

BROKER OPINION OF VALUE

PREPARED FOR:



26200 S WHITING WAY
MONEE, IL 60449

CBRE

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PROPERTY ASSESSMENT

GENERAL SUMMARY

CBRE is pleased to provide the Opinion of Value and Marketing Proposal regarding the prospective Lease or Sale of the approximate 15,428 SF Class B industrial facility located at 26200 S Whiting Way, Monee, IL.

We believe this property will be desirable to a local and growing manufacturing or distribution company who is looking to expand in Will County with the option to lease or purchase. Many companies who have been looking to expand to a new facility in this size range have found it difficult to locate any existing product. This lack of product is one of the major advantages that the facility has when bringing it to the market.



For your review, we have listed below certain pertinent information regarding the assignment.

Time Schedule

In order to achieve the maximum price, a marketing period of nine (9) to twelve (12) months will be necessary to complete the transaction.

Availability of Time

Upon receipt of this assignment, a tremendous allocation of time and resources will be committed to the side of the property. With a 4 person Industrial Brokerage team with over 45 years' experience selling property in the South Suburbs submarket, CBRE is extremely well positioned within the real estate community to complete this assignment. Additionally, CBRE will be using our administrative, telemarketing and brokerage staff to help facilitate this transaction.



PROPERTY ASSESSMENT

PROPERTY SPECIFICATIONS

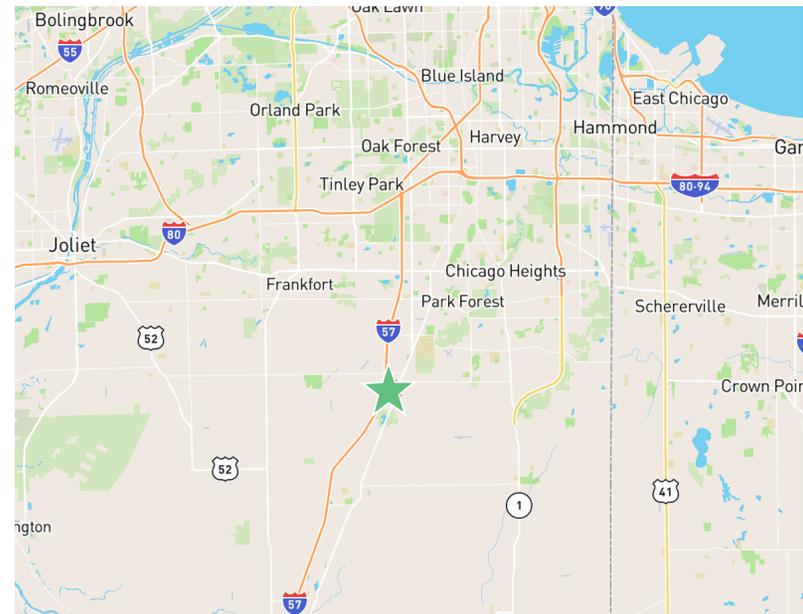
Total Building SF	15,428 SF
Office SF	5,828 SF
Land / Acres	2.54 Acres
Clear Height	19'6"
Loading	1 Exterior, 1 DID (12' x 14')
Parking	±36 parking spots
Year Built	Est. 2002
Zoning	M1: Manufacturing
Additional Details	Triple catch basin, 800 amps, 2-story office
Real Estate Taxes	\$17,501.06 (2025)/ \$1.13 PSF
Parcel Number	21-14-20-401-010

(above property specifications to be confirmed by owner)



MARKET DATA

Area Description	The subject property is located in the South Suburbs submarket and consist of 57,826,027 SF of Industrial property with 375,259 SF under construction.
Submarket Vacancy	5.9%





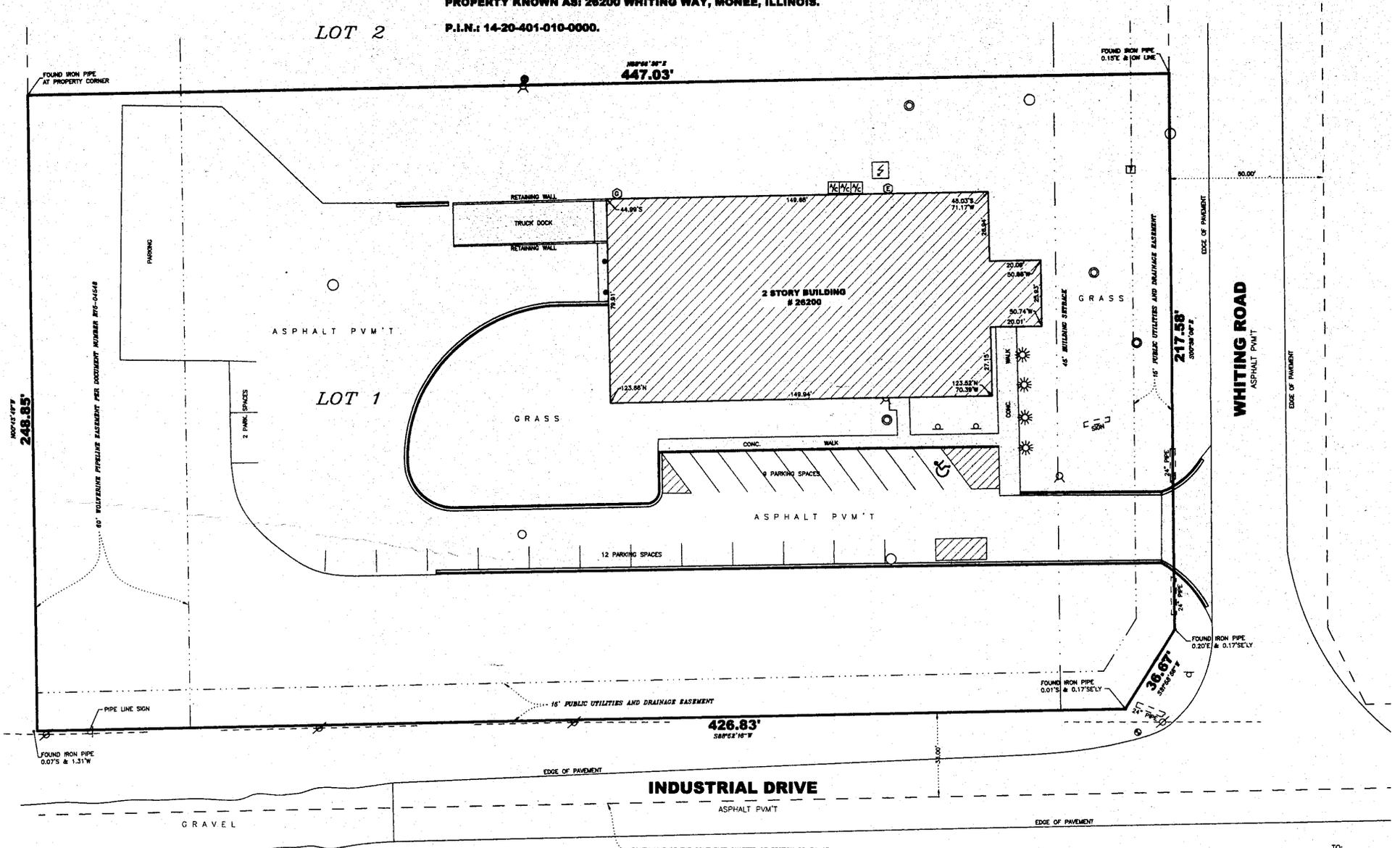
PROPERTY ASSESSMENT - SURVEY

LOT 1 IN SOUTHLAND INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6TH 1999 AS DOCUMENT R99-123200, IN WILL COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 26200 WHITING WAY, MONEE, ILLINOIS.

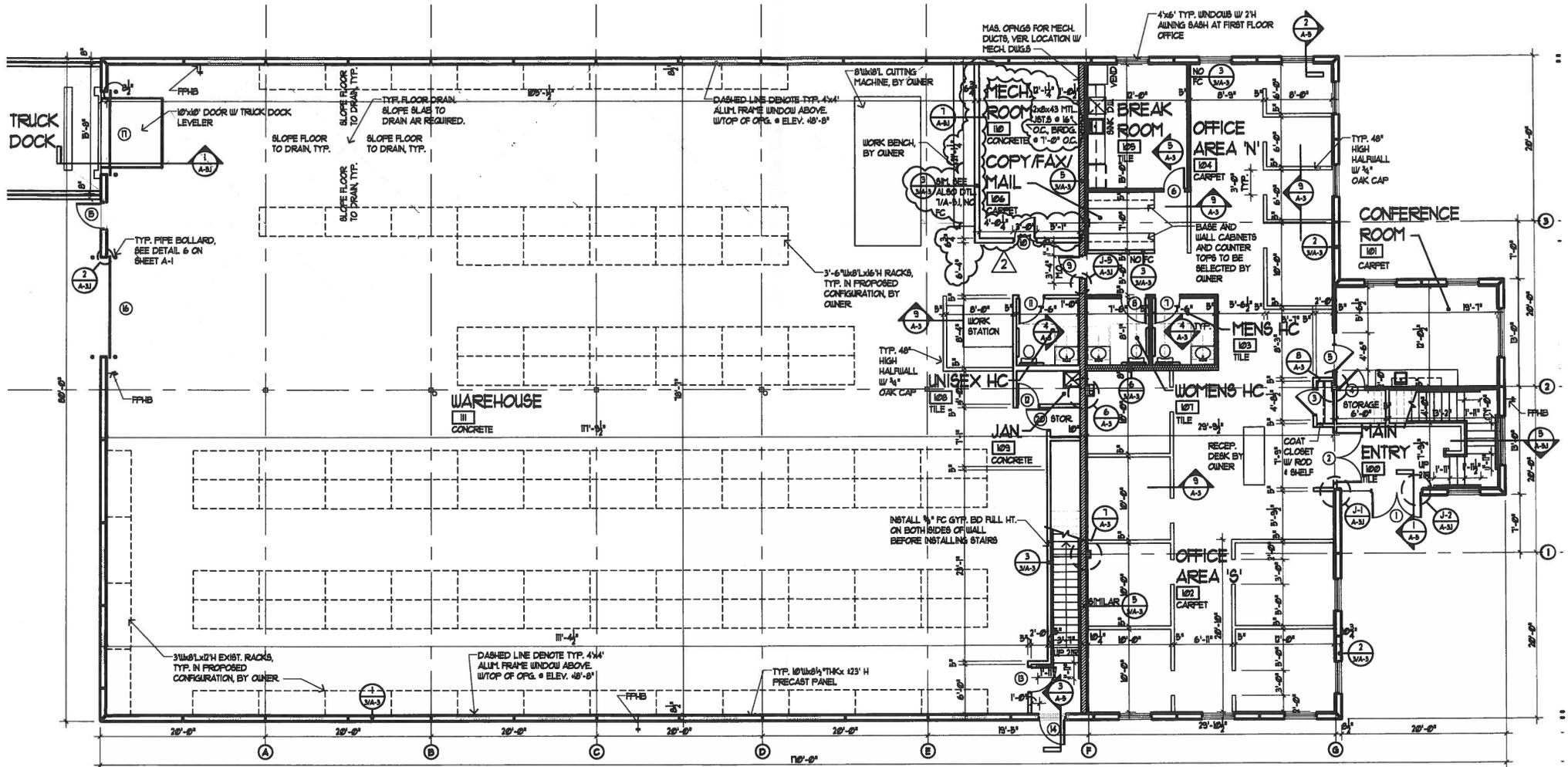
P.I.N.: 14-20-401-010-0000.

LOT 2





PROPERTY ASSESSMENT - FLOOR PLAN

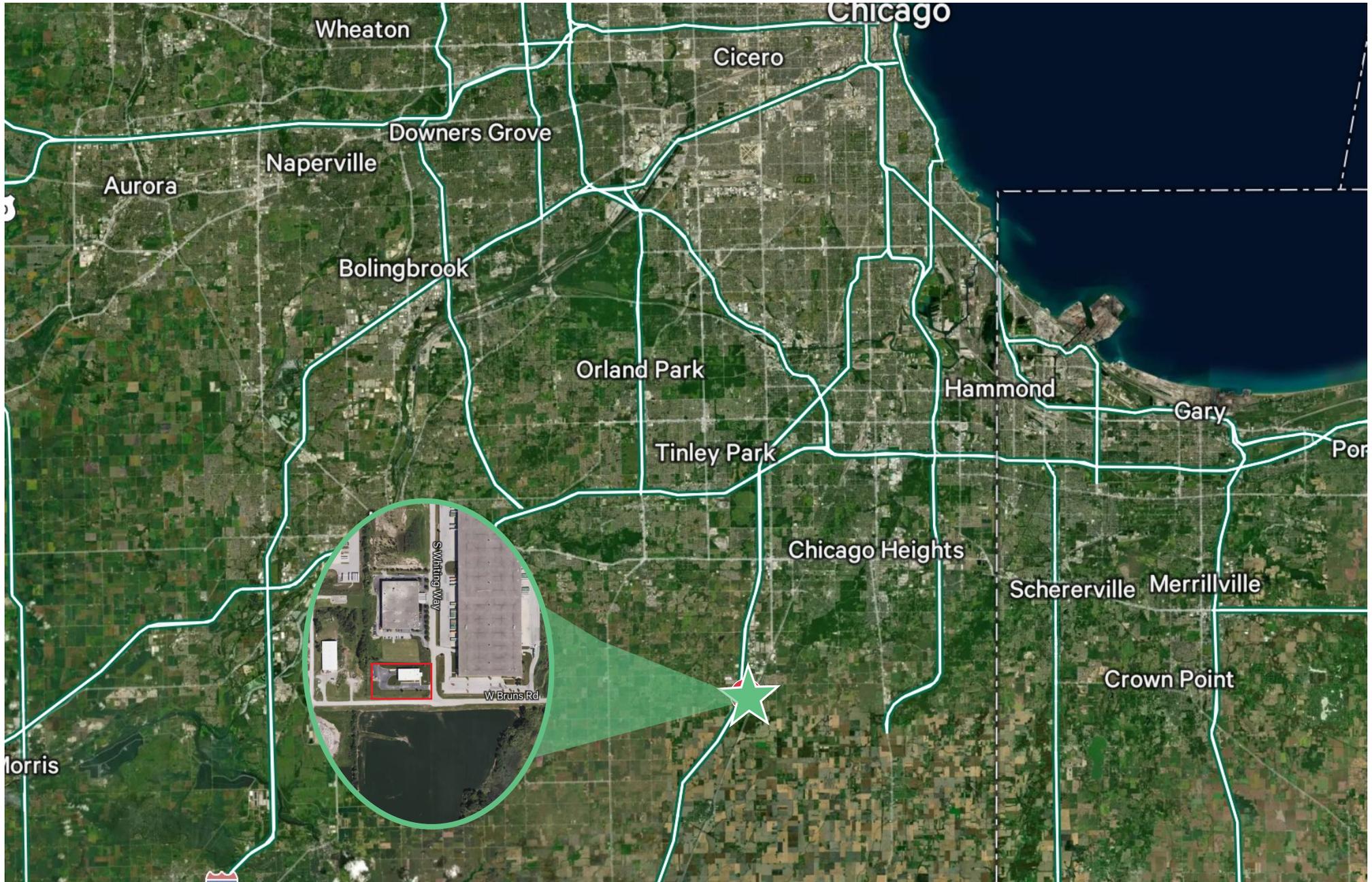


FLOOR PLAN
SCALE: 1/8" = 1'-0"





PROPERTY ASSESSMENT





PROPERTY ASSESSMENT

As a result of our exterior inspection we have determined that the property located at 26200 S Whiting Way, Monee, IL has several positive and negative attributes.

POSITIVE ATTRIBUTES

- 01 Proximity to I-57
- 02 Lack of competition for sale in this market
- 03 Strong labor pool
- 04 Will County tax structure
- 05 Neighboring uses conducive to this building's use and operation

POTENTIAL CHALLENGES

- 01 Heavy office percentage
- 02 Lack of owner/tenants looking for smaller buildings in this specific submarket and with significant office
- 03 Tight on employee/trailer parking



OPINION OF VALUE

VALUATION

An Opinion of Value is defined as the highest sale price or lease rate that can be obtained for a particular property from a ready, willing and able buyer or tenant, under normal market conditions. The evaluation is derived from analyzing recent comparable transactions and available properties in the surrounding geographic area and defining the attributes and detriments of the property. An Opinion of Value is an abbreviated form of evaluation and should not be considered a complete appraisal.

The market value of 26200 S Whiting Way, Monee has been derived from assessing several components of cost, land value, improvements property comparisons and intangibles.

OPINION OF MARKET VALUE - VACANT BUILDING / USER

Recommended Asking Price:
\$1,697,080 (\$110.00 PSF)*

Strike Price Range:
\$1,388,520 (\$90.00 PSF) - \$1,542,800 (\$100.00 PSF)

*Current market data does not support this price structure, may need to reevaluate after 6 months of marketing



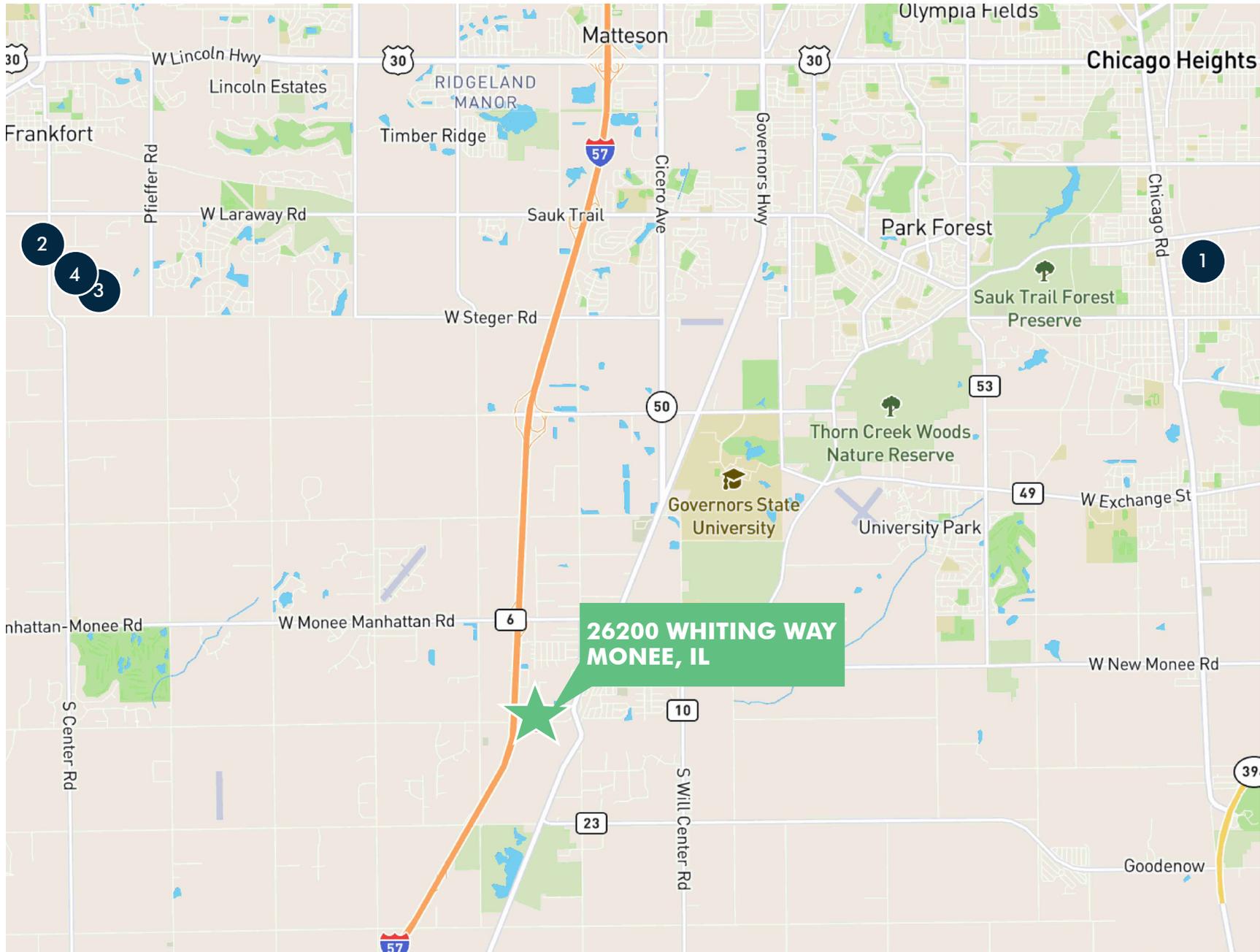
SALE COMPS

		ADDRESS CITY	TOTAL BLDG SF	BUILDING TYPE YEAR BUILT ACRES	CEILING HEIGHT	LOADING	SOLD PRICE PSF PRICE ----- RE TAXES	DATE SOLD	NOTES
1		3344 Butler Ave Chicago Heights	10,000	Warehouse 1969 1.0 Acres	20'	1 Exterior 1 Drive-in	\$480,000 \$48.00 PSF \$2.77 PSF (2024)	6/12/2025	User sale
2		22530 S Center Rd Frankfort	27,342	Warehouse 1997 9.14 Acres	18'	2 Drive-ins	\$1,425,000 \$52.12 \$0.37 PSF (2024)	10/8/2024	User sale
3		22829 S Mustang Rd Frankfort	14,500	Warehouse 2000 0.92 Acres	NA	5 Drive-Ins	\$1,050,000 \$72.41 PSF \$1.58 PSF (2024)	9/28/2022	Investment sale
4		9303.Gulfstream Rd Frankfort	14,612	Warehouse 2006 1.0 Acres	14'	1 Exterior 2 Drive-ins	\$1,700,000 \$116.34 PSF \$1.80 PSF (2024)	7/15/2022	Investment sale

RANGE OF SALE PER SQUARE FOOT: \$10.83-\$116.34 PSF



SALE COMPS MAP



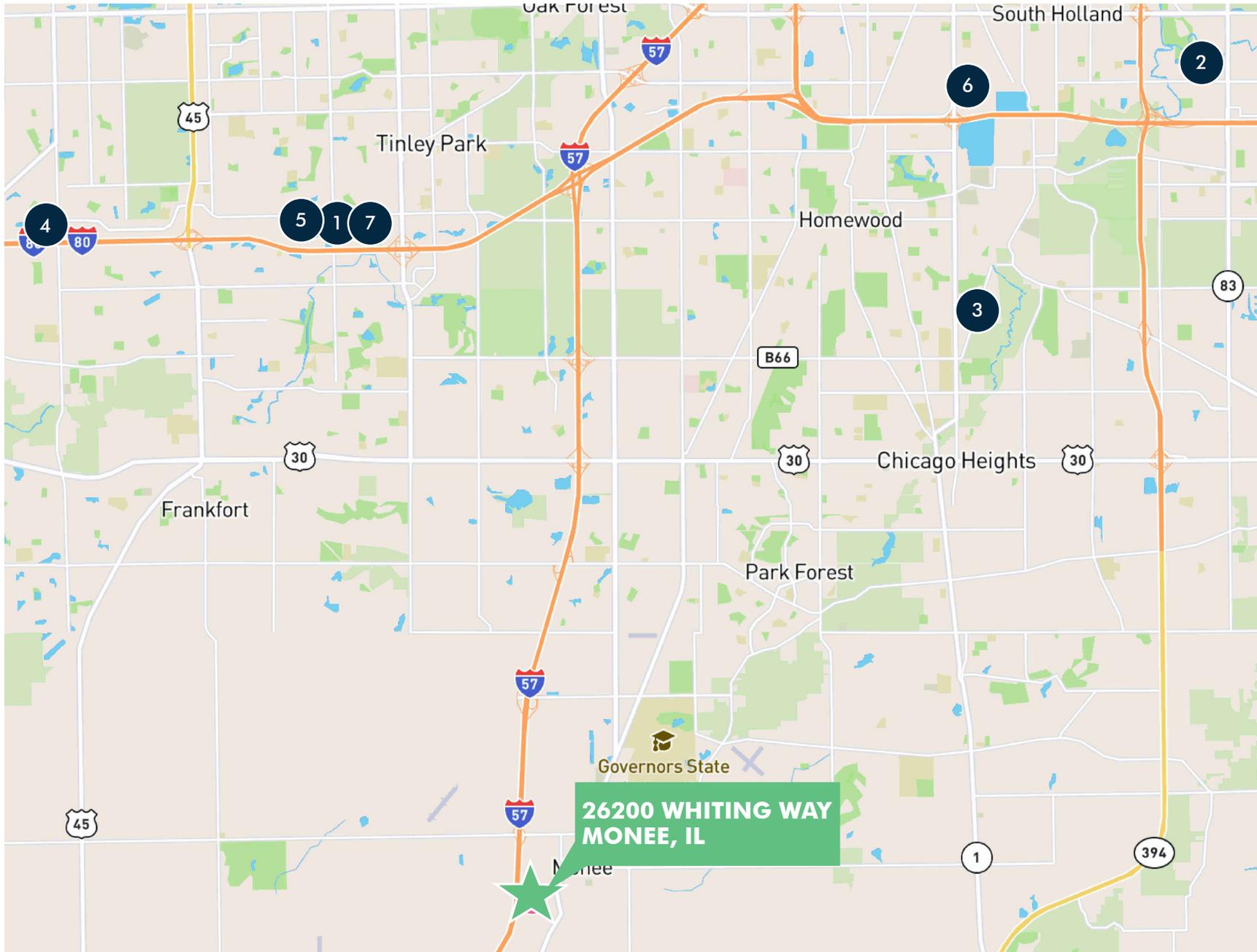


LEASE COMPS

	ADDRESS CITY	OWNER	TENANT	LEASE SPACE SF TOTAL BLDG SF	CLEAR HEIGHT TERM FREE RENT	LEASE RATE	COMMENCE DATE YEAR BUILT	NOTES
1	7950 W 185th St Tinley Park	High Street Logistics	Trane	13,480 SF 79,107 SF	24' 62 mos 2 mos	\$9.90 PSF N	5/28/2025 2002	Renewal, 3.5% escalations
2	1500 Huntington Dr Calumet City	Cole Taylor Bank	Johnson Controls	10,348 SF 10,348 SF	NA 60 mos	\$8.81 PSF N	4/1/2025 1987	Renewal, 3% escalations, \$1.93 PSF TI
3	435 W 194th St Glenwood	Wilson Bell	IMR Sports Performance	13,475 SF 13,475 SF	16' 39 mos	\$8.94 PSF N	2/26/2025 1978	New lease, 5% escalations
4	11351 W 183rd St Orland Park	Plymouth 11351 West 183rd	GT Express	18,768 SF 18,768 SF	20' 49 mos	\$6.15 PSF N	1/10/2025 2000	New lease, 2% escalations
5	8201 183rd St Tinley Park	8200 T Cross	TNT Extreme Dance	10,248 SF 168,904 SF	18' 60 mos	\$6.75 PSF N	7/9/2024 2001	New lease, \$0.50 Escalations
6	17005-17045 Wallace St South Holland	Midwest Industrial Funds	Power Distributing	16,599 SF 95,515 SF	21' 48 mos	\$7.14 PSF MG	11/6/2023 1973	Renewal, 2.5% escalations
7	7650 185th St Tinley Park	High Street Logistics	Magic Transport	10,590 SF 119,379 SF	27' 64 mos 4 mos	\$8.75 PSF N	4/13/2023 2000	Renewal, 3.5% escalations, \$1.50 PSF TI



LEASE COMPS MAP



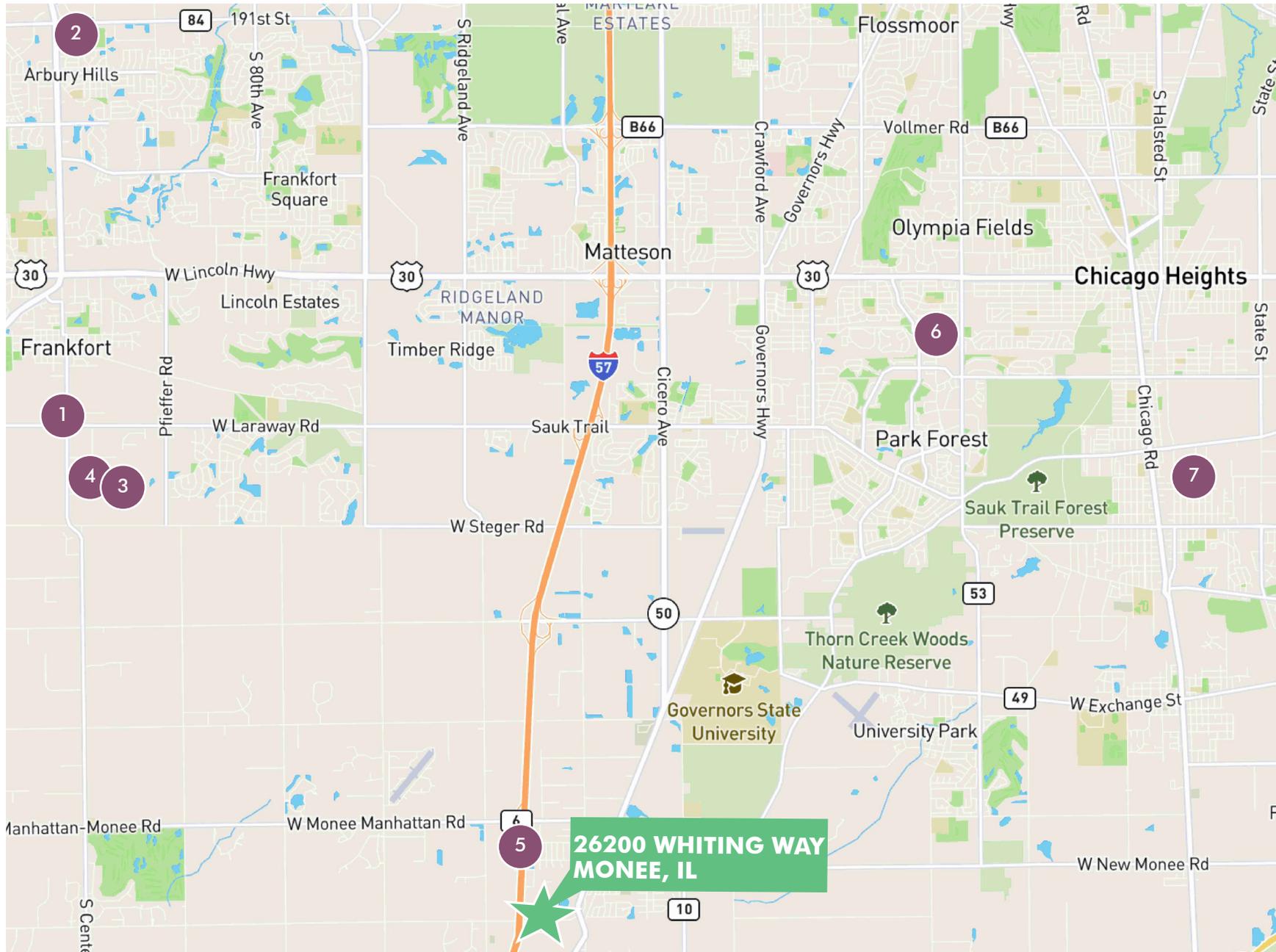


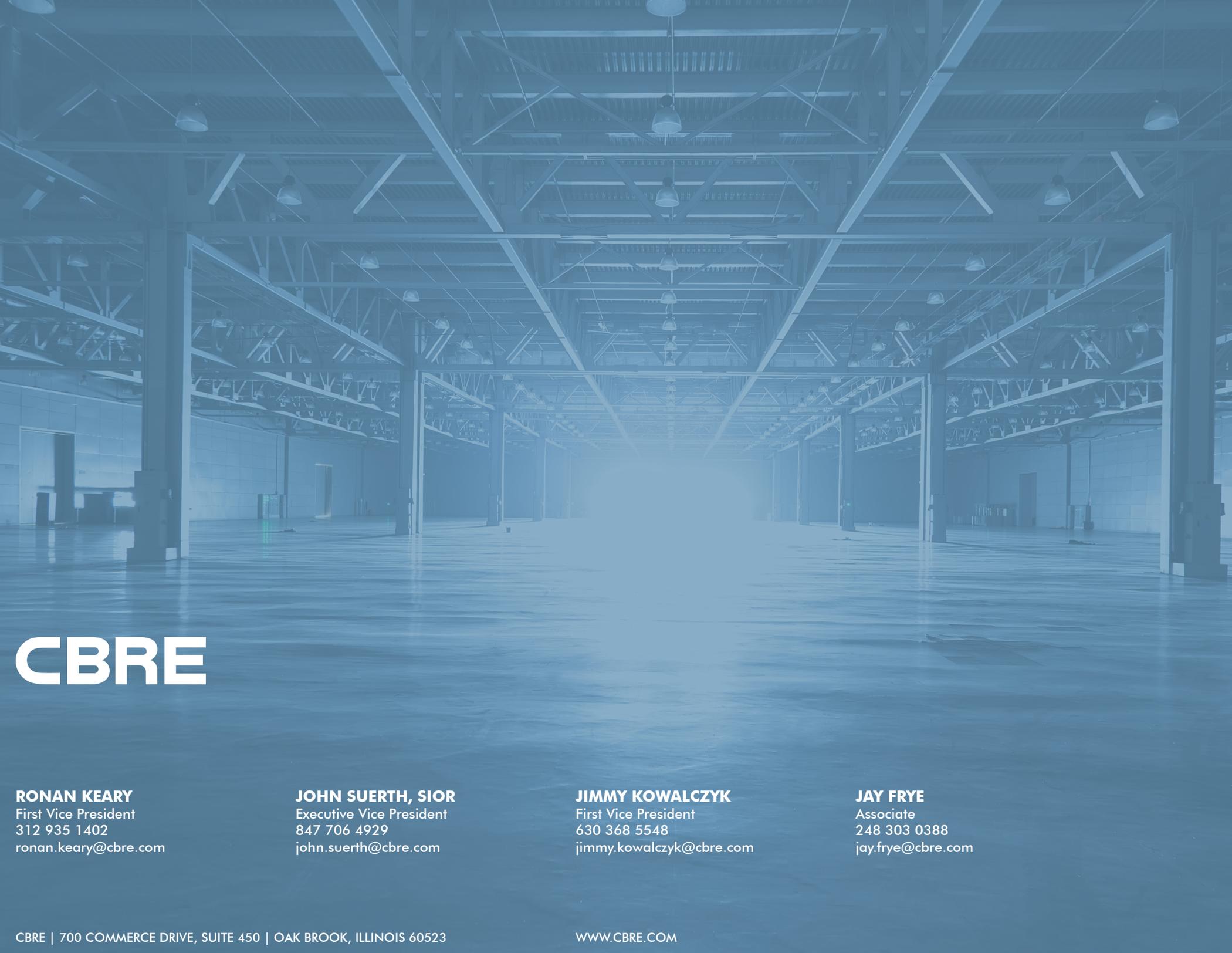
COMPETITIVE PROPERTIES

		ADDRESS CITY	TOTAL BLDG SF AVAILABLE SF OFFICE SF	BUILDING TYPE YEAR BUILT ACRES	CEILING HEIGHT POWER	LOADING PARKING	ASKING SALE PRICE PSF PRICE ----- RE TAXES	DAYS ON MARKET
1		700-710 Center Rd Frankfort	25,700 4,500-9,000 NA	Warehouse 2003 9.56 Acres	22' NA	2 Exterior 6 Drive-ins Ample	Not for Sale \$10.66 G for Lease \$4.06 PSF (2024)	6 mos 27 days
2		9400-9430 W Enterprise Dr Mokena	25,000 12,500 3,000	Warehouse 2002 1.65 Acres	22' 400a/208v	1 Exterior 1 Drive-in 32 Spaces	Not for Sale \$15.64 G for Lease \$1.82 PSF (2024)	2 mos 23 days
3		22813 Challenger Rd Frankfort	14,400 2,560 168	Warehouse 2011 1.0 Acres	20' 200a/208v	6 Drive-ins 30 Spaces	Not for Sale \$12.00 PSF G for Lease \$1.23 PSF (2024)	1 mos 3 days
4		9324 Gulfstream Rd Frankfort	14,300 1,100 NA	Warehouse 2001 1.0 Acres	24' 800a/240v	1 Exterior 15 Spaces	Not for Sale \$12.00 PSF G for Lease \$1.11 PSF (2024)	5 mos 18 days
5		25836-25858 S Sunset Dr Monee	12,000 1,200-7,200 120	Warehouse 2015 5.0 Acres	20' 200a/480v	8 Drive-ins 31 Spaces	Not for Sale \$17.60 PSF G for Lease \$1.07 PSF (2024)	5 mos 15 days
6		49-59 North St Park Forest	12,600 12,600 NA	Warehouse 1989 1.0 Acres	20' NA	6 Drive-ins 72 Spaces	\$1,500,000 for Sale Not for Lease \$5.07 PSF (2024)	1 year 5 mos
7		3344 Butler Ave Chicago Heights	10,000 10,000 NA	Warehouse 1969 1.0 Acres	20' 1200a/480v	1 Exterior 1 Drive-in 20 Spaces	\$470,000 for Sale Not for Lease \$2.77 PSF (2024)	3 mos 9 days



COMPETITIVE PROPERTIES MAP





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