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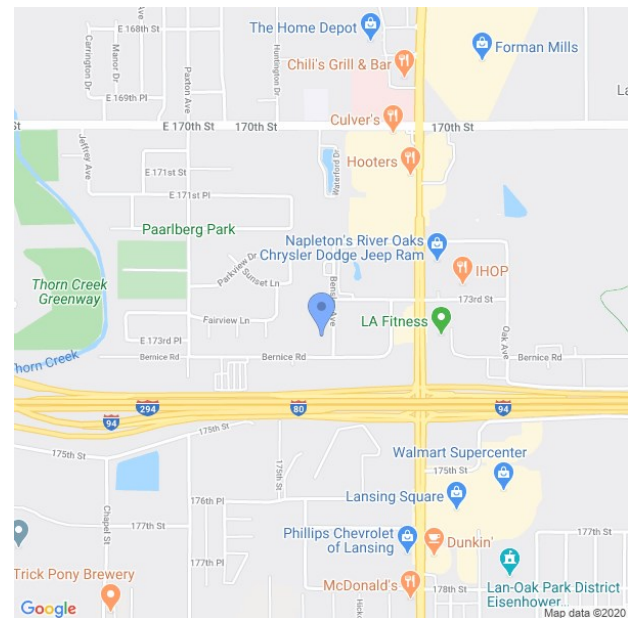
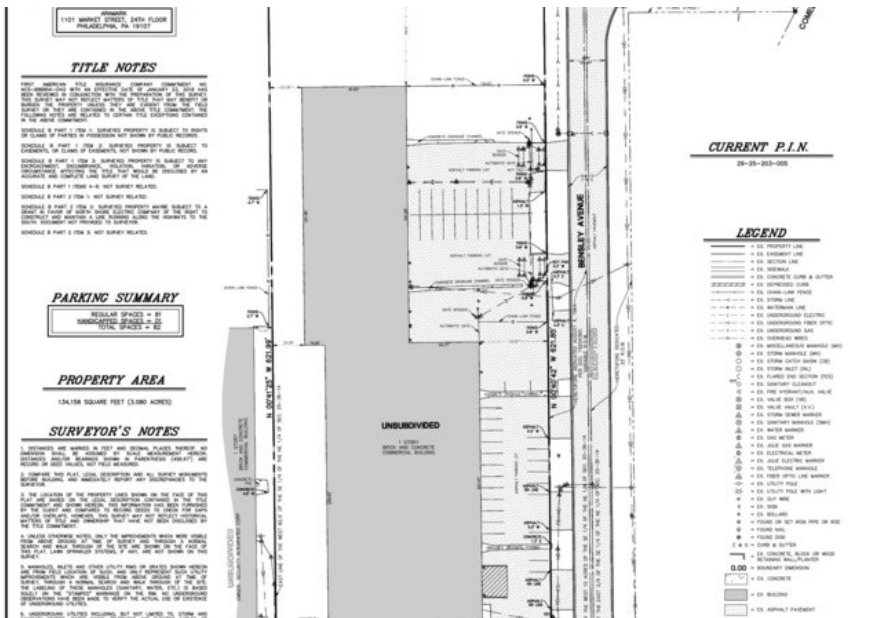


Former Aramark Building

2200 BERNICE ROAD, LANSING, ILLINOIS 60438



COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE \$2,700,000
SALE TYPE NET LEASE INVESTMENT
ZONING B-3
BLDG TYPE SINGLE TENANT
YEAR BUILT 1964

STORIES 1
GROSS BLDG 45,000 SQFT
LAND AREA 3.07 ACRES
CEILING HEIGHT 20.0 FT
DRIVE IN DOORS 4

- Credit Tenant • NN Lease • Operates in 34 States and 3 Provinces • 42,000 sq.ft. Warehouse / 3,000 sq.ft. Office
- 14'-20' Clear Ceiling Heights • Partial Sprinkler System • 56+ Parking Spaces + Truck Parking
- (5) - Overhead Doors & (2) Interior Dock Doors

Brand new 7 year lease with National Express with a BLENDED CAP Rate of 8.50% during the Initial Term. National Express LLC (NELLC) is the North American subsidiary of National Express Group, PLC, one of the premier transportation firms in the United Kingdom. We operate across 34 states and three provinces. National Express School (NEXS) operates more than 22,500 school buses, serves more than 600 school districts in 31 states and three provinces, and transports more than 1.2 million students on a daily basis. National Express Transit (NEXT) operations transport more than 20 million passengers annually with more than 3,000 vehicles. National Express Shuttle (WeDriveU) serves more than seven million corporate and university passengers annually. NELLC's corporate headquarters, located in Lisle, Illinois, houses the

administrative and corporate support functions for the organization. Their 250+ local customer service centers (CSCs) are supported by regional operations teams located throughout North America

Large Distribution/Warehouse building totaling 45,000 sq.ft. and ideally located near major Chicago expressways. This building has plenty of power, 5 Overhead Doors, 2 Interior Dock Doors, 3,000 square foot office with 7 private offices, 2 bathrooms and open-office space, 56+ employee/customer parking spaces. Partially Fenced Lot.

Located strategically near Interstate-80/94, the property is only a 2-block drive from the major expressway with a 30-minute drive time to Downtown Chicago and 2-miles from the Indiana border.