



2010 Award Winner for:

Broker Transaction of the Year - Industrial

(1 of 1 in this category)

Property Information

**True Value Company
Distribution Center at
308 S. Division Street**
308 S. Division Street
Harvard, IL 60033

The operation at 308 S. Division Street in Harvard, delivers products to True Value stores throughout the Midwest and is one of 12 U.S. distribution centers. Situated on 60 acres, the 1.3 million s.f. facility was owned by True Value Company and sold in 1998 in a sale-leaseback transaction. Mirvac purchased the facility in 2005 as part of their expansion into the Chicago industrial market. NAI Hiffman facilitated the negotiations between True Value Company and Mirvac for a 10-year lease renewal for 1,194,650 s.f. of space occupied by the tenant with a transaction value of \$26 million.

Transaction Value: \$26,000,000

Square Footage: 1,194,650 s.f.

Developer / Broker Information

<i>Landlord/Seller's</i>	<i>Landlord/Seller's</i>
John Cash	David Haigh
NAI Hiffman	NAI Hiffman