

3236 Rennie Smith Dr, South Chicago Heights, IL



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9606
CAPITAL

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6.2 acres



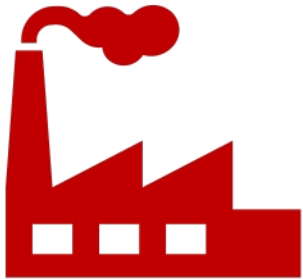
16-17' Clear Height



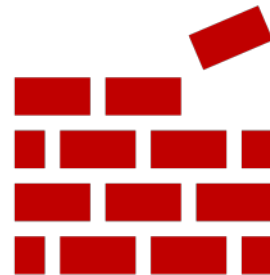
**Industrial
Outdoor Storage
And Warehouse**



2.3 Miles to Illinois 394



**Zoning - Heavy
Industrial**



6,230 SF Total



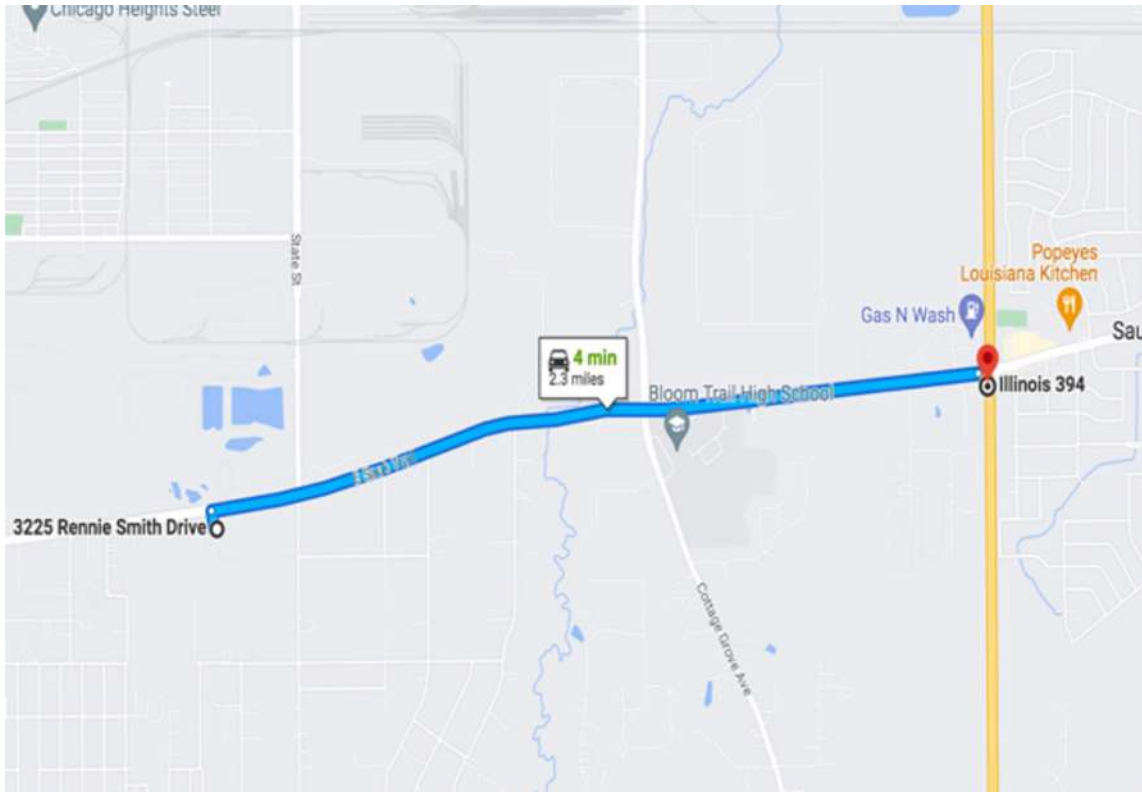
4 DID



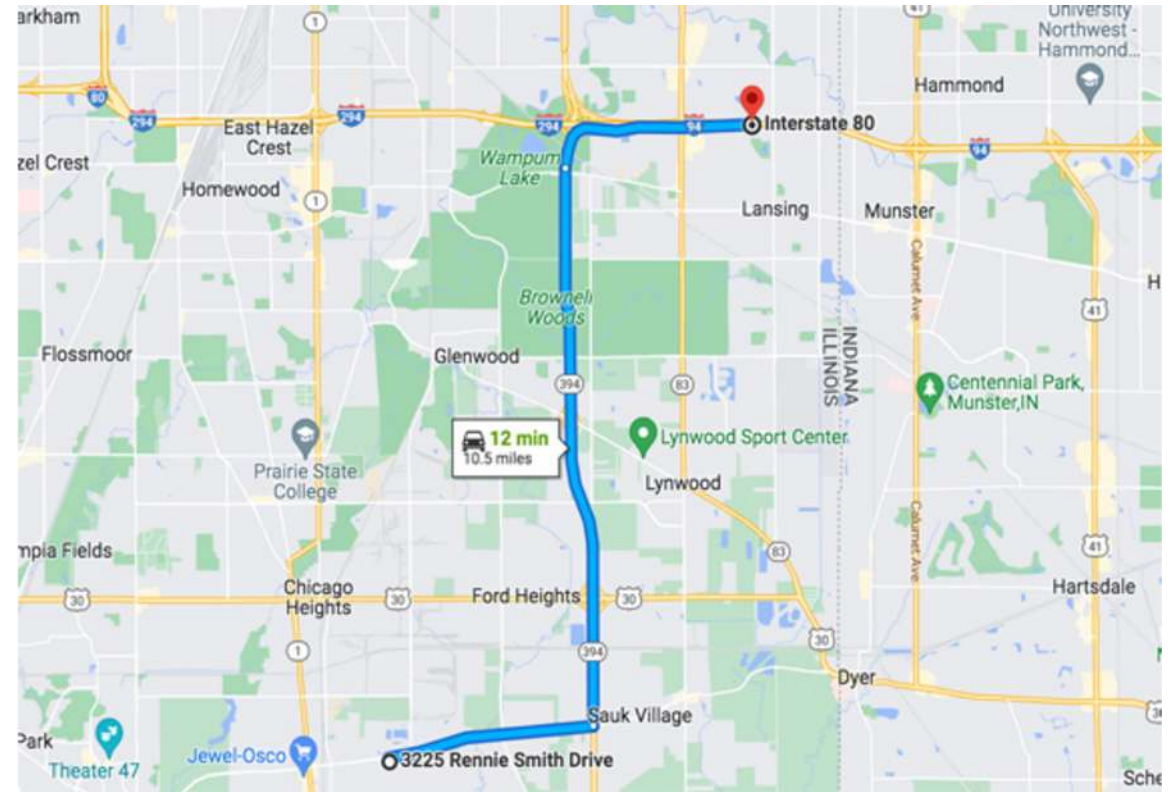
8.4 Miles to I-57



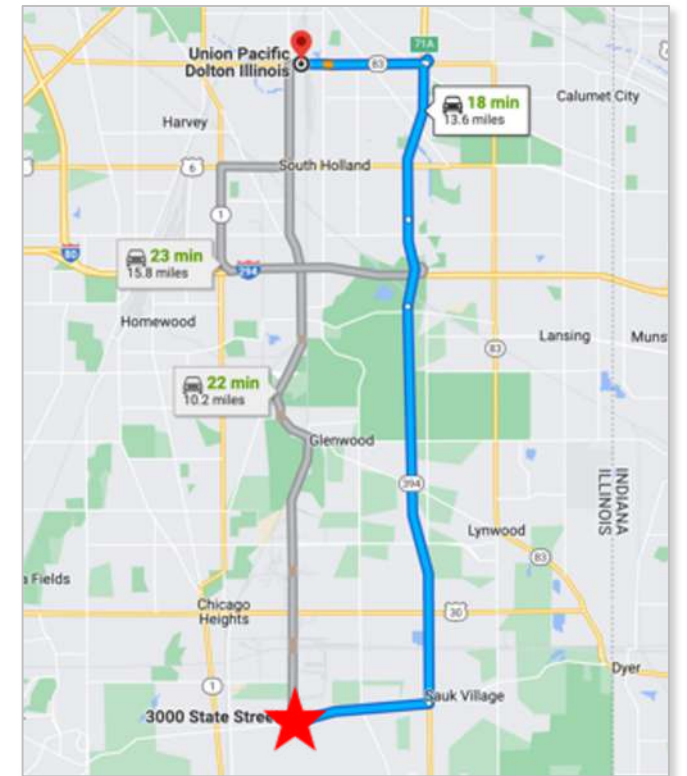
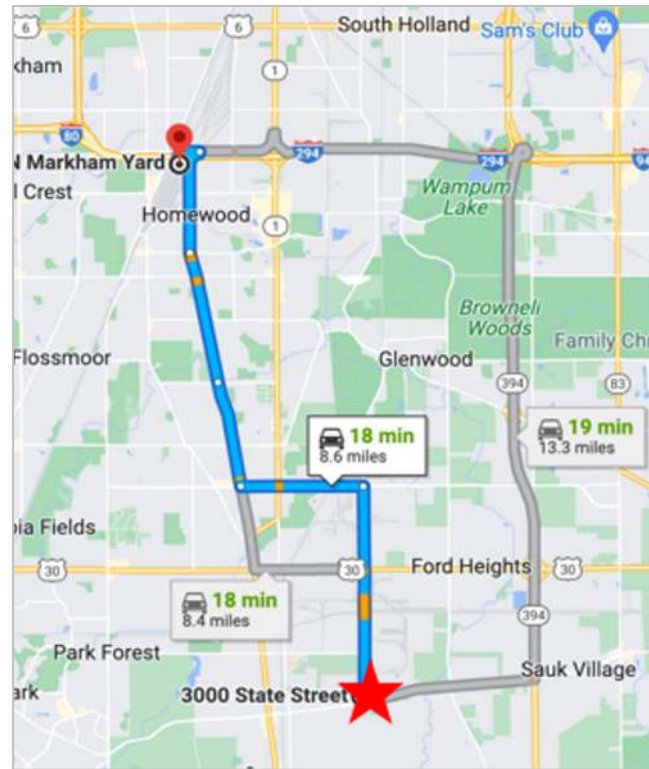
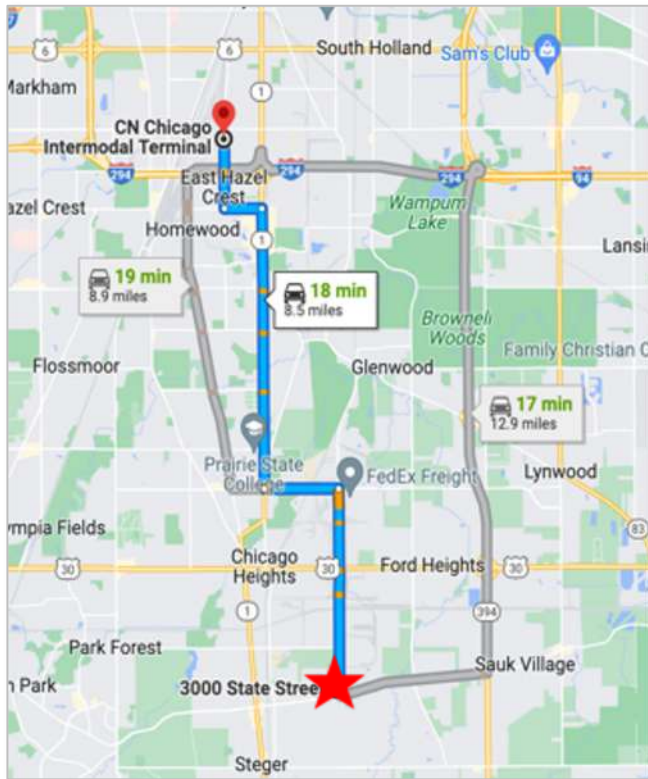
> Immediate access to IL-394 , 4-min drive



> ~12-min drive, I-294, I-94 and I-80



Less than 20-min drive to CN Chicago Intermodal Terminal, ICRR/CN Markham Yard and Union Pacific Dolton Illinois



Strong Performance

Vacancy Rate - 4.8% in Q2 2024

In the second quarter, build-to-suit construction projects surged, reaching 8.6 million square feet, a 29% increase from the previous quarter and the highest since Q3 2022. In contrast, speculative construction totaled just 5.0 million square feet by the end of June, the lowest level since Q1 2018.

New construction deliveries were minimal, with only 10 industrial buildings totaling 2.9 million square feet completed. Speculative completions were particularly low, at 1.1 million square feet, the lowest since Q2 2021. The limited speculative space delivery, coupled with rising tenant demand, lowered the vacancy rate to 4.84%, a decrease of 45 basis points from 5.29% in the first quarter.

Leasing activity in Q2 reached 9.5 million square feet, a 6.8% increase from Q1's 8.9 million square feet. This increase was driven mainly by higher demand from larger tenants, with spaces over 200,000 square feet accounting for 5.8 million square feet of the leasing activity, compared to 3.6 million square feet in Q1 2024.



Contact Us

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*9606 Capital is a signatory to the United-Nations-supported Principles for Responsible Investment



9606

Appendix



Ned Mahic

Executive Chairman

Ned is the co-founder and managing partner of 9606 Capital, where he applies his estate experience from financing, developing, and leasing to investing over the last two decades to create value for all stakeholders, from investors, Sellers and to end-users.



Jingjing Zhang

Chief Investment Officer

Jingjing is passionate about investing for impact, being it to its investors, sellers, and community. She spent most of her investing career at International Finance Corporation, the AAA-rated private investment arm of the world bank focused on impact investing.



Alain Iskandar

VP of Operations & Technology

Alain leads transformative projects leveraging today's latest technologies and collaborative developments.

Alain gained 22 years of knowledge and experience growing \$500M+ businesses, building great teams, and developing award-winning digital products for several Canadian blue-chip organizations.