of T8 and LED fixtures
Fire Sprinkler	ESFR
Year Built	2004
MUAs	Varies by suite



The Portfolio is located in the I-90 Corridor within two master-planned parks—Northwest Business and Corporate Parks—offering prime interstate access, a skilled labor pool, and low Kane County property taxes.

LOCATION



REGIONAL DRIVE-TIMES

Chicago	51 miles	1 hr 1 min
St. Louis	330 miles	4 hrs 53 min
Detroit	325 miles	5 hrs 6 min
Cincinnati	339 miles	5 hrs 34 min
Minneapolis	371 miles	5 hrs 34 min
Kansas City	512 miles	7 hrs 27 min

DRIVE-TIME/POPULATION

1 Hour	6,026,857
2 Hours	12,721,860
4 Hours	23,112,328
8 Hours	69,220,242



MASTER DEVELOPMENT OVERVIEW



PRIME LOCATION

Immediate access to I-90 interchange. Reaching 61% of the U.S. population within a two day drive.



EXPERIENCED LANDLORD & DEVELOPER

Offering internal civil engineering and architectural services for customized racking and space plans.



IDEAL BUSINESS-PARK SETTING

Multiple points of ingress and egress with traffic signals. Located near several food and service amenities.



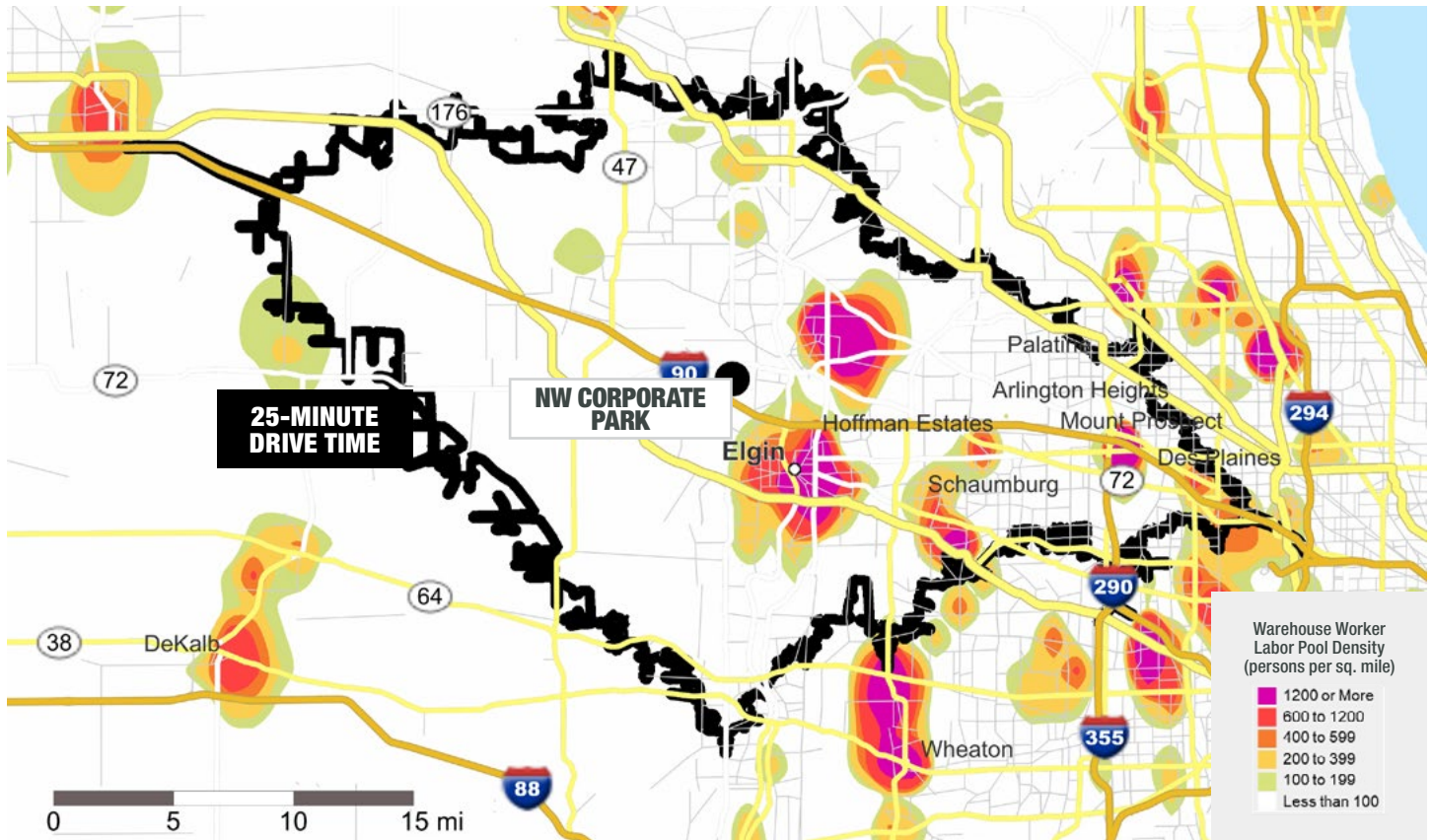
SIZABLE LABOR POOL

Diverse and affordable labor availability capable of supporting distribution and warehousing operations.

LABOR ANALYSIS



WAREHOUSE WORKER LABOR POOL DENSITY 25-MINUTE DRIVE TIME BOUNDARY



- Large warehouse worker labor pool of more than 44,000 individuals within a 25-minute drive;
- Net labor supply/demand surplus of nearly 6,200 individuals within the warehouse worker demographic residing within 5 miles;
- High unemployment (5.4%) and a large blue-collar underemployed pool of more than 29,000 individuals to better absorb new employment demands; and
- Sizeable part-time college enrollment to help supplement seasonal/part-time labor demands.

SELECTED LABOR MARKET STATISTICS, Q4 2024 (25-MINUTE DRIVE TIME)

LOCATION	LABOR INDEX SCORE	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL			WORKING AGE PARTICIPATION RATE	JANUARY 2025 UNEMPLOYMENT
			TOTAL	CONCENTRATION V.S. U.S.	SUPPLY DEMAND BALANCE		
NW Corporate Park	106	810,024	44,283	0.5	6,160 Surplus	85%	5.4%
U.S. Average	100	--	--	1.0	--	78%	4.0%

AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME		UNDEREMPLOYED POOL	PART-TIME COLLEGE STUDENT ENROLLMENT	COMPETING WAREHOUSES 500K SF+ (5 MILES)	WAREHOUSE UNION ELECTIONS 2020 TO 2024	
TOTAL	LESS THAN \$35K				TOTAL TARGETED ELECTIONS	% WINS
\$109,592	12.8%	29,149	95,949	3	7	71%
\$76,141	22.6%	--	--	--	--	--

■ Better Conditions
 ■ Moderate Conditions
 ■ Less Desirable Conditions