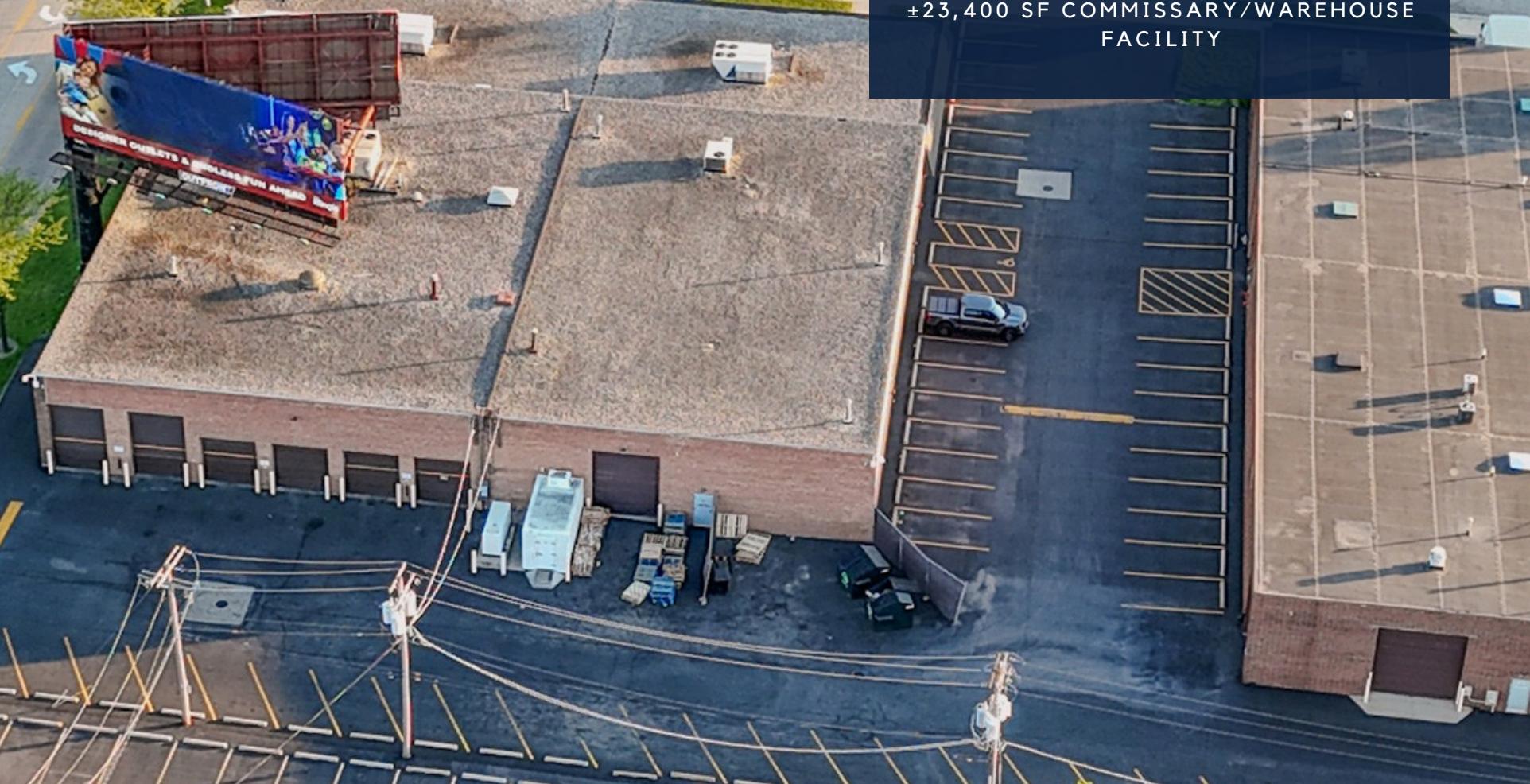


An aerial photograph of a large industrial building with a brown brick facade and multiple loading docks. A large blue billboard is mounted on the side of the building, advertising "MEADOWS COUNTRY & WHOLESALE FUN AWAY". The building is surrounded by a paved parking lot with several cars and a large paved area with a grid pattern. A road with a yellow double line is visible on the left. The overall scene is a mix of industrial and retail/leisure elements.

OFFERING MEMORANDUM

1151 ROHLWING RD ROLLING MEADOWS, IL

±23,400 SF COMMISSARY/WAREHOUSE
FACILITY



RICK DALY
PRESIDENT
RDALY@DARWINPW.COM
(630) 993-3859

CHRIS MERGENTHALER
VICE PRESIDENT
CMERGENTHALER@DARWINPW.COM
(630) 993-3862

 **DARWINPW**
R E A L T Y

IMPORTANT DISCLOSURES

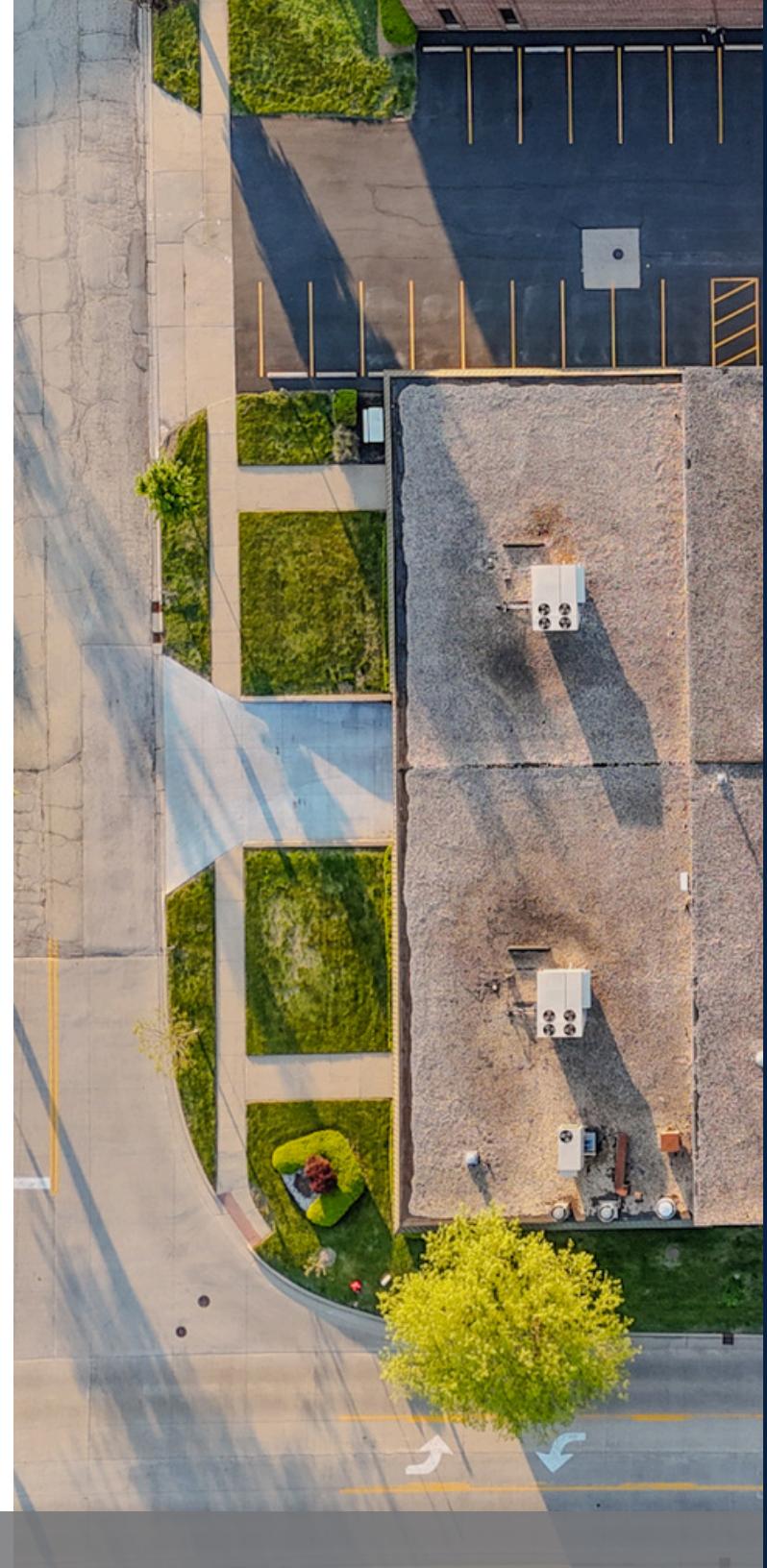
All materials and information received or derived from DarwinPW Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither DarwinPW Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. DarwinPW Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. DarwinPW Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. DarwinPW Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by DarwinPW Realty in compliance with all applicable fair housing and equal opportunity laws.

By accepting this Memorandum, you agree to the above terms and conditions.



1151 ROHLWING RD ROLLING MEADOWS, IL

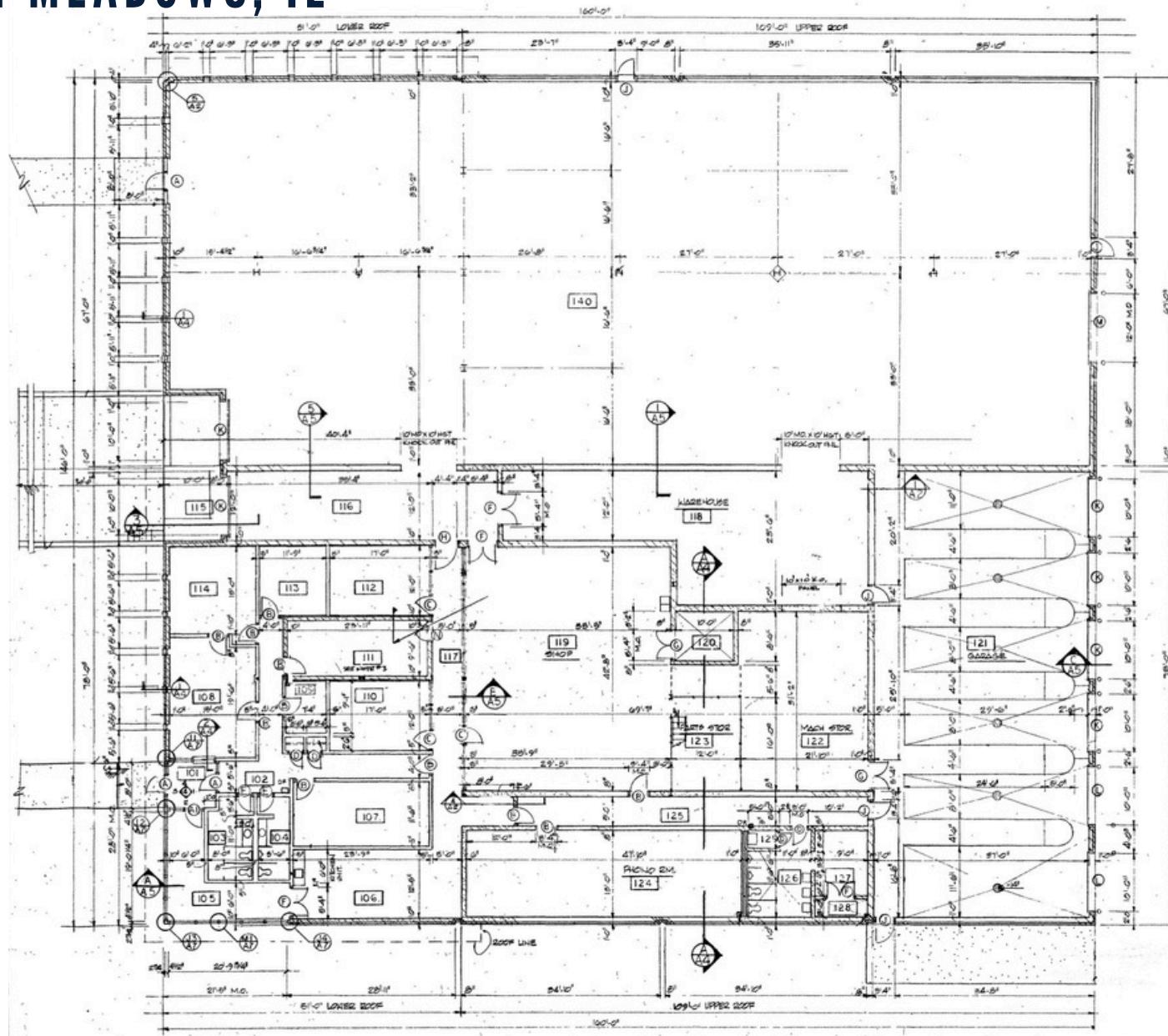
BUILDING SIZE	±23,400 SF
LOT SIZE	±1.19 Acres
CLEAR HEIGHT	16' 10"
LOADING	2 Exterior Docks 7 Drive in Doors
POWER	1000amps @ 240V



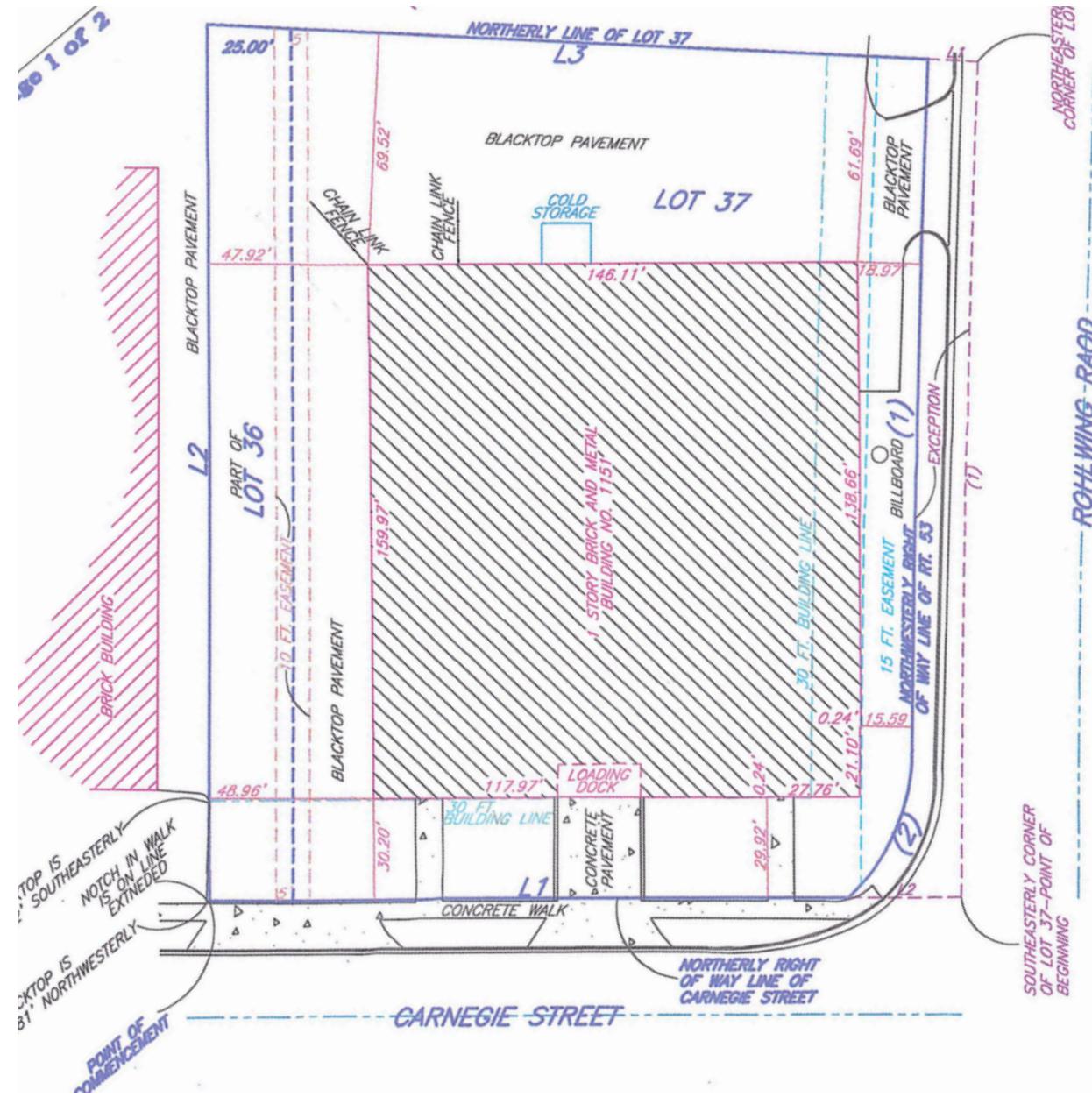
HIGHLIGHTS

- Full Commissary Space with Commercial Kitchen
- Cooler in place
- Interior van docks
- Billboard lease through 2028 paying \$48,400 annually provides additional income stream

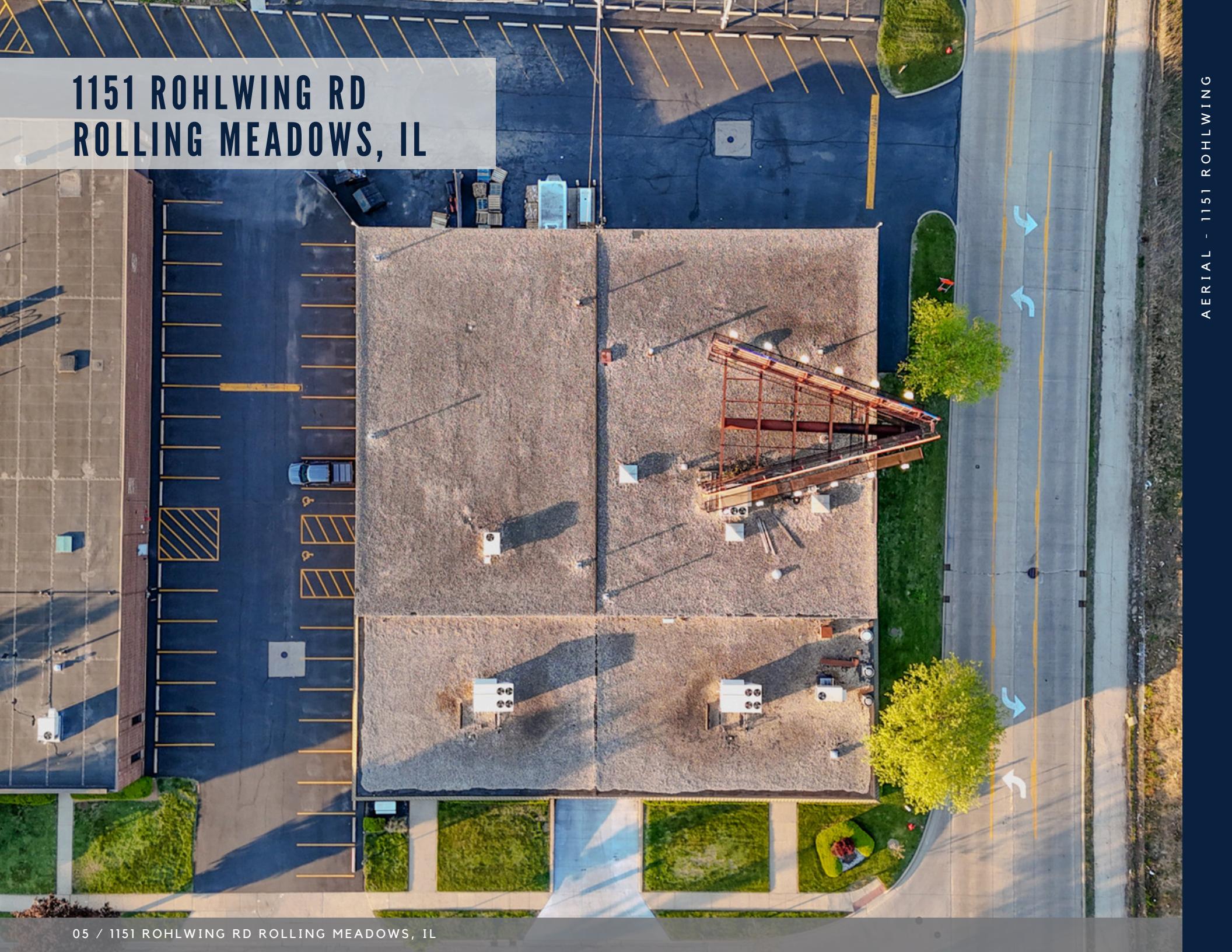
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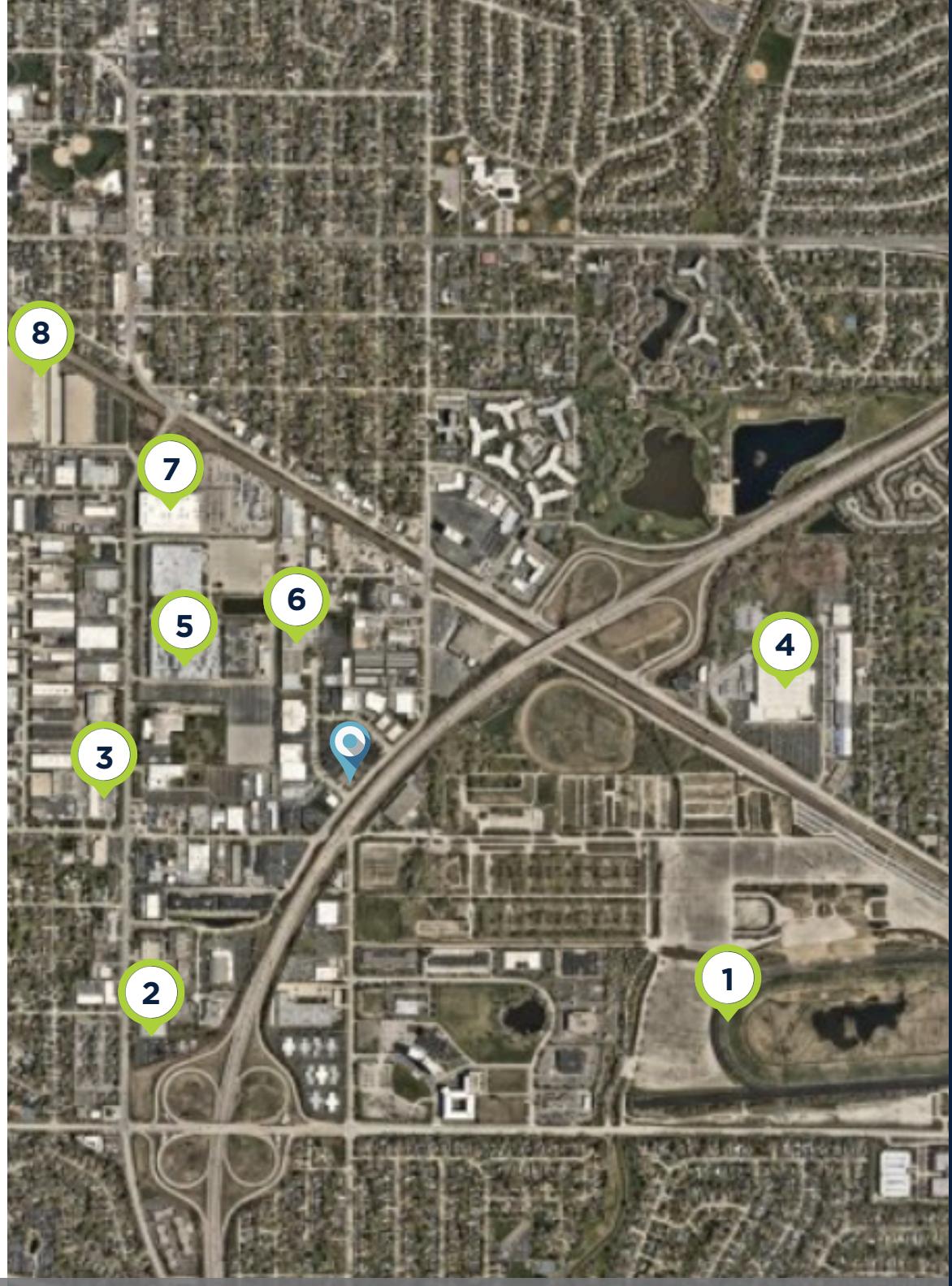


AERIAL - 1151 ROHLWING

CORPORATE NEIGHBORS

- 1 Proposed Chicago Bears Stadium
- 2 Methode Electronics
- 3 TForce Freight
- 4 United States Postal Service
- 5 Northrop Grumman
- 6 Hyper Microsystems
- 7 Amazon Delivery Station
- 8 S&C Electric

AREA MAP





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R E A L T Y

970 N. Oaklawn Ave. Suite 100 Elmhurst, IL 60126 | (630) 782-9520 |
www.DarwinPW.com