

Fox River Business Center
Elgin, IL 60123

Property Description

FRBC was a six-building, 1,060,000 s.f., off-market portfolio sale completed in October 2013. Noel S. Liston, DCT Industrial, approached Hamilton Partners to see if they would contemplate selling their Fox River Business Center Elgin industrial portfolio. The sale was consummated with a 30-day due diligence and closing 5 days thereafter. It involved significant lease review and estoppel requirements, as well as a pre-payment modification structure with the seller's lender. DCT Industrial has completed extensive renovations to the properties, has retained Darwin Realty as the exclusive leasing agent, and will hold the properties on a long-term basis.

Total Project Cost: \$54,000,000

Total Project Square Footage: 1,060,000 s.f.

Broker (s)

George Arnold
Hamilton Partners

Tom Maher
Hamilton Partners

Noel S. Liston
Darwin Realty & Development Corporation