

CATERPILLAR

INVESTMENT HIGHLIGHTS





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THE OFFERING

JLL is pleased to market for sale, the fee-simple interest in the unincorporated property located between Montgomery and Oswego, IL, referred to as the Caterpillar Aurora Facility (the "Property"). The Property consists of over 4 million square feet over 10 buildings on a 350 acres site located in west suburban Chicago. The Offering represents the opportunity to acquire a highly-functional heavy manufacturing facility in one of the most vibrant and growing economic corridors in the Midwest. Caterpillar developed the site in 1958 and has used the site as a fabrication and assembly facility of heavy equipment. At peak production Caterpillar employed over 5,500 people on site. With its 10 buildings, 3 totaling over 900,000 square feet, and massive concrete lay down areas the Property is highly adaptable to a variety of users.

The Property is located in unincorporated Kendall County with nearby access to Interstate 88 to the north and a dedicated BNSF rail spur serving the site. The Property has dedicated heavy manufacturing infrastructure and utilities including an on-site 300,000 gallon water tower, waste water treatment plant, 3 deep wells and CoGen facility. The Caterpillar Aurora Facility represents a rare opportunity to acquire a fully functioning, well maintained and highly connected heavy manufacturing facility with favorable zoning in one of the leading Industrial submarkets in the Midwest.

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ACCESS TO STRONG WORKFORCE DEMOGRAPHICS

The Aurora area is one of the most diverse and educated areas in the western Chicago suburbs. There are ample colleges and universities in the area providing workforce training, continuing education and development in the region. These include Waubensee Community College, Aurora University, Robert Morris University and Rasmussen College. In the past, employers in the region have partnered with Waubensee Community College for specialized workforce development programming.

EXISTING RAIL SERVICE

The Property benefits from an in place rail spur accessing the site going into Building H. The spur connects to a BNSF trunk line that provides manifest freight service into Chicago. Seven miles west, along the same Mendota sub line that contains the BNSF Eola Yard in Aurora. This yard is the largest BNSF non-intermodal yard in Chicago (400 acres, 125,000 feet of track, 50+ tracks).

ADAPTABILITY OF SITE

The Caterpillar facility features a highly attractive site with existing, well maintained buildings that could be easily adapted for fabrication, production, assembly or warehousing uses. With easy access to the regional interstate highway network as well as an existing rail spur on site, the Property is well equipped to meet the needs of a wide variety of users.

IN PLACE HEAVY MANUFACTURING INFRASTRUCTURE

The Property has its own CoGen facility with 2 7.5 MW Taurus 70S Dual Fuel (Pipeline natural gas or #2 Diesel) Turbine Gen Sets that was placed into service in 2002. The Property also features its own waste water treatment plant and a 300,000 gallon water tower.

UNIQUE, HIGH QUALITY EXISTING IMPROVEMENTS

Current improvements on site include 10 buildings, three of which consist of just about or over one million square feet under roof. These buildings feature clear heights over 30 feet. The Property also features large concrete pad lay down space that rarely becomes available. All facilities on site has been meticulously maintained by one of the largest manufacturing firms in the world, serving as one of its key production facilities for the past 50 years.



TRANSACTION SUMMARY

Address	325 South Route 31, Montgomery, IL 60507
Number of Buildings	10
Square Feet Under Roof	4 million
Clear Height	Ranges from 12.5' to over 38'
Floor Thickness	Concrete subfloor, typically 8' thick
Site Acreage	Approximately 350 acres
Parking	4 lots on site with 3,750 spaces
Zoning	M2 Heavy Industrial, Unincorporated Kendall County
Rail	Spur available on site to BNSF
Infrastructure	Heavy manufacturing utilities including CoGen facility with 2 7.5 MW Taurus 70S Dual Fuel Turbine Gen Sets, a 300,000 gallon water tower, as well as a waste water treatment facility on site



SITE CHARACTERISTICS

The Caterpillar Aurora site sits on approximately 350 acres with over 4 million square feet under roof. The site includes four parking lots around campus totalling approximately 3,750 parking spaces as well as a helipad that is in current standing with the FAA.

The site is characterized by its large concrete pads, heavy utility infrastructure including a 300,000 gallon water tower and on site wastewater pre-treatment plant. The on site facility is served by a 10 inch main line that can handle 300,000 GPD. The water tower is supplied by 3 deep wells on site each providing 1000 GPM for a total system flow of 3000 GPM. All water used at the current Caterpillar facility is supplied by these wells including potable, half of the fire protection system as well as mill use. Dual Transmission line service at 138,000 Volts from ComEd with an additional 13,200V to building substations around the campus. Additionally, there is a rail spur accessing the site going into Building H. The spur connects to a BNSF trunk line that provides manifest freight service into Chicago.

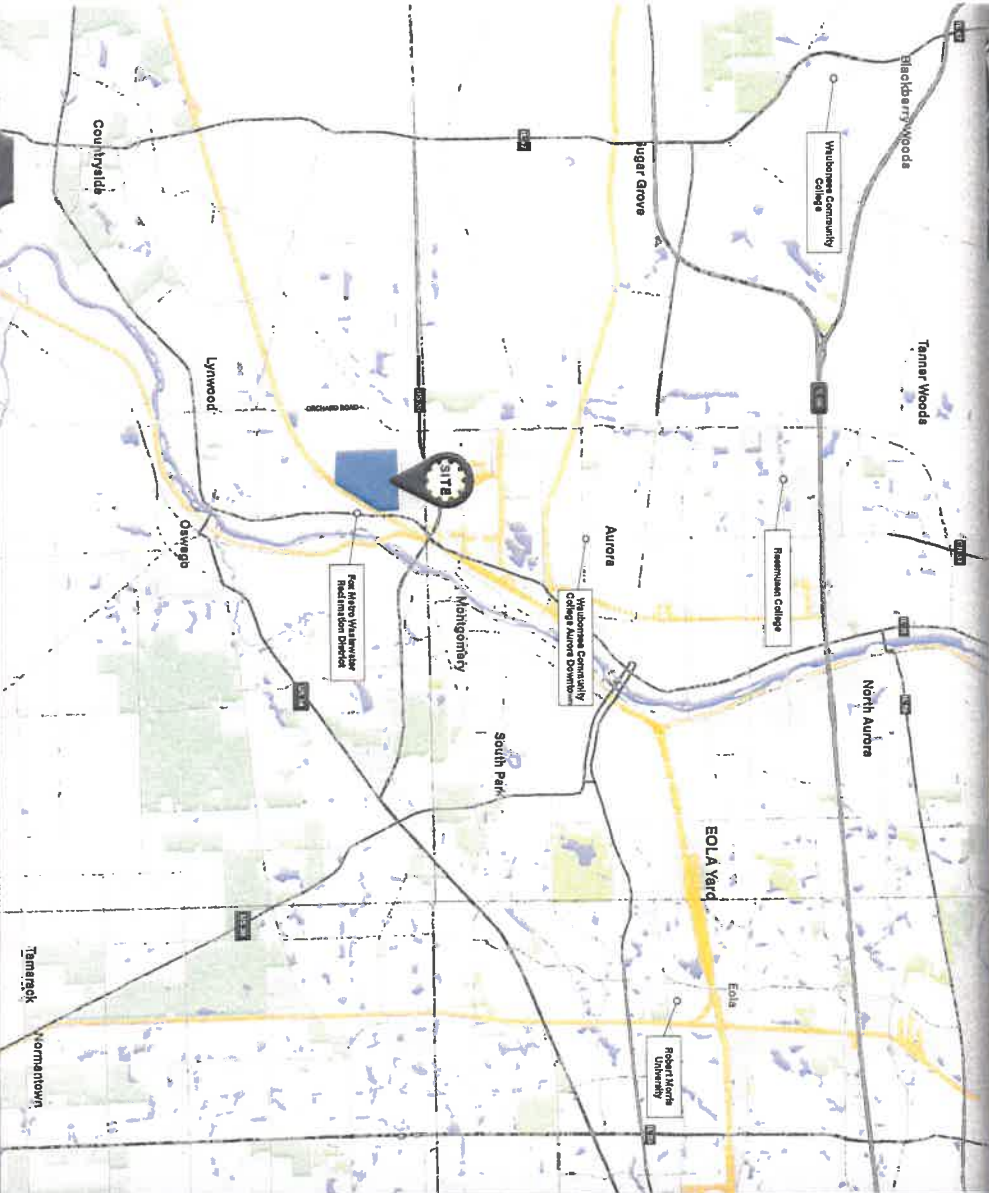
350 ACRES

4 MILLION SQUARE FEET

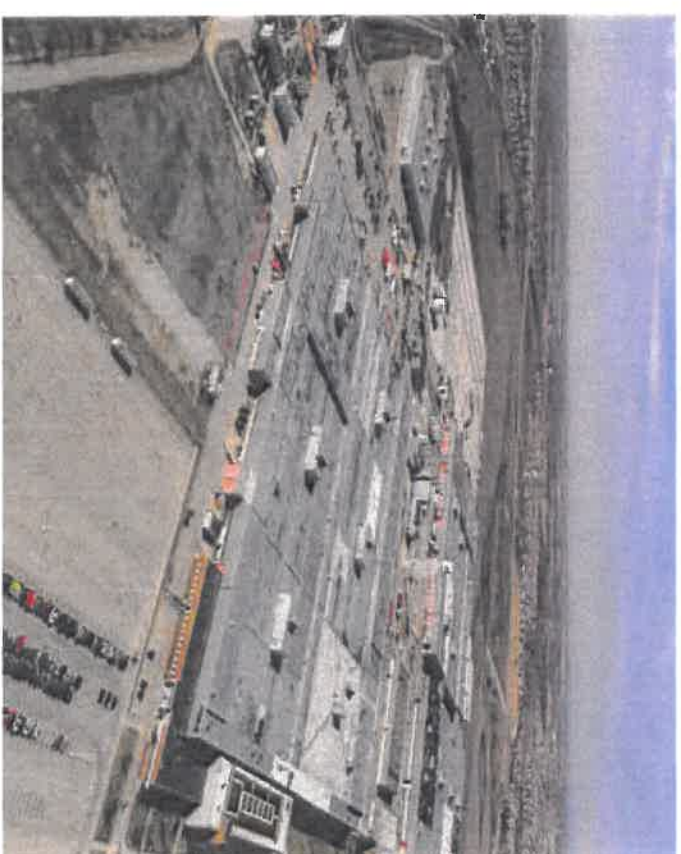
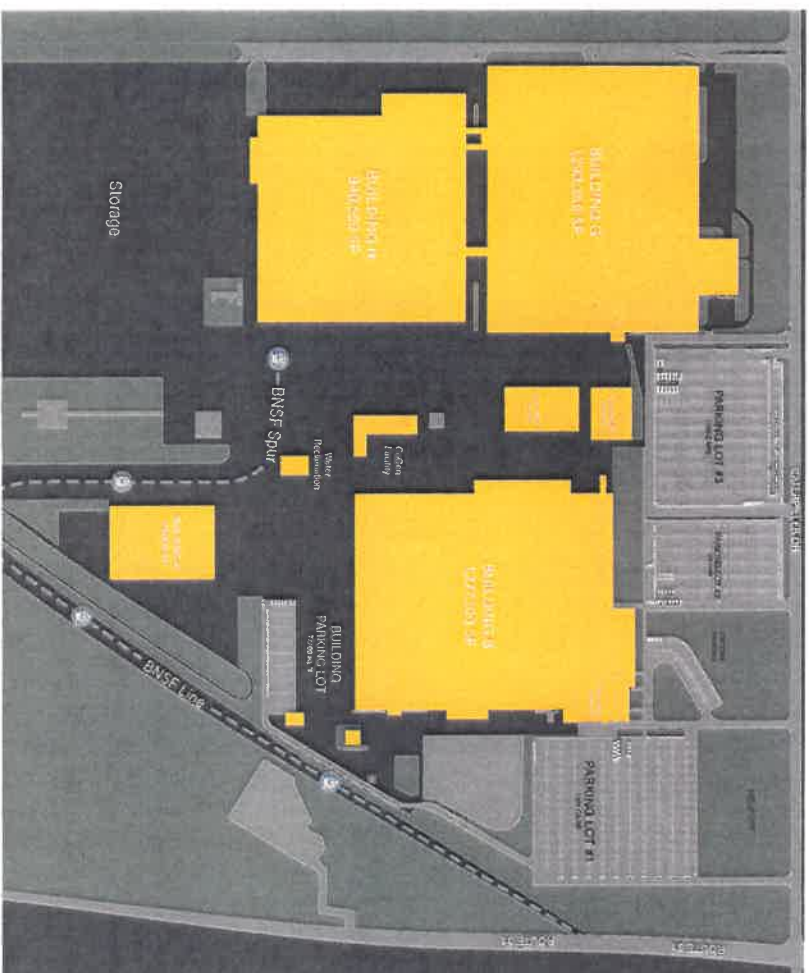
3,750 PARKING SPACES

ON SITE COGEN FACILITY

3 BUILDINGS OVER 900,000 SF



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FACILITY INFORMATION

	BLDG USE	BLDG SIZE (SQ FT)	# OF STORIES IN THE BLDG	# OF PARKING SPACES FOR BLDG	CLEAR CEILING HEIGHT	# OF DOCK DOORS
Building A	Office	107,100	2	681	12'	0
Building B	Warehouse/Mfg	1,306,700	1	1,587	20'-873K sq ft, 28'-124K sq ft, 32'-182K sq ft	8 & 6 overhead doors
Building G	Manufacturing	1,301,300	1	1,290	24'-536K sq ft, 32'-715K sq ft, 38'-51K sq ft	7 & 6 overhead doors
Building H	Manufacturing	996,500	1	0	24'-340K sq ft, 32'-152K sq ft, 38'-458K sq ft	11 & 6 overhead doors
Building K	Manufacturing	176,300	1	195	24'	8
Building N	boilers	20,000	2	0	20'	0
Building NN	Co-Gen	8,000	1	0	25'	0
Building W	Manufacturing	43,700	1	0	20'-12K sq ft, 24'-12K sq ft, 38'-20K sq ft	0
Building X	Maintenance	72,800	1	0	21'	0
Y-16	Waste Reclaim / Recycle	12,100	1	0	24'	0



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DISCLAIMER

This confidential offering memorandum is intended solely for your own use in evaluating the financing acquisition of the Caterpillar Aurora Site in Montgomery, IL (the "Property") and is not to be used for any other purpose or made available to any other party without the prior written consent of Caterpillar ("Caterpillar" or the "Sponsor"), or its exclusive agent, Jones Lang LaSalle ("JLL").

This confidential offering memorandum contains brief selected summary information pertaining to the Property and has been prepared by JLL from information supplied by the Sponsor. This confidential offering memorandum does not purport to be all-inclusive or to contain all the information that a prospective investor may desire or deem relevant in determining whether to pursue negotiations to finance or acquire the Property. Neither the Sponsor, JLL, nor any of their respective owners, directors, employees, representatives or agents make any representation or warranty expressed or implied as to the accuracy or completeness of this confidential offering memorandum or any of its contents, and no legal liability is assumed or to be implied with respect thereto.

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