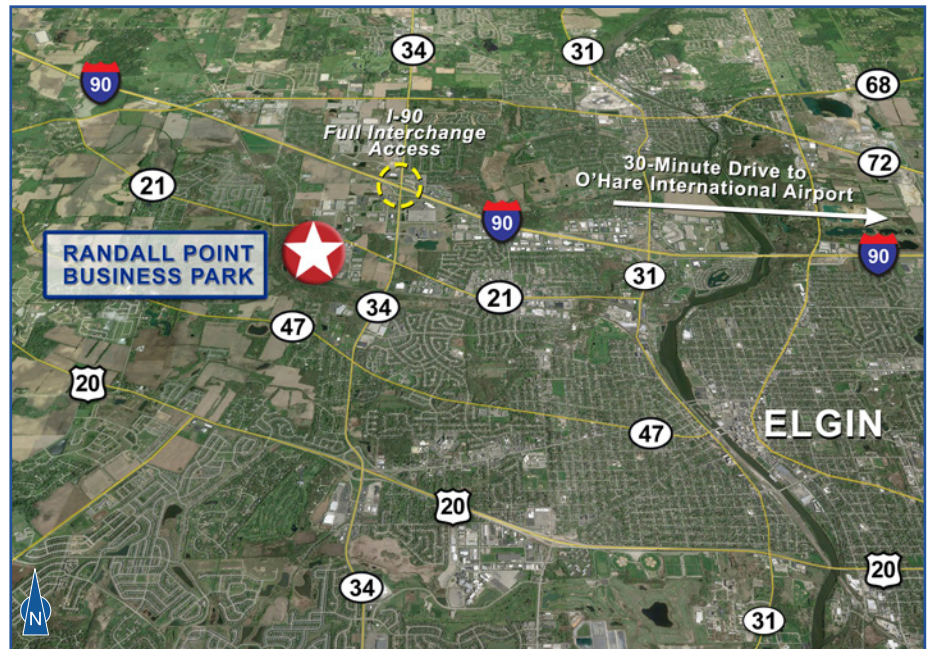


1380 Madeline Lane
Elgin, Illinois 60124
159,000 S.F. (Divisible)



- Full Interchange Access Off I-90 and Randall Road
- Low Kane County Taxes
- Customized Economic Incentives
- Highly Skilled Labor Force
- O'Hare International Airport is Within a 30 Minute Drive
- Corporate Neighbors Include: Amano Enzyme USA Co., Ltd; Bergen International; Bohler-Uddeholm Corp.; Nationwide Freight Systems; Siemens Winergy; Time Definite Services and RGH/Edgepark Enterprises



9525 Bryn Mawr Avenue
Suite 975
Rosemont, Illinois 60018
www.hillwoodinvestmentproperties.com

Don Schoenheider, Senior Vice President
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don.schoenheider@hillwood.com



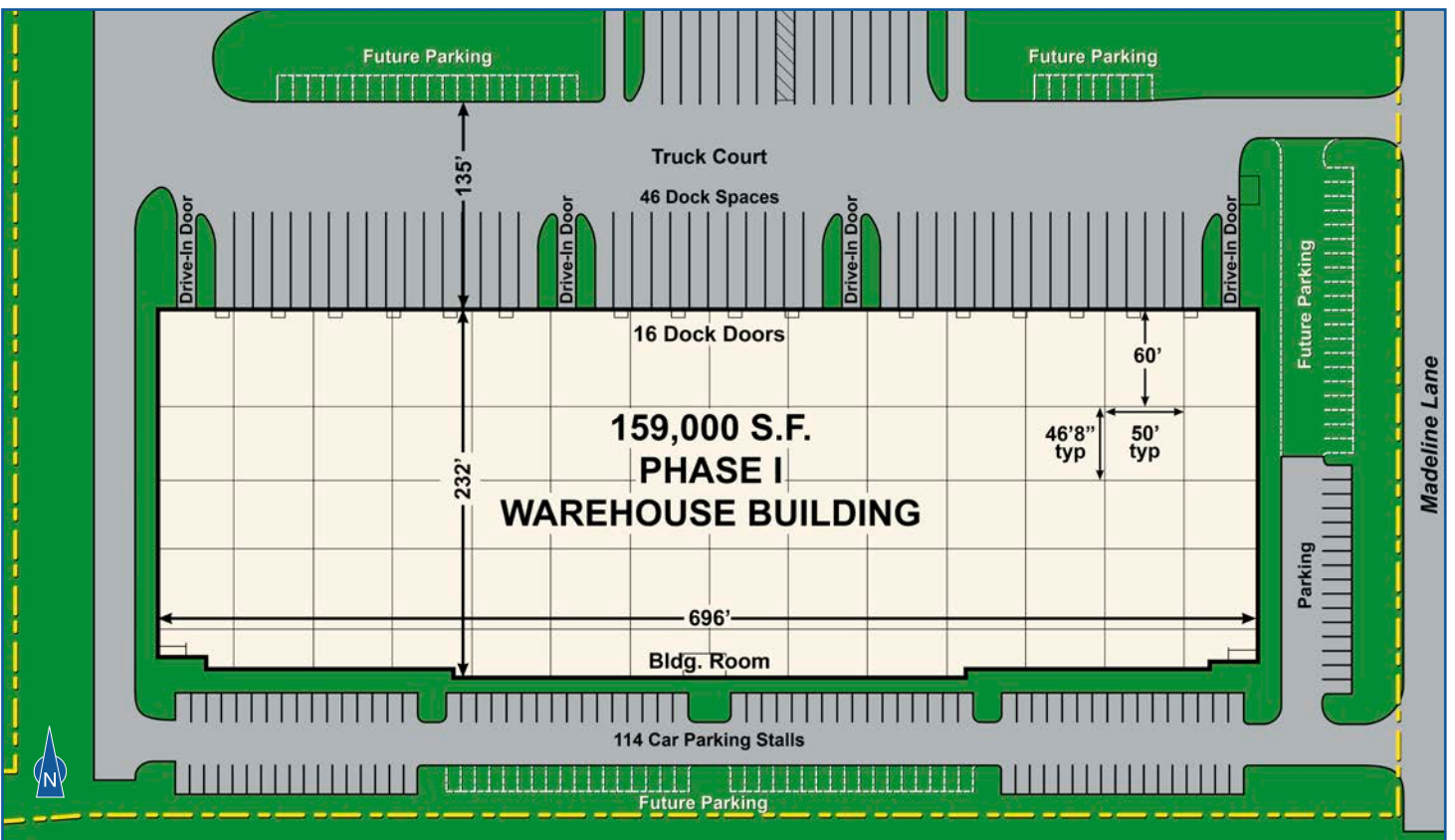
2175 Point Boulevard
Suite 125
Elgin, Illinois 60123
www.pancor.com



20 N. Martingale Road, Suite 100
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Mike Sedjo, Senior Vice President
817.706.4913
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jack.brennan@cbre.com



Building Features:

- 159,000 S.F. (Divisible) on 9.33 Acres
- ESFR Sprinkler System with K-17 Sprinkler Heads
- 32' Clear Height
- T5 Lights with Occupancy Sensors
- 45 Mil EPDM Ballasted Roof
- Rear Load Configuration
- 46'8" x 50' Column Spacing; 60' in Staging Bays
- 16 – Exterior Docks (Expandable Up to 46)
- 16 – 35,000 lb. Dock Levelers
- 4 – Drive-In Doors
- 135' North Truck Court
- 114 – Auto Parking Spaces
- Electrical 2,000A, 480V, 3-Phase
- Natural Illumination 3' x 6' Clerestory