

TOLLWAY CENTER INDUSTRIAL/FLEX PORTFOLIO

Industrial
Investment Opportunity

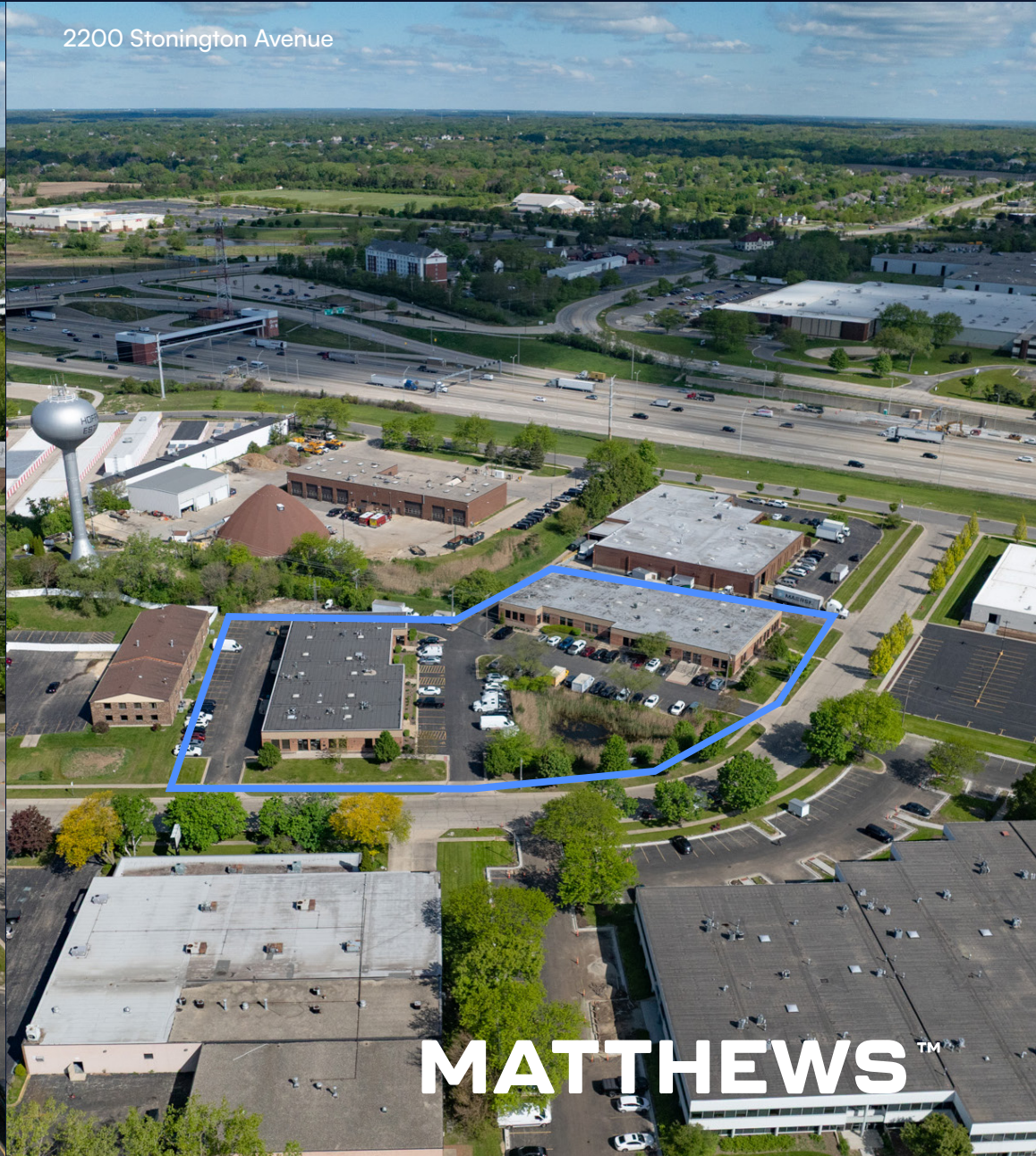
Offering Memorandum

2400 Hassell Road & 2200 Stonington Avenue | Hoffman Estates, IL 60169

2400 Hassell Road



2200 Stonington Avenue



2400 Hassell Road

EXCLUSIVELY LISTED BY



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2200 Stonington Avenue



TABLE OF CONTENTS

05 | Executive
Summary

11 | Financial
Overview

14 | Market
Overview

PROPERTY OVERVIEW

2400 Hassell Road & 2200 Stonington Avenue
Hoffman Estates, IL 60169



2400 Hassell Road



2200 Stonington Avenue

EXECUTIVE SUMMARY

Offered for sale is a three-building, multi-tenant industrial/flex portfolio totaling 74,607 square feet across two proximate addresses in Hoffman Estates, Illinois. Comprising 30 individual tenant suites at 2400 Hassell Road and 2200 Stonington Avenue, the portfolio delivers immediate stabilized cash flow underpinned by a diverse predominately NNN tenant roster and an exceptional location directly adjacent to the I-90 / Barrington Road interchange — one of the most active commercial corridors in the northwest Chicago suburbs.

With 27 of 30 units currently occupied (94.54% occupancy), the portfolio generates a current NOI of \$610,877 against an asking price of \$8,300,000, reflecting a going-in capitalization rate of approximately 7.36%. Three vacant units — two units comprising of 990 SF and one unit comprising of 2,094 SF — represent a straightforward lease-up opportunity to drive NOI growth and further enhance returns.

The portfolio is further distinguished by the availability of an assumable loan at a fixed interest rate of 3.19% — substantially below today's prevailing market rates — providing a significant financing advantage for the acquiring investor.

This offering is ideally suited for a private investor, family office, or 1031 exchange buyer seeking durable, diversified industrial income in a high-barrier, supply-constrained suburban Chicago submarket.



INVESTMENT HIGHLIGHTS

Property Highlights

Stabilized Cash Flow & Strong In-Place Yield

- Attractive going-in cap rate of approximately 7.36% on a current NOI of \$610,877, providing strong risk-adjusted cash flow from day one
- 94.54% occupied portfolio — 27 of 30 units leased representing 70,533 SF of income-producing space — delivering immediate, in-place income with minimal downside exposure
- With over 50% of leases structured as NNN and the remaining on Modified Gross terms, the majority of operating expenses — including real estate taxes, property insurance, and common area maintenance — transfer directly to tenants, minimizing landlord risk and delivering a stable, predictable net income stream.
- Priced at \$111.25 per square foot, the portfolio represents a compelling basis for an industrial/flex asset in a high-barrier, supply-constrained northwest suburban Chicago submarket

Value-Add Upside Through Lease-Up

- Three vacant units — 4,074 SF total — provide a clear and executable path to NOI growth through lease-up at prevailing market rents, pushing stabilized NOI and yield on cost higher
- Short portfolio WALT of approximately one year creates near-term opportunity to mark leases to current market, capitalizing on sustained rental rate growth across the northwest Chicago industrial/flex corridor
- Diverse, 30-unit tenant mix insulates the portfolio against single-tenant concentration risk and ensures a robust pipeline of renewal and re-leasing activity with minimal downtime historically associated with this tenant profile prevailing commercial mortgage rates



2200 Stonington Avenue

INVESTMENT HIGHLIGHTS

Below-Market Assumable Financing

- Qualified buyers have the opportunity to assume an existing loan at a fixed interest rate of 3.19% — substantially below current market rates of 6.50%— 7.50% — providing a meaningful reduction in the blended cost of capital and a significant competitive financing advantage
- The 10-year loan term (originated 03/11/2021; matures 03/01/2031) with 30-year amortization results in a low annual debt service that allows the majority of the portfolio's NOI to flow through to the investor as net cash
- The below-market rate assumption effectively enhances leveraged returns relative to a conventionally financed acquisition at today's prevailing commercial mortgage rates

Diverse Tenant Mix & Strong Retention Dynamics

- Thirty-unit roster spans a wide range of trades, services, light industrial, distribution, and flex users — no single tenant dominates the rent roll, providing natural diversification and protection against revenue disruption
- Small-bay industrial and flex tenants consistently demonstrate among the highest retention rates in commercial real estate; occupiers invest meaningfully in their spaces — including equipment installations, buildouts, and operational infrastructure — making relocation costly and disruptive
- The Hassell Road / Stonington Avenue corridor has historically attracted and retained a loyal base of local and regional businesses that value the submarket's central location, highway accessibility, and proximity to the broader O'Hare trade corridor

Well-Maintained Asset — Reduced Near-Term Capital Risk

- HVAC systems have been recently replaced on two of the three buildings, materially reducing near-term capital expenditure requirements and demonstrating proactive ownership and stewardship of the asset
- Parking lots are in good condition and well-configured for the industrial/flex tenant profile, accommodating delivery vehicles, service equipment, and employee parking without issue
- Roofs, while original to construction (1980 and 1990), have been annually inspected and maintained, reflecting a disciplined capital maintenance program. Building condition is consistent with a Class B industrial/flex asset typical of this vintage in the Chicago suburban market
- Three-building configuration within a single submarket simplifies property management, leasing, and maintenance operations, offering operational efficiency uncommon in a portfolio of this unit count



2400 HASSELL ROAD



2200 STONINGTON AVENUE





South Barrington Executive Center
Business Center

Data Center



FANUC



Bell Works

SIEMENS
Healthineers

Corporate Headquarters

claire's



Bystronic

DMG MORI



±128,600 VPD

Greenspoint Office Park

Vistex
fulcrum GT
OMRON
INDUSTRIAL AUTOMATION

Now it all adds up™



Subject Property

Subject Property

Barrington Lakes Apartments
±600 Units

Hilldale Golf Club
Golf Course



Barrington Rd ±36,500 VPD

U-HAUL

Seasons at Hoffman Estates
±296 Units

Hoffman Estates High
±2,144 Students

Ascension Saint Alexis
±318 Beds

Bridges of Poplar Creek Country Club
Golf Course

Moon Lake Village Condominiums
±265 Units

W Higgins rd ±28,200 VPD



Google Earth

FINANCIAL OVERVIEW

2400 Hassell Rd. & 2200 Stonington Ave.
Hoffman Estates, IL 60169



2400 Hassell Road

FINANCIAL OVERVIEW

Property Details	
Address	2400 Hassell Road & 2200 Stonington Avenue
City, State, Zipcode	Hoffman Estates, IL 60169
County	Cook
Property Type	Industrial/Flex
Gross Leasable Area (SF)	± 74,607
Lot Size (AC)	± 4.96
Year Built / Year Renovated:	1980/1990
# of Buildings	3
# of Suites	30
# of Stories	1
Occupancy	94.54%
Parking Spaces	130+
Zoning	M-1
Parcel #	07-06-201-012-0000, 07-06-201-013-0000; 07-06-102-019, 07-06-102-018

Pricing Summary	
List Price	\$8,300,000
Price PSF	\$111.25
NOI	\$610,877
Cap Rate	7.36%
WALT (Rent)	0.9 Years
WALT (Area)	1.0 Years



RENT ROLL

*Tenant names have been redacted for confidentiality. Complete identities are available to qualified prospective buyers upon execution of a Non-Disclosure Agreement (NDA).

Suite	Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Term Remaining	Annual Rent (\$)	Monthly Rent (\$)	Rent PSF	Annual Rental Increases	Lease Structure	Notes
100	Tenant 1	2,190	2.94%	10/1/25	9/30/26	0.3 Years	\$27,600	\$2,300	\$12.60	\$0.50/SF	MG	2200 Stonington Ave
110	Tenant 2	2,125	2.85%	6/1/21	6/30/27	1.1 Years	\$17,352	\$1,446	\$8.17	-	MG	2200 Stonington Ave
120	Vacant	990	1.33%	-	-	-	-	-	-	-	-	2200 Stonington Ave
130	Vacant	990	1.33%	-	-	-	-	-	-	-	-	2200 Stonington Ave
140	Tenant 5	2,971	3.98%	12/1/22	11/30/26	0.5 Years	\$24,348	\$2,029	\$8.20	\$0.50/SF	NNN	2200 Stonington Ave
150	Tenant 6	2,641	3.54%	1/22/22	12/31/26	0.6 Years	\$24,432	\$2,036	\$9.25	\$0.50/SF	NNN	2200 Stonington Ave
160	Tenant 7	2,641	3.54%	6/1/26	6/1/27	1.0 years	\$23,769	\$1,981	\$9.00	\$0.00/SF	NNN	2200 Stonington Ave
170	Tenant 8	2,971	3.98%	5/1/25	4/1/27	0.8 Years	\$24,516	\$2,043	\$8.25	\$0.50/SF	NNN	2200 Stonington Ave
200	Tenant 9	3,433	4.60%	1/1/19	12/31/26	0.6 Years	\$34,848	\$2,904	\$10.15	-	MG	2200 Stonington Ave
210	Tenant 10	3,214	4.31%	1/1/24	12/1/26	0.5 Years	\$35,880	\$2,990	\$11.16	3.00%	MG	2200 Stonington Ave
220	Tenant 11	3,214	4.31%	9/23/23	8/25/27	1.3 Years	\$30,528	\$2,544	\$9.50	\$0.50/SF	NNN	2200 Stonington Ave
230	Tenant 12	3,433	4.60%	11/25/25	10/31/26	0.4 Years	\$29,184	\$2,432	\$8.50	\$0.50/SF	NNN	2200 Stonington Ave
240-50	Tenant 13	2,310	3.10%	11/1/21	10/31/26	0.4 Years	\$18,480	\$1,540	\$8.00	\$0.50/SF	NNN	2200 Stonington Ave
260	Tenant 14	2,460	3.30%	10/1/25	9/30/28	2.3 Years	\$22,140	\$1,845	\$9.00	\$0.00/SF	NNN	2200 Stonington Ave
270	Tenant 15	2,215	2.97%	9/1/24	8/31/27	1.3 Years	\$22,872	\$1,906	\$10.33	\$0.03/SF	NNN	2200 Stonington Ave
300	Tenant 16	2,190	2.94%	9/1/21	8/31/27	1.3 Years	\$25,728	\$2,144	\$11.75	3.00%	MG	2400 Hassell Rd
310	Tenant 17	1,952	2.62%	8/1/25	7/31/28	2.2 Years	\$24,012	\$2,001	\$12.30	3.00%	MG	2400 Hassell Rd
320	Tenant 18	1,952	2.62%	7/1/24	7/31/26	0.2 Years	\$16,596	\$1,383	\$8.50	3.00%	NNN	2400 Hassell Rd
330	Tenant 19	2,575	3.45%	4/1/23	3/31/27	0.8 Years	\$28,692	\$2,391	\$11.14	4.00%	MG	2400 Hassell Rd
340	Tenant 20	1,147	1.54%	6/23/23	3/31/27	0.8 Years	\$14,916	\$1,243	\$13.00	4.00%	MG	2400 Hassell Rd
350	Tenant 21	1,174	1.57%	4/1/23	3/31/27	0.8 Years	\$15,264	\$1,272	\$13.00	4.00%	MG	2400 Hassell Rd
360	Tenant 22	4,494	6.02%	1/24/24	12/31/26	0.6 Years	\$37,032	\$3,086	\$8.24	3.00%	NNN	2400 Hassell Rd
370	Tenant 23	4,290	5.75%	10/1/22	9/30/26	0.3 Years	\$48,672	\$4,056	\$11.35	3.00%	MG	2400 Hassell Rd
380	Tenant 24	4,100	5.50%	1/1/24	2/28/27	0.8 Years	\$43,836	\$3,653	\$10.69	3.00%	MG	2400 Hassell Rd
390	Tenant 25	3,902	5.23%	11/1/25	10/1/30	4.3 Years	\$34,140	\$2,845	\$8.75	\$0.50/SF	NNN	2400 Hassell Rd
400	Tenant 26	1,198	1.61%	12/1/25	11/30/26	0.5 Years	\$9,384	\$782	\$7.83	\$0.50/SF	MG	2400 Hassell Rd
410	Tenant 27	1,174	1.57%	4/1/25	1/31/27	0.7 Years	\$15,264	\$1,272	\$13.00	\$0.50/SF	MG	2400 Hassell Rd
420	Tenant 28	2,377	3.19%	10/1/24	9/30/27	1.3 Years	\$21,396	\$1,783	\$9.00	\$0.50/SF	NNN	2400 Hassell Rd
430	Tenant 29	2,190	2.94%	6/1/24	5/30/27	1.0 Years	\$17,520	\$1,460	\$8.00	\$0.50/SF	NNN	2400 Hassell Rd
440	Vacant	2,094	2.81%	-	-	-	-	-	-	-	-	2400 Hassell Rd
Totals	27 Suites	70,533 SF	94.54%				\$688,401	\$57,367	\$9.23 PSF			
	3 Suites	4,074 SF	5.46%									
	30 Suites	74,607 SF	100.00%									

INCOME STATEMENT

Income	Annual	\$PSF
Rental Income	\$688,401	\$9.23
Parking	\$2,250	\$0.03
Miscellaneous Income	\$6,900	\$0.09
Insurance Reimbursement	\$16,224	\$0.22
Real Estate Tax Reimbursement	\$153,772	\$2.06
CAM Reimbursement	\$146,610	\$1.97
Effective Gross Revenue	\$1,014,157	\$13.59
Expenses	Annual	\$PSF
Real Estate Taxes	\$246,326	\$3.30
Insurance	\$16,224	\$0.22
Maintenance and Repair	\$2,351	\$0.03
Electrical Repairs	\$1,507	\$0.02
Plumbing Repair	\$12,097	\$0.16
Backflow Testing & Repair	\$2,768	\$0.04
Janitorial Cleaning	\$529	\$0.01
HVAC - Repairs & Maintenance	\$2,083	\$0.03
Exterior Dock/Doors Repair	\$3,079	\$0.04
Door Repairs	\$1,262	\$0.02
Landscape Contract	\$7,064	\$0.09
Snow Removal Contract	\$13,990	\$0.19
Pest Control	\$60	\$0.00
Keys - Security	\$300	\$0.00
Fire and Life Safety	\$5,898	\$0.08
General Building Inspections	\$650	\$0.01
Roof Maintenance Contract	\$500	\$0.01
Roof Repairs	\$15,946	\$0.21
Parking Lot Misc	\$1,000	\$0.01
Electricity	\$99	\$0.00
Gas	\$320	\$0.00
Water & Sewer	\$23,116	\$0.31
License and Permits	\$1,108	\$0.01
Trash - Refuse	\$555	\$0.01
Non Recoverable Architect - Designer	\$613	\$0.01
Non Recoverable Repair	\$3,061	\$0.04
Non Recoverable New Tenant Keys	\$297	\$0.00
Non Recoverable HVAC	\$8,000	\$0.11
Non Recoverable Vacant Electric - Utility	\$969	\$0.01
Non Recoverable Gas	\$107	\$0.00
Property Management Fee	\$31,402	\$0.42
EGR (%)	3.1%	
Total Operating Expense	\$403,280	\$5.35
Net Operating Income	\$610,877	\$8.19



MARKET OVERVIEW

2400 Hassell Rd. & 2200 Stonington Ave.
Hoffman Estates, IL 60169

Chicago, IL MSA



HOFFMAN ESTATES, IL

Chicago, IL MSA

51,000

Total Population

\$110,000

Median HH Income

18,500

of Households

\$350,000

Median Property Value



Local Market Overview

Hoffman Estates sits within the highly sought-after I-90 / O’Hare industrial corridor, one of the most supply-constrained and institutionally traded industrial submarkets in the Midwest. Its location provides direct access to Interstate 90, linking the area efficiently to O’Hare International Airport, the I-294 beltway, and the broader Chicago MSA distribution network. While the village itself is more suburban in character, its immediate surroundings—particularly Schaumburg, Elgin, and Streamwood—form a contiguous industrial and flex-warehouse ecosystem supported by strong logistics fundamentals.

Industrial demand in the area is driven by last-mile distribution, light manufacturing, contractor services, and regional storage users serving northwest Cook County and DuPage County. Inventory consists primarily of smaller-bay flex buildings, mid-size shallow-bay warehouses, and converted office-flex assets, with limited new ground-up industrial development due to constrained land availability and competing residential/commercial uses. This scarcity supports relatively stable occupancy trends, with tenants valuing proximity to dense suburban population centers and the O’Hare freight network. Overall, Hoffman Estates functions as a secondary-but-stable industrial node benefiting from spillover demand from Schaumburg and Elk Grove Village, two of the strongest industrial markets in the state.

Market Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	73,360	206,196	805,151
2025 Population	73,636	208,700	809,917
2030 Population Projection	73,904	209,865	815,368
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	27,090	73,473	296,371
2025 Households	26,887	73,566	295,821
2030 Household Projections	26,937	73,849	297,436
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$121,176	\$129,545	\$126,337

CHICAGO, IL MSA

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population
9,441,957

Annual Visitors
52 Million

Tourism Economic Impact
\$20.6 Billion

GDP
\$894.9 Billion



DISCLAIMER & CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2400 Hassell & 2200 Stonington Ave Hoffman Estates, IL 60169 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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