



3 PROPERTY PORTFOLIO LONG TERM SALE LEASEBACK OPPORTUNITY

53,759+/- RSF

CAN BE SOLD INDIVIDUALLY OR AS A PACKAGE

- 13753 W. Boulton Blvd
- 13833 W. Boulton Blvd
- 13875 W. Boulton Blvd



NEWMARK

PERFECTLY POSITIONED



FAR NORTH & NORTH CORRIDOR MARKET OVERVIEW

The Far North industrial and North office submarkets form a key employment and logistics corridor in Chicago's northern suburbs, offering a mix of distribution, manufacturing, and professional service uses. The Far North industrial submarket encompasses 84.0 million SF, while the North office submarket contains 24.8 million SF of space. Both demonstrated improved fundamentals in 4Q25, driven by sustained demand from corporate occupiers and logistics tenants attracted to the area's highway access, skilled labor pool, and proximity to O'Hare International Airport.

The industrial segment maintained tight market conditions, with vacancy holding at 4.8%. Strong quarterly net absorption of 347,899 SF reflected continued demand from logistics operators and light manufacturing users seeking access to I-94, I-294, and the Tri-State Tollway. Asking rents increased modestly to \$6.60/SF NNN, up 2.2% year-over-year, signaling stable pricing power in a supply-constrained environment. The office market showed notable improvement, with vacancy declining 250 basis points year-over-year to 24.5% and full-year net absorption totaling 855,282 SF. Average asking rents rose to \$23.40/SF FSG, up 7.0% from the prior year, suggesting renewed pricing confidence as leasing activity concentrated in well-located properties with modern amenities.

Both submarkets benefit from strong locational attributes, including direct access to major highways, a diverse tenant base spanning technology, healthcare, advanced manufacturing, and logistics sectors, and proximity to regional employment centers in Libertyville, Vernon Hills, and Mettawa. With limited new construction in both product types, the corridor is positioned to sustain demand momentum into 2026, particularly for users prioritizing accessibility, operational efficiency, and quality infrastructure.



TIGHT INDUSTRIAL FUNDAMENTALS

Far North vacancy held at 4.8% in 4Q25, reflecting a well-balanced market with limited available product



STRONG INDUSTRIAL ABSORPTION

347,899 SF of positive net absorption in 4Q25 and 473,156 SF for the full year



OFFICE MARKET RECOVERY

North office vacancy improved 250 basis points year over year to 24.5%, driven by positive annual absorption of 855,282 SF



RENT GROWTH ACROSS BOTH SECTORS

Industrial rents increased 2.2% year over year to \$6.60/SF NNN, while office rents rose 7.0% to \$23.40/SF FSG



SUPPLY-CONSTRAINED ENVIRONMENT

No new office deliveries in 2025 and minimal industrial deliveries (272,359 SF) support stable occupancy and pricing



STRATEGIC LOCATION

The corridor benefits from direct access to I-94, I-294, and proximity to O'Hare, attracting logistics, manufacturing, and professional service tenants



QUALITY TENANT BASE

Diverse occupier mix includes technology, healthcare, advanced manufacturing, and distribution users seeking modern facilities and highway accessibility

MARKET STATISTICS

FAR NORTH INDUSTRIAL MARKET STATISTICS

	4Q25	3Q25	4Q24
Inventory	84.0M SF	83.8M SF	83.6M SF
Vacancy	4.8%	5.0%	4.7%
Availability	6.3%	6.4%	6.3%
Net Absorption	348K SF	47K SF	120K SF
Average Asking Rent	\$6.60 NNN	\$6.65 NNN	\$6.46 NNN
Under Construction	—	228K SF	—

NORTH OFFICE SUBMARKET STATISTICS

	4Q25	3Q25	4Q24
Inventory	24.8M SF	24.8M SF	25.3M SF
Vacancy	24.5%	24.1%	27.0%
Availability	27.2%	27.7%	30.0%
Net Absorption	-45K SF	185K SF	-749K SF
Average Asking Rent	\$23.40 FSG	\$19.33 FSG	\$21.88 FSG
Under Construction	—	—	—



13753 W. BOULTON BLVD, METTAWA, IL



13753 W. BOULTON BLVD, METTAWA, IL

BUILDING SUMMARY

PROPERTY ADDRESS 13753 W. Boulton Blvd. Mettawa, Illinois 60045

PROPERTY RIGHTS Fee Simple Interest

DESCRIPTION The subject consists of a 2.475-acre parcel zoned O/R, improved with a 1 and part 2-story 20,977 sf purpose-built facility completed in 2022 as a cyber security operations center for DOT Security, related to Impact Networking. The high-image glass and precast facility features a 5,000 sf "command center" with 30' ceiling height, a curved 23' x 90' media wall, and 84 technician stations. The 7,856 sf elevator-served 2nd floor/ mezzanine has support office, conference and IT collaboration rooms, and a training room. The facility has a dry-pipe sprinkler system, heavy power and a backup generator able to power the entire facility, 3,000 sf outdoor patio, and 93-space secure-access parking lot.

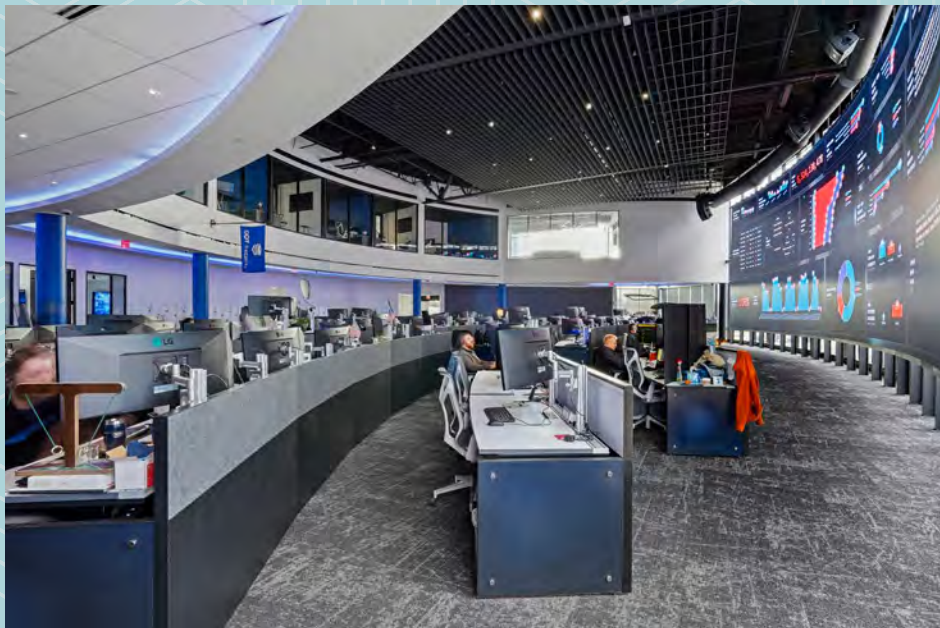
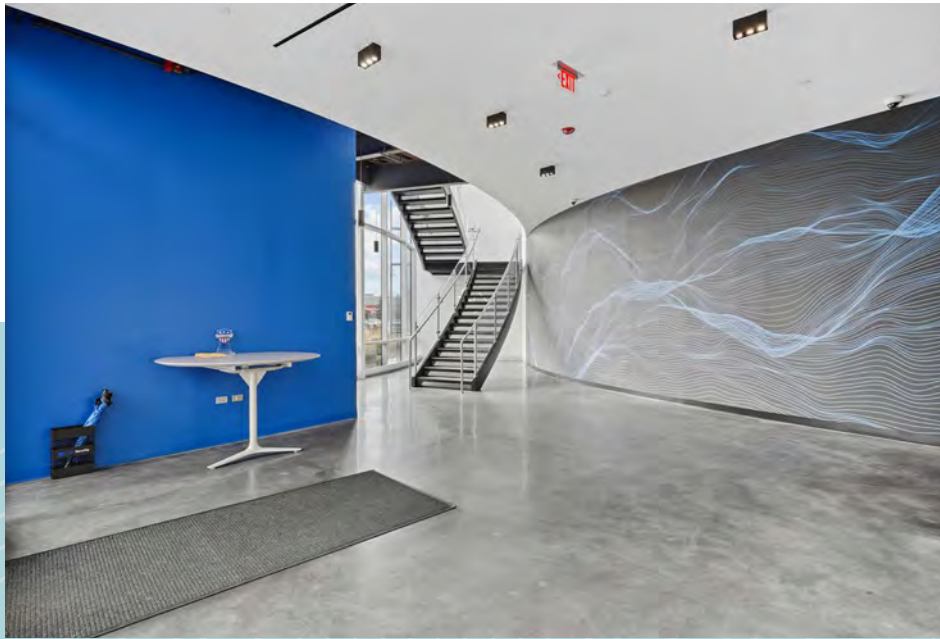
BUILDING AREA
Ground floor - 13,121 square feet
2nd floor/ mezzanine - 7,856 square feet
Total - 20,977 square feet

LAND AREA 107,813 square feet (2.475 acres)

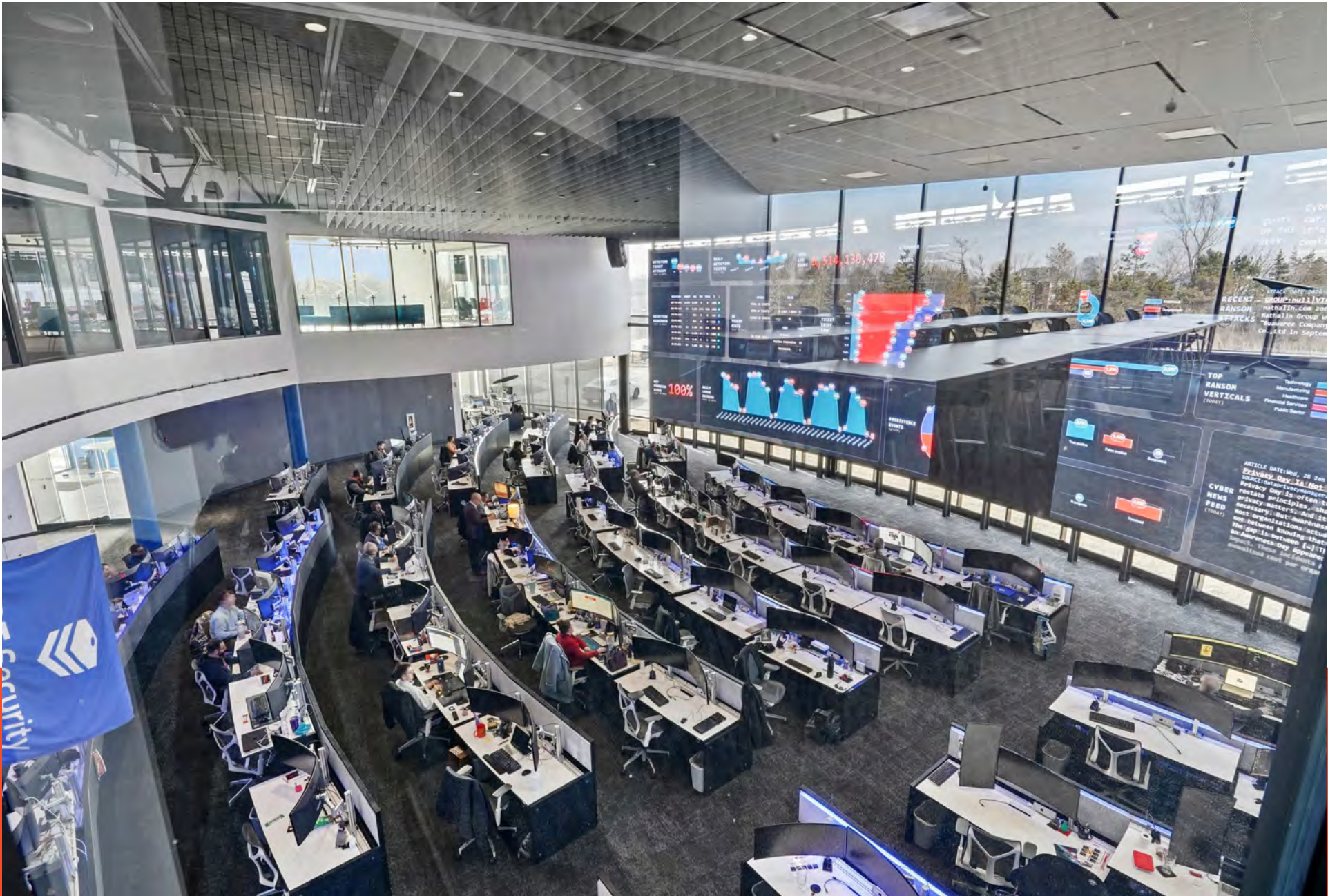
PERMANENT INDEX NUMBER 11-25-102-043



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13833 W. BOULTON BLVD, METTAWA, IL



13833 W. BOULTON BLVD, METTAWA, IL

BUILDING SUMMARY

PROPERTY ADDRESS 13833 W. Boulton Blvd. Mettawa, Illinois 60045

PROPERTY RIGHTS Fee Simple Interest

DESCRIPTION The subject consists of a 1.3-acre parcel zoned O/R, improved with a 1-story precast single-user 12,000 sf industrial building built in 2005, originally with 42% office (5,000 sf), 58% warehouse (7,000 sf) with 18' clear, sprinkler system, depressed exterior dock and 1 drive-in door, and 23 parking spaces. Impact Networking purchased the property in May 2019 and gut-renovated the facility to the shell in a conversion to 100% high-tech office, taking occupancy at substantial completion in January 2021. The work included all new mechanicals and interior buildout, a new roof, adding a back-up generator, installing extensive fiber lines, converting the exterior dock well to a 975 sf outdoor patio, and expanding parking from 23 spaces to 52 spaces (4.33 per 1,000 sf). The warehouse area became high-ceiling open tech space.

BUILDING AREA 12,000 square feet

LAND AREA 56,566 square feet (1.30 acres)

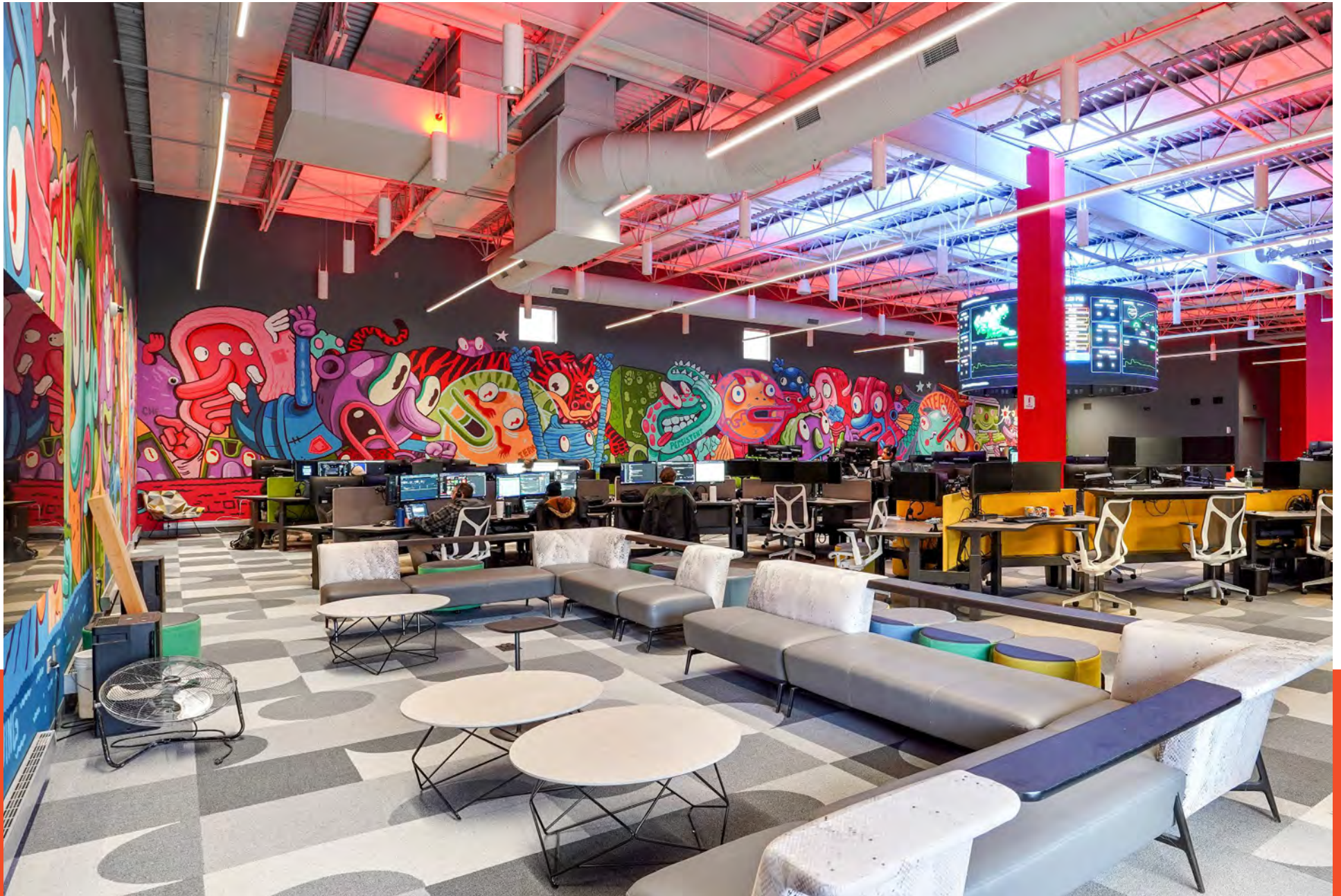
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BUILDING SUMMARY	
PROPERTY ADDRESS	13875 W. Boulton Blvd. Mettawa, Illinois 60045
PROPERTY RIGHTS	Fee Simple Interests
LAND AREA	52,285± Square Feet (1.20± Acres)
IMPROVEMENT	A two-story, single-tenant, office building.
BUILDING AGE	10± Years Old
GROSS BUILDING AREA	20,782± Square Feet
PERMANENT INDEX NUMBER	1125102031



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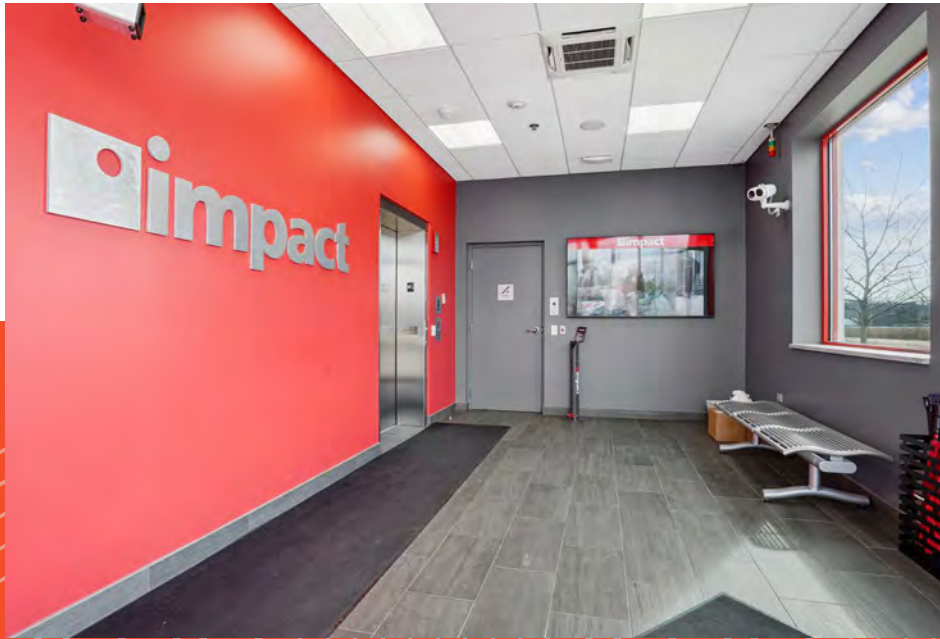
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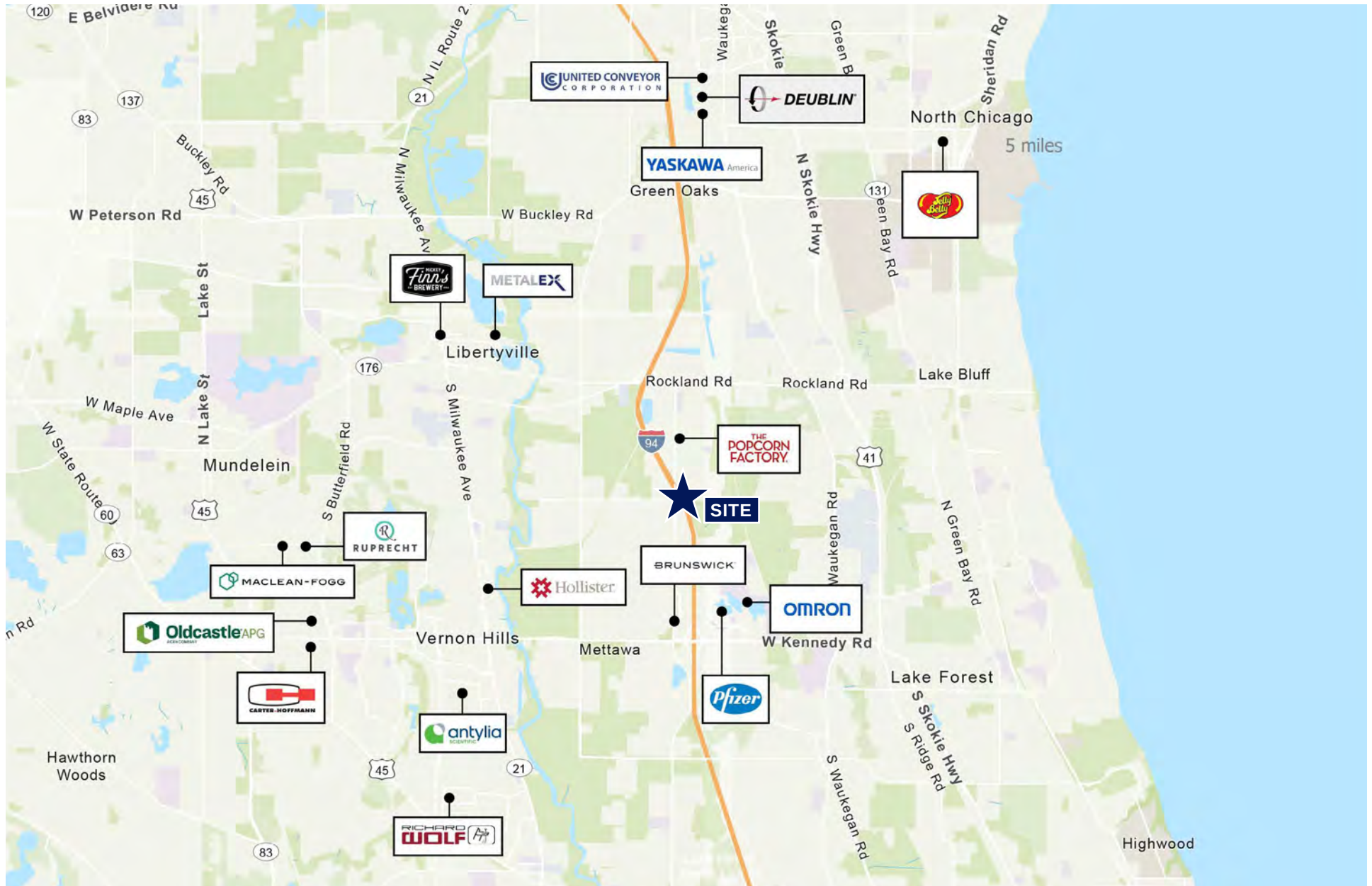
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NEARBY NEIGHBORS



The map displays the Libertyville area with a focus on the proposed site location, marked by a blue star and labeled "SITE". The site is situated near the intersection of N Bradley Rd and I-94. The map includes major roads such as I-94, I-55, and various local streets like N St Marys Rd, N Kennedy Rd, and N Waukegan Rd. Numbered markers (1-50) are scattered across the map, indicating specific locations of interest. Key landmarks include the Old School Forest Preserve, MacArthur Woods Forest Preserve, and the Knollwood Club. The map also shows the location of the Vernon Hills Athletic Complex and the Wright Woods Forest Preserve.

- 1-6. Dunkin Donuts
- 7-9. Starbucks
- 10-12. Chipotle Mexican Grill
13. Maggiano's Little Italy
14. MOD Pizza
15. Noodles & Company
16. Olive Garden
- 17-19. Panda Express
- 20-22. Panera Bread
23. Poke Bros
24. Qdoba Mexican Grill
25. Shake Shack
26. Yard House

27. ALDI
28. 29-Jewel-Osco
30. Mariano's
31. The Fresh Market
32. Trader Joe's
33. Whole Foods Market
34. Eleven
35. CVS
- 36-38. Walgreens
- 39-40. Bank of America
- 41-43. BMO Harris Bank
- 44-47. Chase
48. Citibank
49. Fifth Third Bank
50. U.S. Bank
- 51-55. Wintrust

56. Anytime Fitness
- 57-58. Club Pilates
59. CrossFit
60. Fitness Together
61. Gracie Barra
62. HOTWORX
63. Orangetheory Fitness
64. Planet Fitness
65. Pure Barre
66. StretchLab
67. Exercise Coach
68. Condell Medical Cntr
69. Cornell Medical Center
70. Hawthorn Surgery Center
71. Hunter Family Center
72. Lake Forest Hospital
73. Northwestern Medicine

NEWMARK

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