



AT&T

FLEET OPERATIONS FACILITY

751 Blackhawk Drive

Westmont (Chicago MSA), Illinois
(Premier DuPage County Location)

CLICK HERE TO
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OFFERING MEMO



\$8,320,000

OFFERING PRICE



7.00%

CAP RATE



GLOBAL TELECOMMUNICATIONS CONGLOMERATE

AT&T (NYSE: T) | S&P: BBB Credit Rating
#18 Forbes Global 2000 US | \$122+ Billion Revenue



PASSIVE NNN LEASE & RENTAL INCREASES

Contractual 3.00% Annual Rental Increases
Landlord Obligations Limited Only to Structure



ELITE, High-income DEMOGRAPHICS

\$190k+ Avg. HH Income within 3 Miles
1+ Million Residents within 10 Miles



52+ YEAR HISTORICAL OCCUPANCY & RECAST LEASE

AT&T Has Operated at this Location for 52+ Years
Newly Recast Lease 01/01/2025



IOS FACILITY, HIGH RESIDUAL VALUE

Versatile Building on Large ±3-Acre Lot, Fully Paved, Fenced & Gated, with High Surrounding-Area Land Values



AMID CHICAGO'S PREMIER WESTERN SUBURBS

Location Among Chicago's Most Affluent Suburbs: Hinsdale, Westmont, Clarendon Hills, Oak Brook, Western Springs, etc.



HIGH-FUNCTION BUILDING & NEW ROOF COATING

Versatile Building with Ease of Repositioning
New Roof Coating (Aug '25) Including Transferable NDL Warranty



SURROUNDED BY PRESTIGIOUS OPERATORS

High-income Auto Dealerships (Ferrari, Porsche, Bentley, etc)
Butler National Golf Club, Oakbrook Center, & More



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