

MARKET UPDATE

Entre Commercial Realty is pleased to announce the completion of several transactions, including the following:

SERVICES:

- Acquisitions
- Dispositions
- Tenant/Landlord Representation
- Leasing and Sub-Leasing
- Buyer/Seller Representation
- Investment Properties
- Strategic Planning
- Site Selection
- Build-to-Suit
- Market Analysis
- Property Valuation
- Corporate Services
- Economic Incentive Consulting
- Property Management



Arens Controls Signs 94,300 SF Lease in Arlington Heights

Entre Commercial Realty represented Arens Controls Corporation in the long-term lease of a building at 3602 North Kennicott in Arlington Heights. Arens is a world leader in the development of precision control systems and power management technology for on and off-highway commercial vehicles. Arens required additional capacity due to their rapidly growing work in the development of state-of-the-art power electronic drivetrain components and systems for the Hybrid Electronic Vehicle (HEV) market. Arens will relocate approximately 100 employees from their Carpentersville facility to the 94,300 SF building which is owned by Centerpoint Properties and features 20,000 SF of office space and 28' ceilings. The Village of Arlington Heights granted Arens a Cook County Class 6B tax incentive for the property, which had been vacant for two years. Dan Benassi and Dan Jones of **Entre Commercial Realty** worked on behalf of Arens Controls in this transaction.



Affinia Signs 217,197 SF Lease Renewal

Affinia Group Inc. signed a five-year lease on the 217,917 SF building at 1301 Ridgeview Drive in McHenry, IL. With locations in 19 countries and revenues of over \$2 Billion, Affinia is a

worldwide leader in the design, manufacture, marketing and distribution of on & off-highway replacement parts. Their primary products include filtration, braking systems and chassis components. Dan Jones and Dan Benassi of **Entre Commercial Realty** represented the landlord, Manulife Financial.



CG Industries Expands in Hanover Park

CG Industries, an industry leader in the remanufacture of electronic parts and provider of a full range of forward and reverse logistics services, signed a 5-year lease on 69,725 SF at 1575 Hunter Drive in Hanover Park. This transaction represents an expansion for CG Industries, which is headquartered in nearby Glendale Heights. The building, owned by IDI, is a 288,000 SF multi-tenant facility that was built in 1999 and features 30' ceilings, ESFR sprinklers and trailer parking. Dan Jones, Dan Benassi and Dave Smith of **Entre Commercial Realty** represented IDI.

Samsung Relocates Regional Offices to Schaumburg and Establishes R & D Lab



Samsung Electronics signed a seven-year lease for approximately 16,000 SF of office and lab space at 925 National Parkway in Schaumburg. Samsung will relocate approximately 50 employees

from nearby Hoffman Estates and will also establish its American Research Center at this location. The new R&D Lab will be used for performance testing of household appliances. Dan Benassi and Dan Jones of **Entre Commercial Realty** represented Samsung in the transaction.

ENTRE
Commercial Realty LLC

In this issue of our newsletter, we highlight some of our current projects. Feel free to contact us for additional information or to learn how our aggressive and Entrepreneurial approach can benefit your business.

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AVAILABLE PROPERTIES



111 Rohlwing Road, Addison, IL

- 100,000 SF Building
- Divisible to 40,000 SF
- 5.8 Acre Land Site
- Five Exterior Docks with Levelers; One Drive-In Door
- Heavy Power
- 18'-23' Clear Ceiling Height
- 142 Parking Spaces
- Asking Price: \$58/SF and Also For Lease



Price Performer

325 Wegner Drive, Lakemoor, IL

- 55,015 SF Building
- 5,000 SF of Office Space (2 Floors @ 2,500 SF Each)
- Outside Storage Potential
- Four Exterior Docks; One Drive-In Door
- Heavy Power
- 14'-20' Clear Ceiling Height
- Asking Price: \$1,975,000 (\$36.00 PSF)
- Lease Rate: \$4.50 PSF Gross



Outside Storage & Heavy Parking

185 Detroit Street, Cary, IL*

- 33,480 SF Building
- Extra Land for Outside Storage, Extra Parking, or Building Expansion
- Fully Air Conditioned
- Well-Distributed Power
- Asking Price: \$2,200,000 (\$65.00 PSF)
- Lease Rate: \$5.95 PSF Gross



345 Memorial Drive, Crystal Lake, IL

- 32,889 SF Building
- 24,022 SF Available and 9,000 SF Leased for 5 Years
- 5,300 SF of Office Space
- 22' Clear Ceiling Height
- Two Interior Truck Docks; One Drive-In Door
- Sale Price: \$2,625,000 (\$79.81 PSF)
- Lease Rate: \$7.25 PSF Gross



855 Commerce Parkway, Carpentersville, IL

- 25,580 SF Available
- 8,600 SF of Office Space; 3,840 SF of Tech Space
- 22' Clear Ceiling Height
- Parking for 100 Cars
- Heavy Power
- Lease Rate: \$6.75 PSF Gross
- Sublease Through January 2012

Below Market Sublease

* Indicates a property in which members of this firm have an ownership interest.

AVAILABLE PROPERTIES

27709 Concrete Drive, Lakemoor, IL *

- 34,687 SF Building
- Divisible to 16,000 SF
- Extra Land for Outside Storage or Expansion
- 18' - 21' Clear Ceilings
- 2 Docks and 1 DID
- Heavy Power (2,600 Amps)
- Lease Rate: \$6.00 PSF Gross
- Sale Price: Subject to Offer



111 Water Street, East Dundee, IL

- Free-Standing Two Story Office Building
- 6,400 SF Divisible to 3,200 SF
- Located in Downtown East Dundee on the Fox River
- Recently Renovated
- Lease Rate: \$15 PSF Gross
- Sale Price: \$850,000 (\$133 PSF)



1162 McLean Boulevard, Elgin, IL*

- 4,000 to 8,760 SF Available
- High Image Building for Office, Retail, Showroom, or Flex/Tech Tenants
- 20' Clear Ceilings
- One Drive-In Door; 1 Common Truck Dock
- Tenants Include Air-Tite Windows and Plasma Biological Services
- Lease Rate: \$10.00 PSF NNN (\$12.00 PSF Gross)



**New Industrial Condos
St. Charles, Batavia and Oswego Locations**

- Three New Industrial Condo Projects
- Units Available For Sale from 1,500 to 10,000 SF
- Offices and finishes to Suit
- Shell Prices From \$96.00 PSF
- Lease Prices From \$9.00 PSF Gross



1410 Ensell Road, Lake Zurich, IL

- New Construction
- One Unit Remaining - 15,368 SF
- High Exposure Location on Quentin Road
- 20' Ceilings
- Two Docks and Two Drive-In Doors
- Sale Price: \$1,490,000 (\$97/SF)



* Indicates a property in which members of this firm have an ownership interest.



Featured Property

1675 Holmes Road

Elgin, IL

- 81,050 SF Available, Divisible to 25,000 SF
- 5,076 SF of Office Space
- 26' Clear Ceiling Height
- 6 Interior Docks/2 Drive-In Doors
- Parking for 106 Cars

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**BRINGING AN ENTREPRENEURIAL AND AGGRESSIVE
APPROACH TO THE BROKERAGE INDUSTRY**
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Building Available

710 East State Parkway, Schaumburg, IL*



- 33,900 SF Available
- Part of a 67,817 SF Two-Tenant Building (50% Leased)
- +/- 1,000 SF of Office Space
- 22' Clear Ceiling Height
- Lease Rate: \$7.75 PSF Gross
- Sale Price: Subject to Offer