



2010 Award Winner for:

Broker Transaction of the Year - Industrial Investment

(1 of 1 in this category)

Property Information

IDI/JP Morgan Industrial Portfolio

150 E. Crossroad
Parkway/553 Joliet Road,
Bolingbrook, IL and 1550
Central Avenue, Roselle,
IL
, 60440 / 60172

Colliers International's Investment Services Group successfully sold a three-building industrial portfolio that was marketed in the middle of a credit-constrained 2009. Each building was leased to a single tenant. Lease terms in the buildings were 3, 4 and 6 years respectively. All lease rates were considered to be 23-30% over current market. IDI/JP Morgan engaged Jeff Kahan, Steve Disse, and Jeff Devine to broadly market these buildings at a time when the capital markets were adverse to taking risk on single tenant facilities. Despite these headwinds in the capital markets, the Colliers team was able to procure 15 offers. Cabot Properties closed on the \$38,595,000 purchase only 35 days after an executed contract with 2 other bidders positioned in close pursuit.

Transaction Value: \$38,595,000

Square Footage: 998,502 s.f.

Developer / Broker Information

Broker

Jeffrey Devine

Colliers International

Broker

Steven Disse

Colliers International

Broker

Jeffrey Kahan

Colliers International