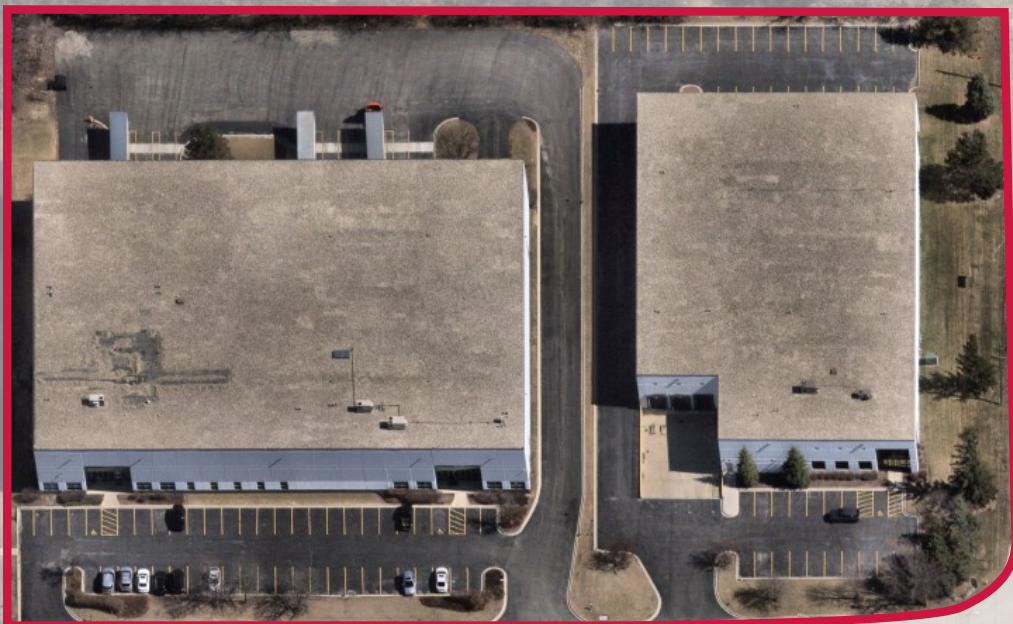




LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SUPERIOR LABOR ACCESS / TWO-PROPERTY SHALLOW-BAY INDUSTRIAL PORTFOLIO

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Lee & Associates of Illinois, as exclusive representative for the Owner, is pleased to present this offering for the sale of a two-property industrial portfolio in Wauconda, Illinois. This is an exceptional opportunity for an investor to acquire and established two property portfolio totaling 82,242 square feet and combines a single-tenant industrial asset with a flexible two-tenant industrial building.

PORTFOLIO COMPOSITION

1200 Karl Court, Wauconda: 32,202 SF single-tenant industrial building leased to Hatch Product Development.

1210-1220 Karl Court, Wauconda: 50,040 SF two-tenant industrial building leased to Volume Distributors and On Point Installations.

LEASING ACTIVITY

Hatch Product Development executed a new 66-month lease at 1200 Karl Court earlier this year in 2026, with one additional five-year renewal option.

Volume Distributors extended its 1210 Karl Court lease for 60 months through March 31, 2031.

On Point Installations extended its 1220 Karl Court lease through October 31, 2030, with a one-time tenant option for early termination as of September 30, 2028.

PORTFOLIO SUMMARY

TOTAL AREA	OCCUPANCY	TENANTS	BUILDINGS
82,242 SF	100%	3	2

INVESTMENT HIGHLIGHTS

100%
Occupied

4.79 Years
Remaining WALT
as of 8/1/26

3.60 Years
Average Tenure

3.0%+
Contractual Annual
Rent Growth

\$535,421
Current NOI