



OFFERING MEMORANDUM
**CLARK
PROPERTIES
SAINT LOUIS:
UNION SEVENTY
CENTER**

Marcus & Millichap
TAG INDUSTRIAL GROUP



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TABLE OF CONTENTS

**PROPERTY
SUMMARY**

FINANCIALS

**PHOTOS &
SITE MAPS**

**TENANT
OVERVIEW**

**MARKET
OVERVIEW**

**UNION SEVENTY CENTER
BUSINESS PARK**





PROPERTY SUMMARY

- 6 Offering Summary
- 7 Investment Highlights
- 8 Regional Map
- 9 Property Details

OFFERING SUMMARY

SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in Clark Properties Saint Louis: Union Seventy Center, industrial properties located at Saint Louis, Missouri.

TERMS OF SALE

Clark Properties Saint Louis Portfolio is subject to offer.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

CLARK PROPERTIES SAINT LOUIS: UNION SEVENTY CENTER

Clark Properties Saint Louis Portfolio Marcus & Millichap is pleased to present the opportunity to acquire the Union Seventy Center Business Park located at 3901 Union Boulevard in Saint Louis, Missouri. The subject property consists of 1,640,597 square feet of rentable industrial space (2,204,279 square feet in total) and is situated on a combined 92.68 acres of land. Anchored by Triad Manufacturing, Clark Logistic Services, and Iron Mountain, the multi-tenant asset features 25 suites, 132 dock-high doors, 26 grade-level doors, and an unused rail spur operated by the Terminal Railroad Association of St. Louis. The property includes 8 paved lots, approximating 20 acres of parking lot/outside storage. Primely situated only 0.6 of a mile from Interstate 70, the property has easy access to the Saint Louis Lambert International Airport. With the property containing heavy tenant improvements that allow for specialized manufacturing and shipping activities, the anchoring tenants are relatively less sensitive to rent increases. Given the inflationary environment, rising industrial vacancy rates, and slowing rent growth, owning specialized assets that give landlords more pricing power over rents is growing in importance.

In addition to the benefits of owning a specialized asset in today's economy, this sale offers national investors the opportunity to claim a stake in a market whose fundamentals outperform most of the top markets across the nation. At 5.2 percent, the industrial vacancy rate in Saint Louis sat 250 basis points lower than the 7.7 percent national average in 2025. Unlike most U.S. markets, annual rent growth in Saint Louis experienced a rebound in 2025, rising by 180 basis points to 4.7 percent, nearly tripling the national average that slipped to 1.7 percent. At the close of 2025, there were 4.3 million square feet of industrial space under construction in Saint Louis, representing just 1.3 percent of the existing inventory. The construction of Boeing's 1.1 million-square-foot manufacturing facility exemplifies the industrial benefits that Saint Louis maintains (CoStar, classes A, B, & C, minimum 10,000 square feet, national average based on top 50 metros).

The Saint Louis metro is near the geographic center of the United States, within 500 miles of one-third of the U.S. population. About 2.8 million people call the metro area home, with Saint Louis hosting over 319,000 residents. Located at the confluence of the Mississippi and Missouri rivers, the metro area encompasses counties in both Missouri and Illinois. The economy of Saint Louis is anchored by the logistics industry, with trade, transportation, and utilities accounting for the largest share of employment. In addition to the Gateway Arch, which continues to serve as a major tourist attraction, Saint Louis is also highlighted by one of the nation's most prominent urban parks. Covering 1,326 acres, encompassing the Saint Louis Zoo, Art Museum, History Museum, and Science Center, Forest Park is larger than New York's famed Central Park. Saint Louis is also the host of two major professional sports teams, the Saint Louis Cardinals of Major League Baseball and the Saint Louis Blues of the National Hockey League (Marcus & Millichap, Wikipedia).

INVESTMENT

HIGHLIGHTS



Building Features: Union Seventy Center Business Park consists of 1.6 million square feet of rentable industrial space on 92.68 acres. The specialized property is equipped with 25 suites, 132 dock-high doors, 26 grade-level doors, and an unused rail spur. With 8 paved lots across approximately 20 acres, the property allows for ample industrial outdoor storage space (IOS).



Infrastructure Advantage: Sitting only 0.6 miles from I-70, the property has easy access to multiple major thoroughfares. The property's rail capabilities give the property access to the third-largest rail hub in the U.S., with six Class I railroads.



Anchoring Tenant: The property is anchored by a diverse set of tenants: Triad Manufacturing, Clark Logistic Services, and Iron Mountain. Triad recently extended their lease to 10 years, showing significant commitment to this site. The capital-intensive tenant improvements reduce the possibility of tenant loss.



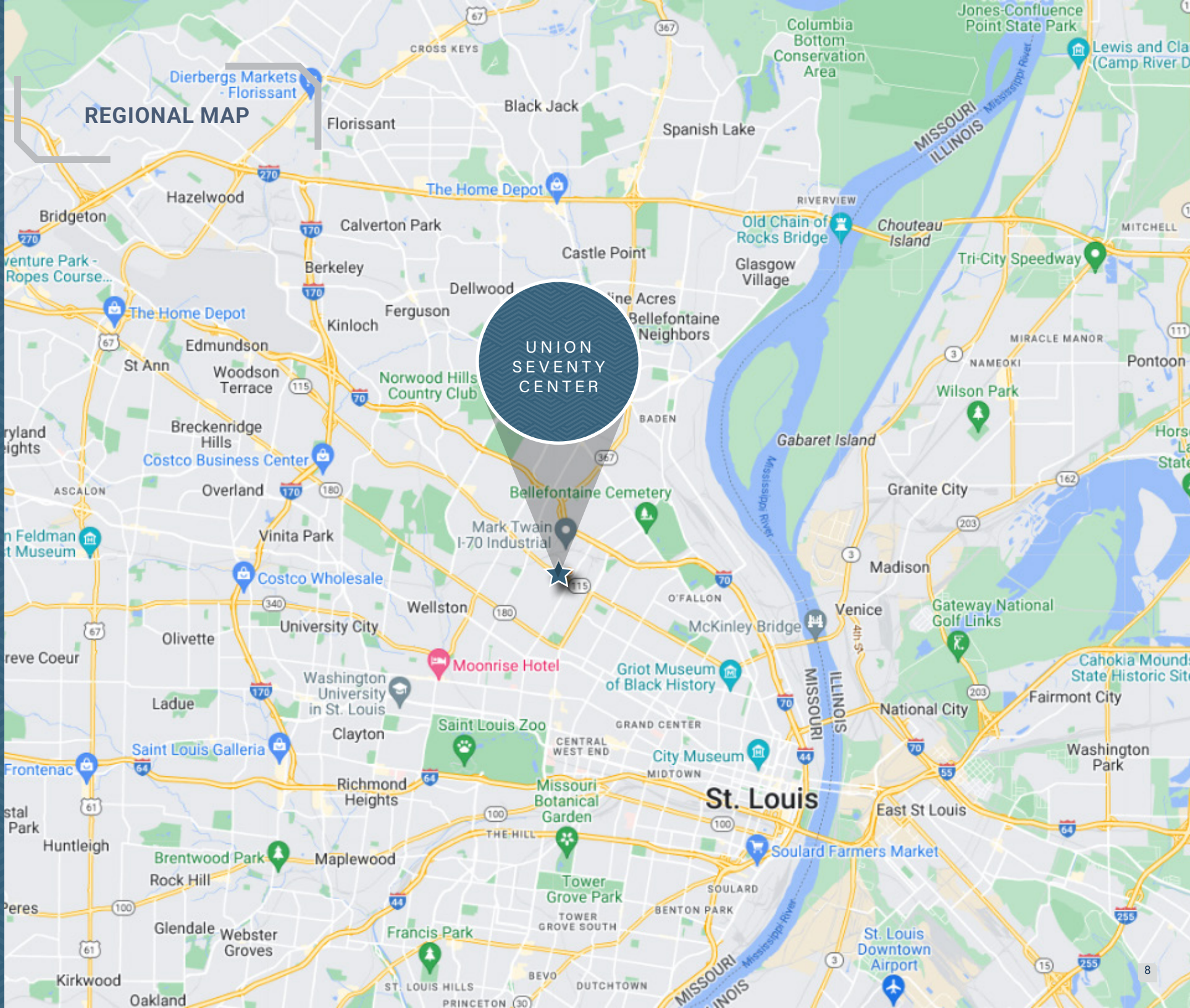
Industrial Outdoor Storage: Valued at \$200 billion nationwide, the IOS industry has become an important asset class in the industrial market, helping to facilitate the boom in imports in recent years. Strict zoning laws restrict the supply of new IOS, increasing the value of existing properties.



Market Fundamentals: Saint Louis industrial vacancy rate sat at 5.2% in 2025, outperforming the national average by 250 basis points, which rose to a 12-year high of 7.7%. For the first time in more than a decade, Saint Louis rent growth has eclipsed the national average, nearly tripling the rate of most markets at 4.7%. The general decline in rent growth in an inflationary environment with rising interest rates underscores the need for specialized properties (like the subject asset) that give greater pricing power to landlords.

UNION SEVENTY CENTER

REGIONAL MAP



PROPERTY
DETAILS - BUILDINGS

UNION SEVENTY CENTER
TOTAL BUSINESS PARK

Primary Tenant(s)	Various
Lot Numbers	Various
Number of Current Suites	25
Number of Current Tenants	22
Number of Buildings	5
Total Building Square Feet	2,204,279
Rentable Building Square Feet	1,640,597
Year Built	1944/1960/1992
Lot Acreage Size	92.683
Collector of Revenue Account Number / Pin	Various
Type of Ownership	Fee Simple
Leasable Parking Spots	530
Parking Surface	Asphalt/Concrete
Building Class	C
Tenancy	Multi Tenant
Dock High Doors	132
Grade Level Doors	26
Rail Doors	2
Sprinklers	Various
Rail Served	Yes
Construction	Various
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
3901 UNION BOULEVARD,
ST. LOUIS, MO 63115

Primary Tenant(s)	Triad, CLS
Lot Numbers	29
Number of Current Suites	21
Number of Current Tenants	11
Number of Buildings	1
Total Building Square Feet	2,155,729
Rentable Building Square Feet	1,610,847
Year Built	1944
Lot Acreage Size	41.768
Collector of Revenue Account Number / Pin	43540003100
Type of Ownership	Fee Simple
Clear Height	11'-25'
Leasable Parking Spots	25
Parking Surface	Asphalt/Concrete
Building Class	C
Tenancy	Multi Tenant
Dock High Doors	132
Grade Level Doors	4
Rail Doors	2
Sprinklers	Wet/Dry
Rail Served	Yes
Construction	Various
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
2 UNION 70 CENTER DRIVE,
ST. LOUIS, MO 63115

Primary Tenant(s)	First Student
Lot Numbers	2-A, 2-B E. Bircher Blvd, 2-C, 3, 3 E. Bircher Blvd
Number of Current Suites	1
Number of Current Tenants	1
Number of Buildings	1
Total Building Square Feet	30,000
Rentable Building Square Feet	30,000
Year Built	1960
Lot Acreage Size	7.957
Collector of Revenue Account Number / Pin	43500005300 43500005900 43500006000 43500006100
Type of Ownership	Fee Simple
Clear Height	14'-22'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	14
Sprinklers	Wet
Construction	Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

PROPERTY
DETAILS - BUILDINGS

UNION SEVENTY CENTER
**5540 BIRCHER BOULEVARD,
ST. LOUIS, MO 63120

Primary Tenant(s)	Vacant
Lot Numbers	7
Number of Current Suites	1
Number of Current Tenants	0
Number of Buildings	1
Total Square Feet	8,700
Rentable Building Square Feet	8,700
Mezzanine Square Feet	1,200
Warehouse Square Feet	7500
Year Built	1960/1998
Lot Acreage Size	2.000
Collector of Revenue Account Number / Pin	43500005701
Type of Ownership	Fee Simple
Clear Height	14'-16'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	4
Construction	Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
5391 BROWN AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Gordon Foods
Lot Numbers	38
Number of Current Suites	1
Number of Current Tenants	1
Number of Buildings	1
Total Square Feet	5,300
Rentable Square Feet	5,300
Year Built	1992
Lot Acreage Size	2.876
Collector of Revenue Account Number / Pin	43540003900
Type of Ownership	Fee Simple
Clear Height	14'-15'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	1
Construction	Brick/ Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
5411 BROWN AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Gizelle LLC
Lot Numbers	40
Number of Current Suites	1
Number of Current Tenants	1
Number of Buildings	1
Total Square Feet	4,550
Rentable Square Feet	4,550
Year Built	1992
Lot Acreage Size	1.291
Collector of Revenue Account Number / Pin	43540004100
Type of Ownership	Fee Simple
Clear Height	10'-14'
Parking Surface	Asphalt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	3
Construction	Metal
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St Louis City North
Market Vacancy	5.10%

*Addresses Per Saint Louis City Real Estate Tax Filings

** Address for location is 5530 Bircher Blvd

UNION SEVENTY CENTER
5850 BIRCHER BOULEVARD,
ST. LOUIS, MO 63115

Primary Tenant(s)	Pepsi
Lot Numbers	3
Number of Current Tenants	1
Lot Acreage Size	1.797
Collector of Revenue Account Number / Pin	43500005300
Type of Ownership	Fee Simple
Leasable Parking Spots	55
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
5310 BROWN AVENUE & 5336 UNION
BOULEVARD, ST. LOUIS, MO 63115

Primary Tenant(s)	Illinois Bus
Lot Numbers	34 & 35
Number of Current Tenants	1
Lot Acreage Size	3.726
Collector of Revenue Account Number / Pin	43540003500 43540003600
Type of Ownership	Fee Simple
Leasable Parking Spots	100
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
5435 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Evertrak Land For Sale
Lot Numbers	14
Number of Current Tenants	1
Lot Size (Acres)	1.593
Collector of Revenue Account Number / Pin	43540002000
Type of Ownership	Fee Simple
Parking Surface	Grass/Gravel
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

PROPERTY
DETAILS - OUTLOTS

UNION SEVENTY CENTER
5435 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	AJ Transport LLC Outwest Express Commercial Transport Inc.
Lot Numbers	41
Number of Current Tenants	3
Lot Acreage Size	3.700
Collector Of Revenue Account Number / Pin	43540004200
Type Of Ownership	Fee Simple
Leasable Parking Spots	60
Parking Surface	Asphalt
Tenancy	Multi Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

PROPERTY
DETAILS - OUTLOTS

UNION SEVENTY CENTER
5420/5426 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(S)	Vacant
Lot Numbers	31-B & 32-B
Number Of Current Tenants	0
Lot Acreage Size	6.641
Collector Of Revenue Account Number / Pin	43540003200 43540003300
Type Of Ownership	Fee Simple
Leasable Parking Spots	205
Parking Surface	Asphalt
Tenancy	Multi Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
5400-5409 BROWN AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Gordon Foods
Lot Numbers	33
Number Of Current Tenants	1
Lot Acreage Size	2.13
Collector Of Revenue Account Number / Pin	43540003400
Type Of Ownership	Fee Simple
Leasable Parking Spots	55
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
4350 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Mukich Transport, LLC
Lot Numbers	12-C
Number of Current Tenants	1
Lot Acreage Size	2.395
Collector of Revenue Account Number / Pin	43540001900
Type of Ownership	Fee Simple
Leasable Parking Spots	30
Parking Surface	Asphalt
Tenancy	Single Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
5429 BROWN AVENUE,
ST. LOUIS, MO 63115

Primary Tenant(s)	Ameren Substation
Lot Numbers	Lot 40 Substation
Lot Acreage Size	2.011
Collector of Revenue Account Number / Pin	43540004300
Type of Ownership	Fee Simple
Parking Surface	Gravel
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY CENTER
5641 NATURAL BRIDGE AVENUE,
ST. LOUIS, MO 63120

Primary Tenant(s)	Building 29 Parking
Lot Numbers	24-A
Lot Acreage Size	0.722
Collector Of Revenue Account Number / Pin	43540004900
Type Of Ownership	Fee Simple
Parking Surface	Asphalt
Tenancy	Multi Tenant
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%

UNION SEVENTY
CENTER COMMON
AREAS/STREETS

Primary Tenant(s)	Common Areas/Streets/Pond
Lot Numbers	8,13-C,19,27-B,27-C,28,39
Lot Acreage Size	12.076
Collector of Revenue Account Number / Pin	43540002050 43540002500 43540004700 43540004800 43540004050 43500005800
Type of Ownership	Fee Simple
Parking Surface	Concrete
Zoning	K Unrestricted District
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	5.10%



FINANCIALS

15 Offering Highlights

16 Rent Roll

18 Cash Flow

20 Operating Statement

OFFERING HIGHLIGHTS

Offering Price	\$42,500,000.00
Year 1 NOI	\$3,520,341.46
Year 1 Cap Rate	8.28%
Pro-Forma Cap Rate	9.65%
Total Square Feet ^A	2,204,279
Total Rentable Square Feet ^B	1,640,597
Total Acres	92.68
Average Building (In Place) Rental Rate	\$6.91
Average Building (Pro-Forma) Rental Rate	\$7.67
Lease Type	Varies (See Rent Roll)
Building(s) WALT	4.32 Years
Outlot(s) WALT	2.34 Years
Rental Increases	Varies (See Rent Roll)
Tenancy	Multi-Tenant
Occupancy	99.54%

^AIncludes all unfinished/unusable and rentable square feet

^BExcludes mezzanine square feet within suites 125 at lot 29 and lot 7 building

DEBT QUOTE

As Of	4/13/2026
Maximum LTV	65.00%
Loan Term	5 Years
Amortization (Underwritten)	25 Years
Interest Only	0 Months
Index	5-Year UST
Index Pricing (As of 4/13/2026)	3.987%
Spread	2.30%
Estimated Interest Rate	6.29%
Recourse	TBD
Reserves	TBD

RENT ROLL

BUILDINGS

Tenant Name	Lot	Suite	Lease Type	Lease Status	Yard Area	Building Area	^T Building Share %	Current Lease Term Start Date	Current Lease Term End Date	Original Lease Year	WALT	Rent PSF	^W Monthly Base Rent	^W Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Current Annual Increases	Options	Assumptions
^U CLS 3PL, LLC	29	102, 103, 104, 104B, 115C, 125, 140	Gross	Contract		501,308	30.56%	6/1/2022	5/31/2032	2008	6.31	2.08	\$86,819.50	\$1,041,834.00	\$0.00	\$1,041,834.00	2.17-2.82%		5-Year Extension @ \$3.00 PSF NNN w/ 3% Annual Escalations
^X HLC Properties, Inc.	29	104A	Gross	Contract		6,858	0.42%	1/1/2025	MTM	2010		5.56	\$3,177.55	\$38,130.00	\$0.00	\$38,130.60	0.00%		MTM to Determine Outcome for Tenant Post Sale. 3% Annual Escalations Starting January 2027 and on
Iron Mountain Information Management, LLC	29	105	NNN	Contract		71,200	4.34%	2/1/2023	1/31/2028	1998	1.97	3.89	\$23,100.42	\$277,205.00	\$0.00	\$277,205.00	1.80-2.14%	Two 2-Year Options w/ 9 Months Notice @ \$4.07 PSF NNN w/ \$0.10-\$0.11/SF Annual Escalations	Iron Mountain Accepting Extensions Per Lease Then Increase 3%
^Y Reed Rubber Products, Inc.	29	106	NNN	Contract		37,581	2.29%	5/1/2025	4/30/2030	2013	4.22	3.87	\$12,109.00	\$145,308.00	\$0.00	\$145,308.00	3.50%		5-Year Extension w/ 3.5% Annual Escalations
Triad Manufacturing, Inc. (All Groups)	29	120, 185, 135, 175, 235, 275, 260, 115, 215, 315, 120/121M, 155, 155A, 160	NNN	Contract		950,425	57.93%	1/1/2026	12/31/2035	2017	9.89	1.76	\$139,135.33	\$1,669,624.00	\$0.00	\$1,669,624.00	Varying		5-Year Extension 4% Annual Escalations Upon Expiration
Jitsu, Inc.	29	150, 150 Office	NNN	Contract		25,875	1.58%	3/1/2025	2/29/2028	2025	2.05	4.25	\$9,393.17	\$112,718.00	\$0.00	\$112,718.00	3.00%		3-Year Lease 3% Annual Escalations Upon Expiration
First Student, Inc.		2A, 2C, E Bircher	NNN	Contract	6.557 AC	30,000	1.83%	7/1/2025	6/30/2028	1999	2.39	17.83	\$44,581.00	\$534,972.00	\$0.00	\$534,972.00	4.00%		3-Year Extension 4% Annual Escalations Upon Expiration
^V Vacant	7		NNN	Speculative	2 AC	7,500	0.46%					14.50	\$9,062.50	\$108,750.00	\$54,375.00	\$54,375.00	4.00%		5-Year New Lease @ 14.50 PSF NNN w/ 4.0% Annual Escalations
GFS Central States, LLC	38		NNN	Contract	2.876 AC	5,300	0.32%	9/1/2025	8/31/2030	2010	4.56	11.96	\$5,281.33	\$63,376.00	\$0.00	\$63,376.00	2.00%		5-Year Extension w/ 3% Annual Escalations
Gizelle Enterprises, LLC	40		NNN	Contract	1.291 AC	4,550	0.28%	7/1/2025	8/31/2030	2025	4.56	11.00	\$4,172.00	\$50,064.00	\$0.00	\$50,064.00	4.00%	One 5-year option w/ 120 days written notice	5-Year Extension w/ 4.0% Annual Escalations
Buildings Total						1,640,597	100%				4.49	7.67	336,832	4,041,982	54,375	3,987,607	2.93%		

^TDenominator SF for CAM Reimbursements for NNN tenants is based on first floor SF of 1.12M SF. **Except** for Reed Rubber, that is based on the denominator of 1.445M SF per their lease.

^U17,600 Square feet of mezzanine space excluded in building area.

^V1,200 Square feet of mezzanine space excluded in building area.

^WMonthly Base Rent & Annual Base Rent is Blended Rate.

^XHLC Properties, Inc. is the current management company. They are on a MTM lease on this office build-out space. This will be vacated within 6 months (or as mutually agreed to by both parties) upon sale.

^YReed Rubber Products, Inc. Termination Option: Landlord will grant Tenant a one-time early termination of Lease after April 30, 2028, with at least a one-hundred eighty (180) day written notice. In addition, the only condition available to exercise this one-time early termination is if Tenant's operating needs exceed the current Leased Premises and Landlord cannot provide an alternative location within the Union Seventy Center that is acceptable to Tenant.

RENT ROLL

OUTLOTS

Tenant Name	Lots	Lease Type	Lease Status	Yard Area/ Spaces	Current Lease Term Start Date	Current Lease Term End Date	Original Lease Year	WALT	Rent Per Acre/ Spot	*Monthly Base Rent	*Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Annual Increases	Options	Assumptions
Waller Truck Co, Inc.	29	Gross	Contract	10 Trailer Spots	5/1/2024	4/30/2026	2023	0.21	\$136.33	\$1,363.33	\$16,360.00	\$0.00	\$16,360.00	3.00%		1-Year Extension @ \$138 Per Spot/mo. For 10 Spots w/ 3.0% Annual Escalations
Outwest Express, LLC	41C	Gross	Contract	10 Trailer Spots	1/1/2017	MTM	2017		\$117.50	\$1,175.00	\$14,100.00	\$0.00	\$14,100.00	3.00%		MTM @ \$120 Per Spot Per Month For 10 Spots (2027) w/ 3.0% Annual Escalations
ECAMSecure, Inc	29	Gross	Contract	6 Trailer Spots	9/1/2025	8/31/2026	2024	0.55	\$135.56	\$813.33	\$9,760.00	\$0.00	\$9,760.00	5.00%		1-Year Extension For 6 Spots w/ 5.0% Annual Escalations
Stan Koch & Sons Trucking, Inc.	29	Gross	Contract	14 Trailer Spots	12/1/2021	MTM	2010		\$100.00	\$1,400.00	\$16,800.00	\$0.00	\$16,800.00	5.00%		MTM w/ 5.0% Annual Escalations
Vacant	31B, 32B-1	NNN	Speculative	205 Trailer Spots				0.00	\$112.22	\$19,975.00	\$239,700.00	\$119,850.00	\$119,850.00	4.00%		5-Year Lease Base Rent at \$19,975/mo. NNN w/ 4.0 Annual Escalations
AJ Transport, LLC	41B	Gross	Contract	20 Trailer Spots	4/1/2026	12/31/2030	2016	4.72	\$114.19	\$2,283.75	\$27,405.00	\$0.00	\$27,405.00	5.00%		5-Year Extension w/ 5.0% Annual Escalations
GFS Central States, LLC - Parking	33	NNN	Contract	2.13 AC	9/1/2025	8/31/2030	2010	4.55	\$2,048.51	\$4,363.33	\$52,360.00	\$0.00	\$52,360.00	3.00%		5-Year Extension w/ 3.0% Annual Escalations
Illinois Central School Bus, LLC	34, 35	Mod. Gross	Contract	3.726 AC	7/1/2022	6/30/2027	2022	1.38	\$3,330.25	\$12,408.50	\$148,902.00	\$0.00	\$148,902.00	3.50%	Option to Renew w/6 Mo. Notice	5-Year Extension @ \$13,064/mo w/ 3.5% Annual Escalations
*Pepsi	3B	Gross	Contract	1.797 AC	7/1/2023	6/30/2029	2013	3.38	\$3,849.19	\$6,917.00	\$83,004.00	\$0.00	\$83,004.00	4.50%		5-Year Extension w/ 4.5% Annual Escalations
Commercial Transport, Inc.	41-A	Gross	Contract	41 Trailer Spots	1/1/2026	12/31/2028	2016	2.89	\$133.71	\$5,482.00	\$65,784.00	\$0.00	\$65,784.00	4.00%		3-Year Extension for 41 Spots w/ 4.0% Annual Escalations
Mukich Transport, LLC	12C-2	Gross	Contract	20 Trailer Spots	12/1/2021	MTM	2015		\$131.25	\$2,625.00	\$31,500.00	\$0.00	\$31,500.00	3.00%		MTM for 20 Spots w/ 3.0% Annual Escalations Commencing 1/1/27.
Albert Arno, Inc	29	Gross	Contract	0.347 AC	12/1/2021	MTM	2021		\$287.97	\$100.00	\$1,200.00	\$0.00	\$1,200.00	5.00%		MTM w/ 5.0% Annual Escalations
Government Charter Services	29	Gross	Contract	4 Trailer Spots	12/1/2025	10/31/2026	2024	0.72	\$155.92	\$623.67	\$7,484.00	\$0.00	\$7,484.00	3.50%		1-Year Extension w/ 3.5% Annual Escalations
Evertrak, LLC	14	NNN	Contract	1.60 AC	12/1/2021	2/28/2032	2021	6.05	\$2,132.50	\$3,412.00	\$40,944.00	\$0.00	\$40,944.00	0.00%	One (1) 2-Year Term	5-Year Extension @ \$4k/mo w/ 4.0% Annual Escalations
Outlots Total								2.34		62,942	755,303	119,850	635,453	3.68%		

*Monthly Base Rent & Annual Base Rent is Blended Rate.

† Lot 34, 35 on the market for sublease

‡Pepsi Right of First Offer to Purchase: Tenant shall have a right of offer to purchase all or a portion of Parcel #4350 00 05300 known as 5850 Bircher Blvd. consisting of approximately 1.797 acres ("Offered Property"). Landlord shall give Tenant notice (the "Offer Notice") offering to sell the Offered Property to Tenant at the purchase price (the "Offer Price") and on the terms and conditions contained therein. Within thirty (30) days after the Offer Notice is given to Tenant, Tenant shall elect, by notice to Landlord, to either (i) purchase the Offered Property on the terms contained in the Offer Notice or (ii) refuse to purchase the Offered Property as herein provided.

CASH FLOW

For the Years Ending	Suite / Lot	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
Rental Revenue		Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	
Potential Base Rent		4,797,281	5,157,203	5,502,808	5,759,430	5,970,259	6,180,420	6,718,649	7,185,644	7,447,355	7,718,782	8,036,278	70,474,109
1. CLS 3PL, LLC	Suites: 102, 103, 104, 104B, 115C, 125, 140	1,041,834	1,069,414	1,096,170	1,123,750	1,150,506	1,178,079	1,519,514	1,785,283	1,838,842	1,894,007	1,950,827	15,648,225
2. HLC Properties, Inc.	Suite: 104A	38,131	39,275	40,453	41,666	42,916	44,204	45,530	46,896	48,303	49,752	51,244	488,369
3. Iron Mountain Information Management, LLC	Suite: 105	277,205	282,245	289,190	24,149	0	0	0	0	0	0	0	872,789
4. Iron Mountain Information Management, LLC (Option 1)	Suite: 105	0	0	0	272,162	303,431	25,335	0	0	0	0	0	600,928
5. Iron Mountain Information Management, LLC (Option 2)	Suite: 105	0	0	0	0	0	285,868	320,432	330,045	339,946	350,145	360,649	1,987,085
6. Reed Rubber Products, Inc.	Suite: 106	145,308	150,396	155,656	161,108	166,750	172,586	178,627	184,879	191,350	198,047	204,978	1,909,685
7. Triad Manufacturing, Inc.	Suites: 120, 185, 135, 175, 235, 275, 260, 115, 215, 315, 120/121M, 155, 155A,160	1,669,624	1,920,996	2,163,160	2,312,704	2,414,548	2,511,128	2,611,572	2,716,036	2,824,676	2,937,668	3,091,171	27,173,283
8. Jitsu, Inc.	Suite: 150, 150 Office	112,717	116,099	119,582	123,169	126,864	130,670	134,590	138,628	142,787	147,070	151,482	1,443,659
9. First Student, Inc.	Lots: 2A, 2C, E Bircher	534,972	556,368	578,622	601,766	625,837	650,871	676,905	703,982	732,141	761,426	791,884	7,214,773
10. Vacant	Lot: 7	108,750	113,100	117,624	122,329	127,222	132,311	137,603	143,108	148,832	154,785	160,977	1,466,641
11. GFS Central States, LLC	Lot: 38	63,375	65,277	67,235	69,252	71,330	73,470	75,674	77,944	80,282	82,691	85,171	811,700
12. Gizelle Enterprises, LLC	Lot: 40	50,064	63,400	65,932	68,572	71,323	74,186	77,153	80,239	83,449	86,787	90,258	811,363
13. Waller Truck Co, Inc.	Lot: 29	16,360	16,949	17,542	18,156	18,792	19,449	20,130	20,835	21,564	22,319	23,100	215,195
14. Outwest Express, LLC	Lot: 12C-1	14,100	14,523	14,959	15,407	15,870	16,346	16,836	17,341	17,861	18,397	18,949	180,590
15. ECAMSecure, Inc.	Lot: 29	9,760	10,248	10,760	11,298	11,863	12,457	13,079	13,733	14,420	15,141	15,898	138,658
16. Stan Koch & Sons Trucking, Inc.	Lot: 29	16,800	17,640	18,522	19,448	20,421	21,442	22,514	23,639	24,821	26,062	27,365	238,674
17. Vacant	Lots: 31B, 32B-1	239,700	249,288	259,260	269,630	280,415	291,632	303,297	315,429	328,046	341,168	354,815	3,232,678
18. AJ Transport, LLC	Lot: 41B	27,405	26,400	27,600	28,800	30,000	31,500	33,075	34,729	36,465	38,288	40,203	354,465
19. GFS Central States, LLC Parking	Lot: 33	52,358	53,929	55,547	57,213	58,930	60,698	62,519	64,394	66,326	68,316	70,365	670,596
20. Illinois Central School Bus, LLC	Lots: 34, 35	148,902	154,115	159,509	165,091	170,870	176,850	183,040	189,446	196,077	202,940	210,042	1,956,881
21. Pepsi	Lot: 3B	83,004	86,736	90,636	94,712	98,974	103,428	108,082	112,946	118,029	123,340	128,890	1,148,777
22. Commercial Transport, Inc.	Lot: 41A	65,784	68,412	71,148	73,994	76,954	80,032	83,233	86,562	90,025	93,626	97,371	887,141
23. Mukich Transport, LLC	Lot: 12C-2	31,500	32,445	33,418	34,421	35,454	36,517	37,613	38,741	39,903	41,100	42,333	403,446
24. Albert Arno, Inc	Lot: 29	1,200	1,260	1,323	1,389	1,459	1,532	1,608	1,689	1,773	1,862	1,955	17,048
25. Government Charter Services	Lot: 29	7,483	7,745	8,016	8,297	8,587	8,888	9,199	9,521	9,854	10,199	10,556	98,347
26. Evertrack	Lot: 14	40,944	40,944	40,944	40,944	40,944	40,944	46,824	49,600	51,584	53,647	55,793	503,113
Absorption & Turnover Vacancy		-174,225	-105,095	-201,050	-32,713	-101,454	-338,973	-538,916	-10,458	-281,595	-120,217	-150,678	-2,055,374
Total Rental Revenue		4,623,056	5,052,108	5,301,758	5,726,717	5,868,805	5,841,447	6,179,733	7,175,186	7,165,760	7,598,566	7,885,600	68,418,735

**CASH FLOW
CONT.**

		Forecast Year 1 Dec-26	Forecast Year 2 Dec-27	Forecast Year 3 Dec-28	Forecast Year 4 Dec-29	Forecast Year 5 Dec-30	Forecast Year 6 Dec-31	Forecast Year 7 Dec-32	Forecast Year 8 Dec-33	Forecast Year 9 Dec-34	Forecast Year 10 Dec-35	Forecast Year 11 Dec-36	Forecast Total
For the Years Ending													
Total Rental Revenue		4,623,056	5,052,108	5,301,758	5,726,717	5,868,805	5,841,447	6,179,733	7,175,186	7,165,760	7,598,566	7,885,600	68,418,735
Other Tenant Revenue													
Total Expense Recoveries		609,260	844,005	901,612	968,191	978,583	966,371	1,261,335	1,835,203	1,847,168	1,912,934	1,974,846	14,099,507
1. CLS 3PL, LLC	102, 103, 104, 104B, 115C, 125, 140	0	0	0	0	0	0	210,302	682,480	702,743	724,094	749,609	3,069,228
2. Iron Mountain Information Management, LLC	105	70,236	72,343	74,513	6,396	0	0	0	0	0	0	0	223,488
3. Iron Mountain Information Management, LLC (Option 1)	105	0	0	0	70,353	79,051	6,785	0	0	0	0	0	156,190
4. Iron Mountain Information Management, LLC (Option 2)	105	0	0	0	0	0	74,638	66,726	96,932	99,810	102,842	106,466	547,413
5. Reed Rubber Products, Inc.	106	32,942	34,486	35,907	37,185	37,037	50,956	52,688	56,995	58,687	45,353	62,601	504,836
6. Triad Manufacturing, Inc.	Suites: 120, 185, 135, 175, 235, 275, 260, 115, 215, 315, 120/121M, 155, 155A,160	271,788	435,509	512,330	530,560	546,123	563,523	582,679	630,311	649,026	668,744	692,309	6,082,901
7. Jitsu, Inc.	150, 150 Office Lots: 2A, 2C, E	26,268	27,499	21,474	29,651	30,521	23,620	32,564	35,226	27,204	37,374	38,691	330,094
8. First Student, Inc.	Bircher Lot 7	75,179	77,733	52,724	83,222	86,157	58,349	92,293	95,311	64,418	102,129	105,708	893,222
9. Vacant	Lot 33	19,834	45,692	47,135	48,615	50,158	36,687	53,382	55,019	56,774	58,565	42,754	514,616
10. GFS Central States, LLC	Lot 33	42,108	43,371	44,672	46,013	35,545	48,815	50,279	51,788	53,341	41,206	56,590	513,727
11. Evertrak, LLC	Lot 14	16,067	16,463	16,877	17,301	17,743	18,200	13,510	19,666	20,289	20,925	21,584	198,625
12. Hub Group Trucking, Inc.	Lots 32A, 32B-1	34,886	71,866	74,022	76,243	78,530	60,664	83,313	85,812	88,386	91,038	70,327	815,087
13. Gizelle Enterprises, LLC	Lot 40	15,606	16,806	17,349	17,906	12,829	19,098	19,709	20,322	20,988	14,996	22,371	197,978
14. Illinois Central School Bus, LLC	Lots: 34, 35	4,344	2,237	4,609	4,747	4,889	5,036	3,890	5,343	5,503	5,668	5,838	52,103
Total Other Tenant Revenue		609,260	844,005	901,612	968,191	978,583	966,371	1,261,335	1,835,203	1,847,168	1,912,934	1,974,846	14,099,507
Total Tenant Revenue		5,232,316	5,896,113	6,203,370	6,694,908	6,847,388	6,807,819	7,441,067	9,010,389	9,012,928	9,511,499	9,860,446	82,518,243
Other Revenue													
CAM Association		436,751	449,592	462,817	476,440	490,471	504,923	519,808	535,140	550,932	567,198	583,952	5,578,024
Total Other Revenue		436,751	449,592	462,817	476,440	490,471	504,923	519,808	535,140	550,932	567,198	583,952	5,578,024
Potential Gross Revenue		5,669,067	6,345,704	6,666,188	7,171,347	7,337,859	7,312,742	7,960,875	9,545,529	9,563,860	10,078,697	10,444,398	88,096,267
Effective Gross Revenue		5,669,067	6,345,704	6,666,188	7,171,347	7,337,859	7,312,742	7,960,875	9,545,529	9,563,860	10,078,697	10,444,398	88,096,267
Operating Expenses													
Cleaning		2,938	3,026	3,117	3,210	3,307	3,406	3,508	3,613	3,722	3,833	3,948	37,629
Security		578,559	595,916	613,793	632,207	651,173	670,708	690,830	711,555	732,901	754,888	777,535	7,410,065
General Repairs and Maintenance (Recoverable)		156,980	161,689	166,540	171,536	176,682	181,983	187,442	193,066	198,858	204,823	210,968	2,010,568
Total Utilities (Electric, Gas, Sewer & Water)		38,750	39,913	41,110	42,343	43,613	44,922	46,270	47,658	49,087	50,560	52,077	496,302
Total Grounds Maintenance		182,286	187,755	193,387	199,189	205,164	211,319	217,659	224,189	230,914	237,842	244,977	2,334,682
Insurance		410,267	422,575	435,252	448,310	461,759	475,612	489,880	504,576	519,714	535,305	551,364	5,254,613
Real Estate Taxes		274,049	282,270	290,739	299,461	308,445	317,698	327,229	337,046	347,157	357,572	368,299	3,509,964
Management Fee (5.73% EGR)		324,391	363,366	381,726	410,667	420,203	418,605	455,900	546,700	547,751	577,252	598,007	5,044,569
Non Recoverable Expenses		180,506	185,921	191,499	197,244	203,161	209,256	215,534	222,000	228,660	235,519	242,585	2,311,884
Total Operating Expenses		2,148,726	2,242,431	2,317,163	2,404,167	2,473,508	2,533,509	2,634,251	2,790,401	2,858,764	2,957,595	3,049,760	28,410,277
Net Operating Income		3,520,341	4,103,273	4,349,025	4,767,180	4,864,351	4,779,232	5,326,624	6,755,128	6,705,097	7,121,102	7,394,637	59,685,990
Leasing Costs													
Tenant Improvements		7,500	6,858	55,875	0	9,850	55,613	79,635	250,654	48,113	9,850	7,500	531,447
Leasing Commissions		104,535	11,782	104,730	0	118,930	244,414	93,767	263,187	116,960	92,966	108,300	1,259,572
Total Leasing Costs		112,035	18,640	160,605	0	128,780	300,026	173,402	513,841	165,073	102,816	115,800	1,791,020
Cash Flow Before Debt Service		3,408,306	4,084,633	4,188,419	4,767,180	4,735,571	4,479,206	5,153,222	6,241,287	6,540,024	7,018,286	7,278,837	57,894,970
Debt Service													
Total Debt Service		-2,194,392	-2,194,392	-2,194,392	-2,194,392	-2,194,392	0	0	0	0	0	0	-10,971,960
Cash Flow After Debt Service		1,213,915	1,890,241	1,994,027	2,572,788	2,541,179	4,479,206	5,153,222	6,241,287	6,540,024	7,018,286	7,278,837	46,923,011

OPERATING STATEMENT

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	Total
Operating Expenses												
For the Years Ending	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	Total
Trash Removal	2,938	3,026	3,117	3,210	3,307	3,406	3,508	3,613	3,722	3,833	3,948	37,629
Security	578,559	595,916	613,793	632,207	651,173	670,708	690,830	711,555	732,901	754,888	777,535	7,410,065
General Repairs and Maintenance (Recoverable)	156,980	161,689	166,540	171,536	176,682	181,983	187,442	193,066	198,858	204,823	210,968	2,010,568
Pest Control	4,844	4,989	5,139	5,293	5,452	5,616	5,784	5,958	6,136	6,320	6,510	62,041
Fencing	2,768	2,851	2,937	3,025	3,115	3,209	3,305	3,404	3,506	3,612	3,720	35,452
Fire-System - Monitoring/Repairs/Inspections	8,694	8,955	9,223	9,500	9,785	10,079	10,381	10,693	11,013	11,344	11,684	111,351
HVAC	1,849	1,904	1,962	2,020	2,081	2,143	2,208	2,274	2,342	2,413	2,485	23,682
Lighting	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	64,039
Misc./HLC Labor	20,825	21,450	22,093	22,756	23,439	24,142	24,866	25,612	26,380	27,172	27,987	266,722
Parking Lot/Sidewalk	112,000	115,360	118,821	122,385	126,057	129,839	133,734	137,746	141,878	146,135	150,519	1,434,473
Pond Maintenance	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	12,808
Total Utilities (Electric, Gas, Sewer & Water)	38,750	39,913	41,110	42,343	43,613	44,922	46,270	47,658	49,087	50,560	52,077	496,302
Electric	18,459	19,013	19,583	20,171	20,776	21,399	22,041	22,702	23,383	24,085	24,807	236,419
Sewer	5,854	6,030	6,211	6,397	6,589	6,786	6,990	7,200	7,416	7,638	7,867	74,977
Water	13,237	13,634	14,043	14,464	14,898	15,345	15,806	16,280	16,768	17,271	17,789	169,537
Stormwater	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	15,369
Total Grounds Maintenance	182,286	187,755	193,387	199,189	205,164	211,319	217,659	224,189	230,914	237,842	244,977	2,334,682
Grounds maintenance	104,957	108,106	111,349	114,689	118,130	121,674	125,324	129,084	132,956	136,945	141,053	1,344,268
Irrigation System	5,740	5,912	6,090	6,272	6,460	6,654	6,854	7,059	7,271	7,489	7,714	73,517
Snow Removal	71,589	73,737	75,949	78,227	80,574	82,991	85,481	88,045	90,687	93,407	96,210	916,897
Insurance	410,267	422,575	435,252	448,310	461,759	475,612	489,880	504,576	519,714	535,305	551,364	5,254,613
Real Estate Taxes	274,049	282,270	290,739	299,461	308,445	317,698	327,229	337,046	347,157	357,572	368,299	3,509,964
Management Fee	324,391	363,366	381,726	410,667	420,203	418,605	455,900	546,700	547,751	577,252	598,007	5,044,569
Non Recoverable Expenses	180,506	185,921	191,499	197,244	203,161	209,256	215,534	222,000	228,660	235,519	242,585	2,311,884
Electric	16,506	17,001	17,511	18,037	18,578	19,135	19,709	20,300	20,909	21,537	22,183	211,405
Gas	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	12,808
Stormwater	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	12,808
Misc. Repair/Interior/Exterior HLC Labor	72,000	74,160	76,385	78,676	81,037	83,468	85,972	88,551	91,207	93,944	96,762	922,161
Misc. Repairs Maintenance	60,000	61,800	63,654	65,564	67,531	69,556	71,643	73,792	76,006	78,286	80,635	768,468
Roof Repair	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	256,156
Shop Equipment/Supplies/Repairs	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	128,078
Total Operating Expenses	2,148,726	2,242,431	2,317,163	2,404,167	2,473,508	2,533,509	2,634,251	2,790,401	2,858,764	2,957,595	3,049,760	28,410,277



PHOTOS & SITE PLAN

- 22** 3901 Union Boulevard
- 25** First Student & Pepsi Oulots
- 27** 5429 Brown Avenue
- 29** Site Plan

**UNION SEVENTY CENTER
BUSINESS PARK**



UNION SEVENTY CENTER
BUSINESS PARK



UNION SEVENTY CENTER - 3901 UNION BOULEVARD



UNION SEVENTY CENTER
BUSINESS PARK



UNION SEVENTY CENTER - FIRST STUDENT & PEPSI OUTLOTS



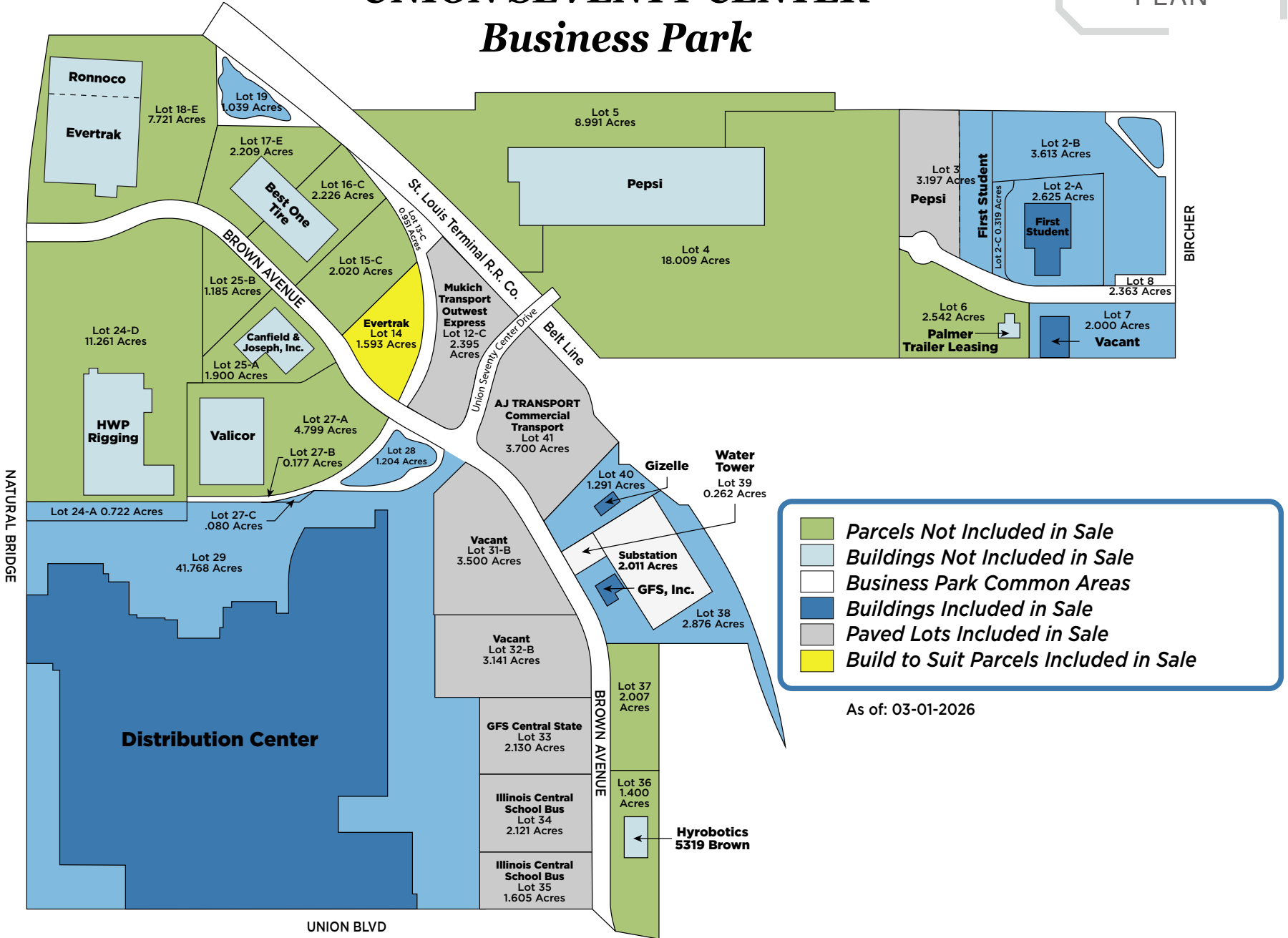
**UNION SEVENTY CENTER
BUSINESS PARK**



UNION SEVENTY CENTER - 5429 BROWN AVENUE

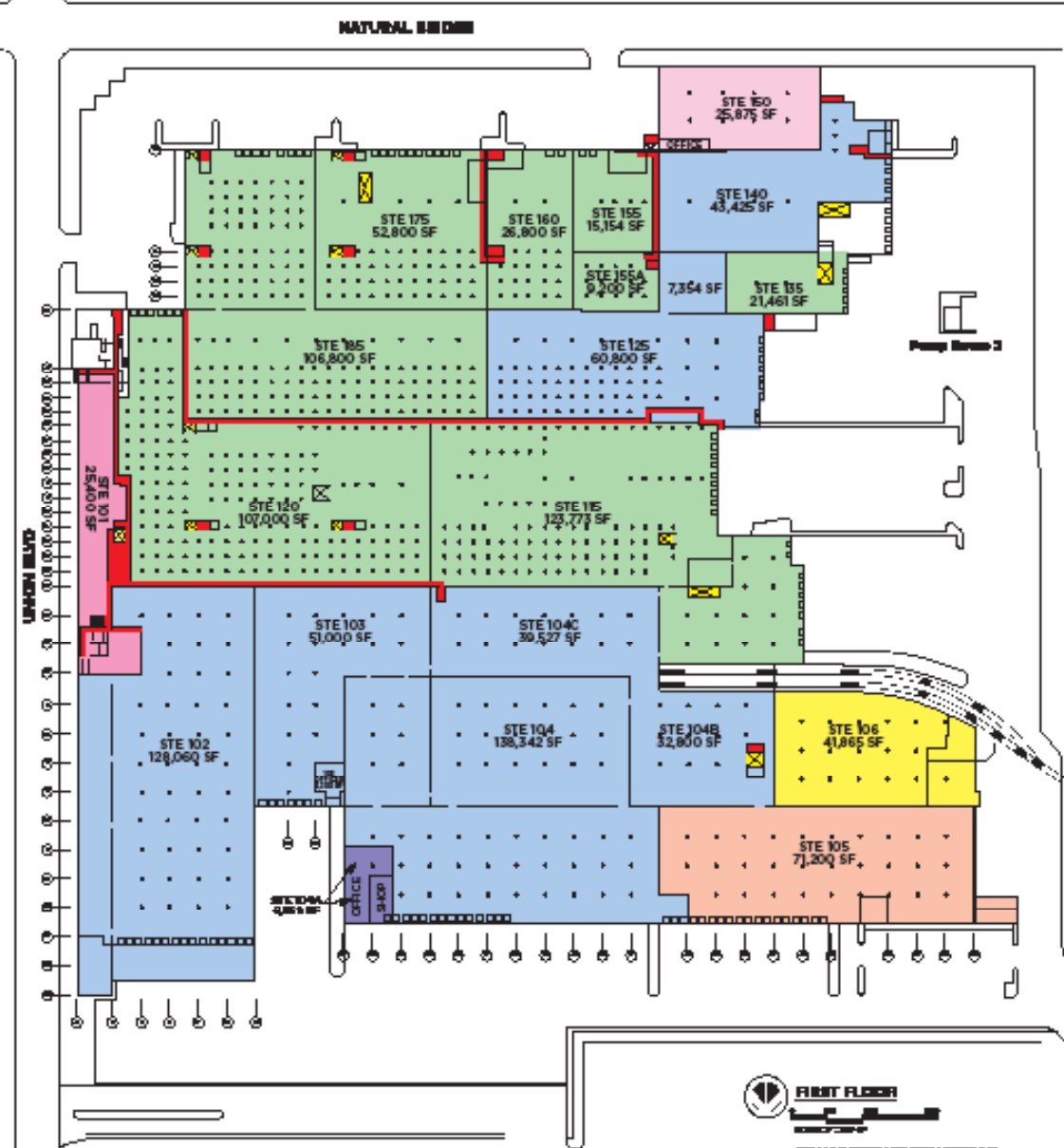


**UNION SEVENTY CENTER
Business Park**



UNION SEVENTY CENTER
Business Park
First Floor

SITE
 PLAN

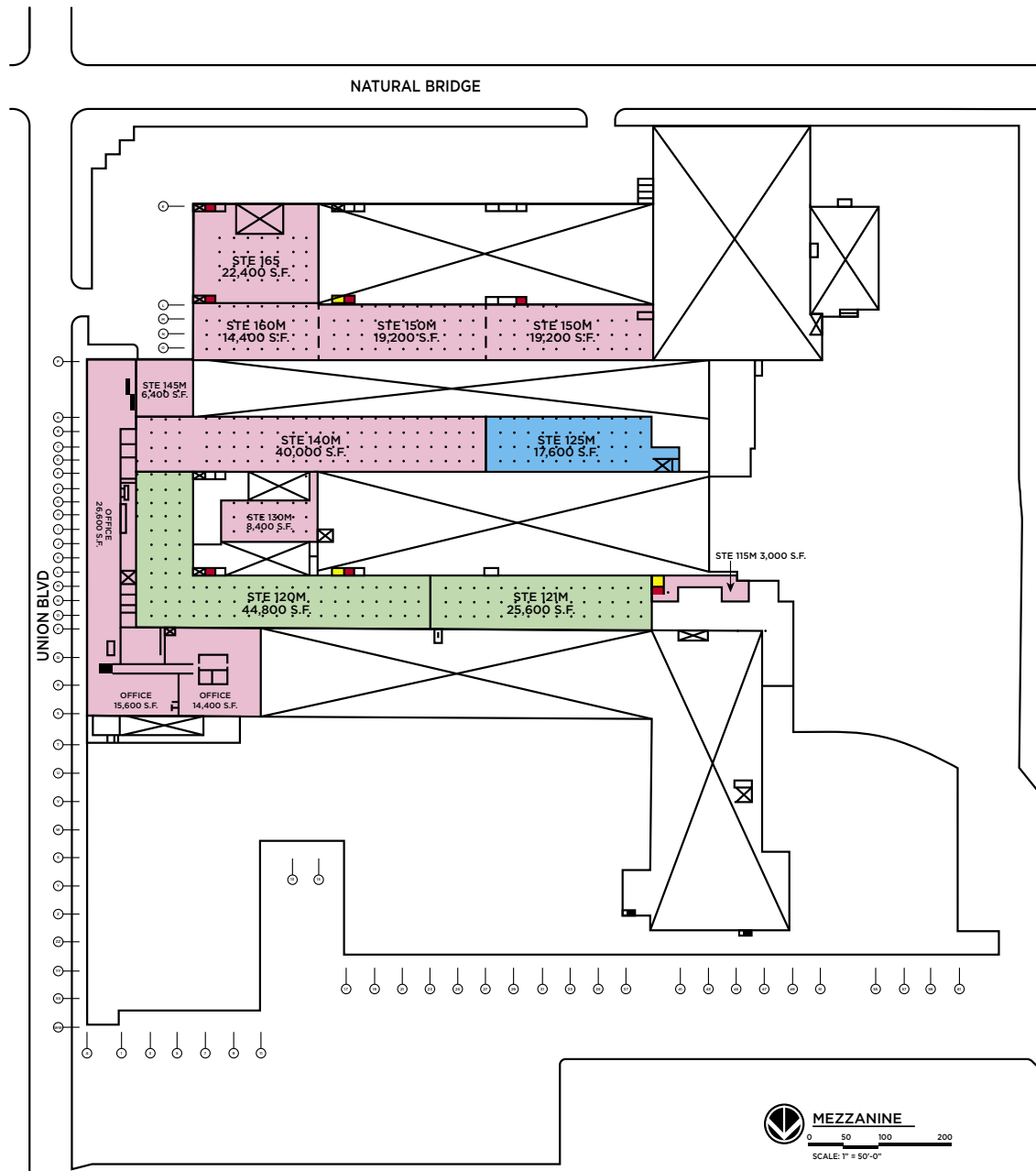


- Clark Logistic Services
- Iron Plastics
- Reed Rubber
- Tire Manufacturing
- Untrained / Not Usable
- Clark Preparation
- J&J



UNION SEVENTY CENTER Business Park Mezzanine

SITE PLAN



- Triad Manufacturing
- Clark Logistics Services
- Unfinished / Not Usable

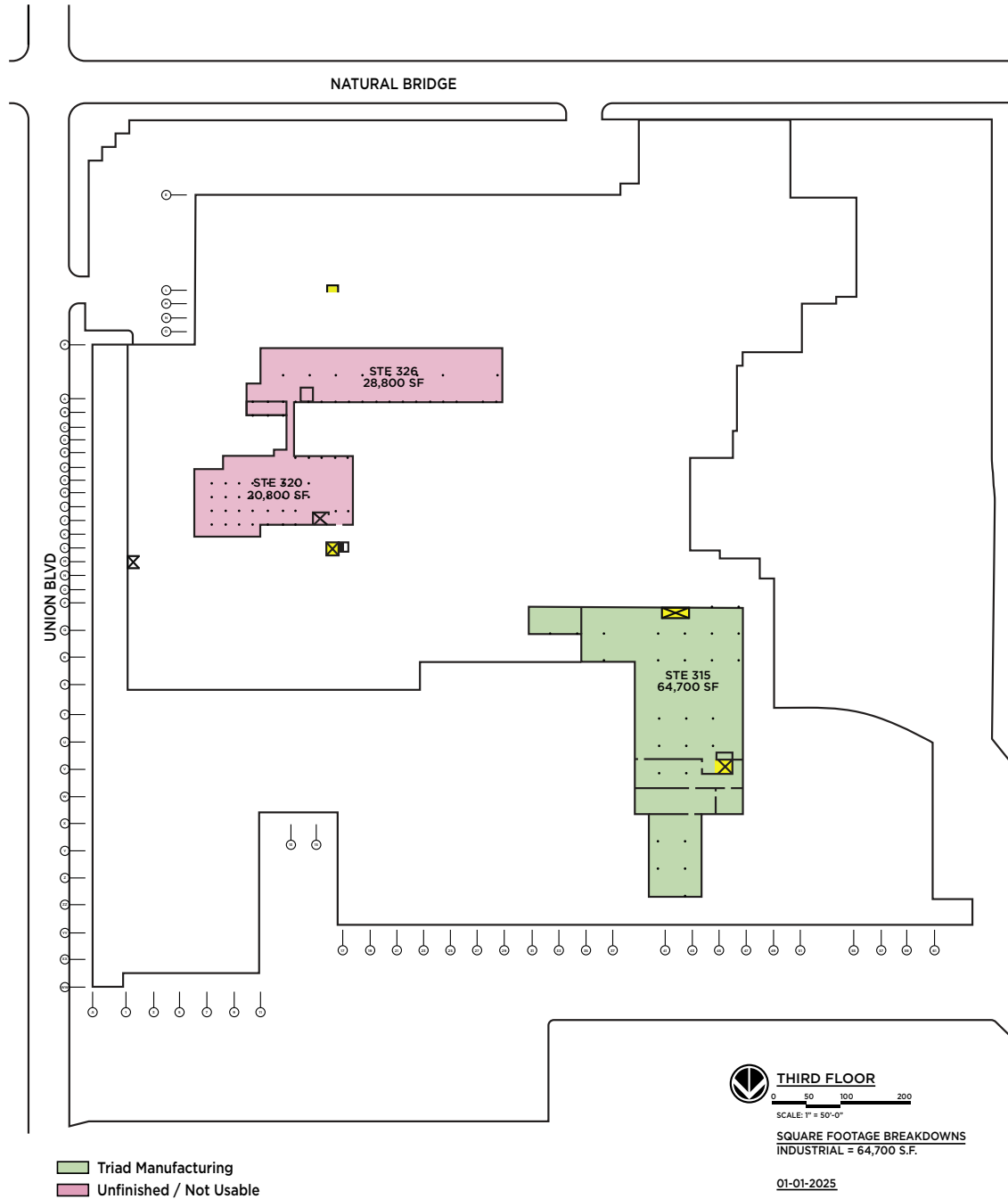
UNION SEVENTY CENTER
Business Park
Second Floor

SITE
PLAN



UNION SEVENTY CENTER
Business Park
Third Floor

SITE
PLAN





TENANT OVERVIEW

- 35** Clark Logistics Services
- 37** Triad Manufacturing, Inc.
- 38** Iron Mountain Incorporated

TENANT OVERVIEW



UNION SEVENTY CENTER – CLARK LOGISTIC SERVICES

Clark Logistic Services has been a long-term tenant since 2005. CLS currently leases approximately 500,000 square feet or 30.56% of Union Seventy Center's lot 29. CLS's existing lease expires in 2032.

Clark Logistic Services (CLS) provides full-service warehouse management services to both national and regional clients. CLS is managed by seasoned supply chain professionals with more than 50 years of combined experience. As a single-source, third-party logistics provider, CLS maintains a high degree of inventory safety and stands ready to ship at a moment's notice. Proximate access to Interstate 70, CLS's 501,308 square-foot warehouse facility in Saint Louis can provide a variety of key logistics services.

PUBLIC WAREHOUSING

CLS offers public warehouse space that allows customers to only pay for the space and services needed at the time. By taking responsibility for labor and administration, public warehousing creates flexibility that can generate significant cost savings for companies.

CONTRACT WAREHOUSING

To meet customers' ever-changing warehousing needs without increasing overhead expenses, CLS provides warehousing contracts that can range from months to years. With a warehouse contract, customers eliminate the hassle and expense of renting space, searching for qualified employees, investing in technology and equipment, and finding transportation. CLS can provide build-to-suit options, preferred pricing, and cost-plus management fee structures (ideal for multi-year contracts).

TRANSPORTATION MANAGEMENT

CLS's Transportation Management helps businesses find additional capacity during demand surges, optimizes traffic patterns, increases efficiency, and controls costs. Customers benefit from the reliability and quality of CLS's ability to manage outbound and inbound freight. A full range of transportation capabilities are offered nationwide, including truckload, LTL, flatbed, and consolidation services. The Transportation Management group works seamlessly with the warehousing and logistics operators to provide a turnkey solution from a single partner.

REVERSE LOGISTICS

Many retailers and manufacturers treat product returns as individual, separate transactions. The challenge for retailers and vendors is to process returns at a level that allows quick, efficient and cost-effective collection and inventory of the product. End user demands place a premium on companies to provide this service with the expectation of the returns being processed accurately and in a timely manner. Clark Logistic Services provides this critical step in the supply chain. By following a returns management flow, established by your company and Clark Logistic Services, the returns process will address all operational and end user demands.



TENANT

Clark Logistic Services ("CLS")



HEADQUARTERS

Saint Louis, Missouri



DATE FOUNDED

2004



WEBSITE

www.cls3pl.com

CROSSDOCK/TRANSLOADING

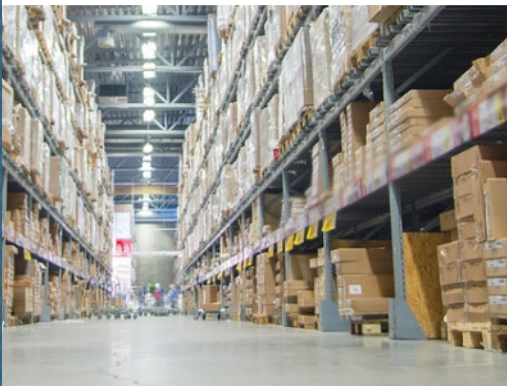
CLS specializes in cross-docking and transloading operations. CLS unloads product from a container, rail car, or semi-trailer and loads these materials directly into outbound trucks, trailers, or rail cars, with little or no storage in between. Among the many benefits of cross-docking services, customers can streamline the supply chain from point of origin to point of sale, reduce handling costs, reduce operating costs, and eliminate storage of inventory expenses. In transloading, CLS transfers a shipment from one mode of transportation to another, which is commonly used when goods must be shipped internationally from one inland point to another.

FOOD STORAGE

Clark Logistic Services understands that as a food-grade facility, they must ensure that products reach their destinations in the best possible condition and with the highest degree of safety. The food storage facilities offered by CLS maintain the highest standards to keep food in storage safe and clean by preventing cross-contamination, completing timely pest management, monitoring temperature and humidity levels, and tracing product lots and dates.

VALUE ADDED SERVICES

As a full-service warehouse provider, CLS offers several value-added services such as handling building store displays, reworking of product, relabeling, kitting, shipping of less than case amount, and product destruction.



TENANT OVERVIEW

TRIAD MANUFACTURING, INC.

Triad has been a long-term tenant since 2017. Triad has expanded significantly through additional leased areas within the property. Furthermore, Triad continues to call the property its main operating center and continues to seek additional space within the property. In January 2026, Triad signed a new 10-year lease, increasing its footprint to approximately 950,425 square feet or 57.93% of Union Seventy Center's Lot 29.

For more than thirty years, Triad Manufacturing, Inc. has been in the business of building product displays for retailers. As the company's clients have grown, so has Triad from a 5,000 square foot metal shop to a full-custom build with over 2.2 million square feet of office and factory space in the U.S., and over 6.2 million square feet globally. Triad designs, engineers, manufactures, stores, ships, installs, and maintains its custom product displays. Following the plans and prototypes developed in Saint Louis, Triad China and the company's offshore teams can reproduce client fixtures at a reduced cost and at a higher volume. Triad's vertical integration spans the globe, including China, India, Brazil, and Mexico. Facilities are in constant communication with on-site quality analysis teams to maintain consistent quality worldwide. Triad's customer base includes well-known brands such as Verizon, Under Armour, The Home Depot, and Best Buy (Triad).



TENANT

Triad Manufacturing, Inc. ("Triad")



HEADQUARTERS

Saint Louis, Missouri



DATE FOUNDED

1991



WEBSITE

www.triadmfg.com



TENANT OVERVIEW

IRON MOUNTAIN INCORPORATED

Iron Mountain has been a long-term tenant since 1998 (through an acquisition). Iron Mountain's lease term runs through January 2028. Iron Mountain currently leases approximately 71,000 square feet or 4.34% of Union Seventy Center's lot 29.

In 1936, Herman Knaust bought the original Iron Mountain site in New York, a depleted iron ore mill with 100 acres of land, to start a mushroom farm. Knaust's decision in 1945 to sponsor the relocation of Jewish immigrants who lost personal records during WWII, spurred the idea to start protecting vital information from wars and other disasters in his mine. By 1951, Knaust fully converted his mushroom farm into a business records storage facility and Iron Mountain, as it is known today, was established. As the computer age came about, Iron Mountain began digitizing customer's files. In 2002, Microsoft founder Bill Gates moved his entire Corbis collection of photographs into Iron Mountain's vaults for preservation and digitization. With over 11 million images, which includes originals of The Beatles, Ernest Hemingway, Franklin Roosevelt, and the Kennedys, this is thought to be the largest collection of historic images in the world. Today, Iron Mountain's records management, information destruction, and data backup and recovery services are supplied to more than 225,000 customers in 58 countries throughout North America, Europe, Latin America, Africa, Asia, and Australia. As of 2020, over 95 percent of Fortune 1000 companies use Iron Mountain's services to store and manage their information in some capacity.



TENANT
Iron Mountain Incorporated
("Iron Mountain")



HEADQUARTERS
Boston, Massachusetts



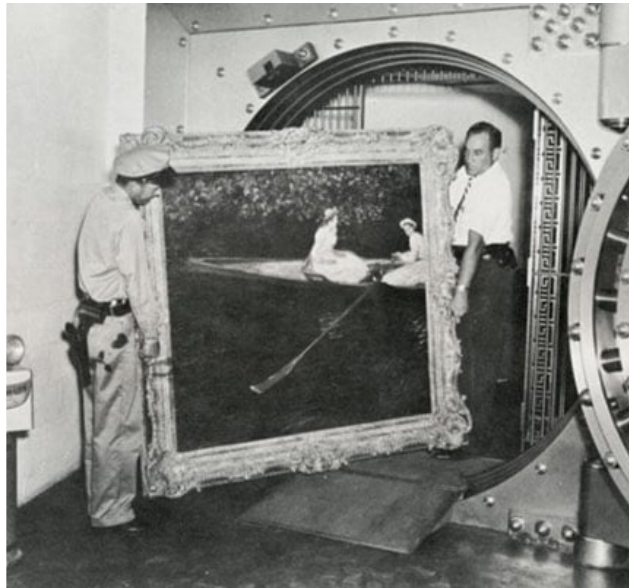
2023 REVENUE
\$5.48 Billion



NUMBER OF EMPLOYEES
27,000



WEBSITE
www.ironmountain.com





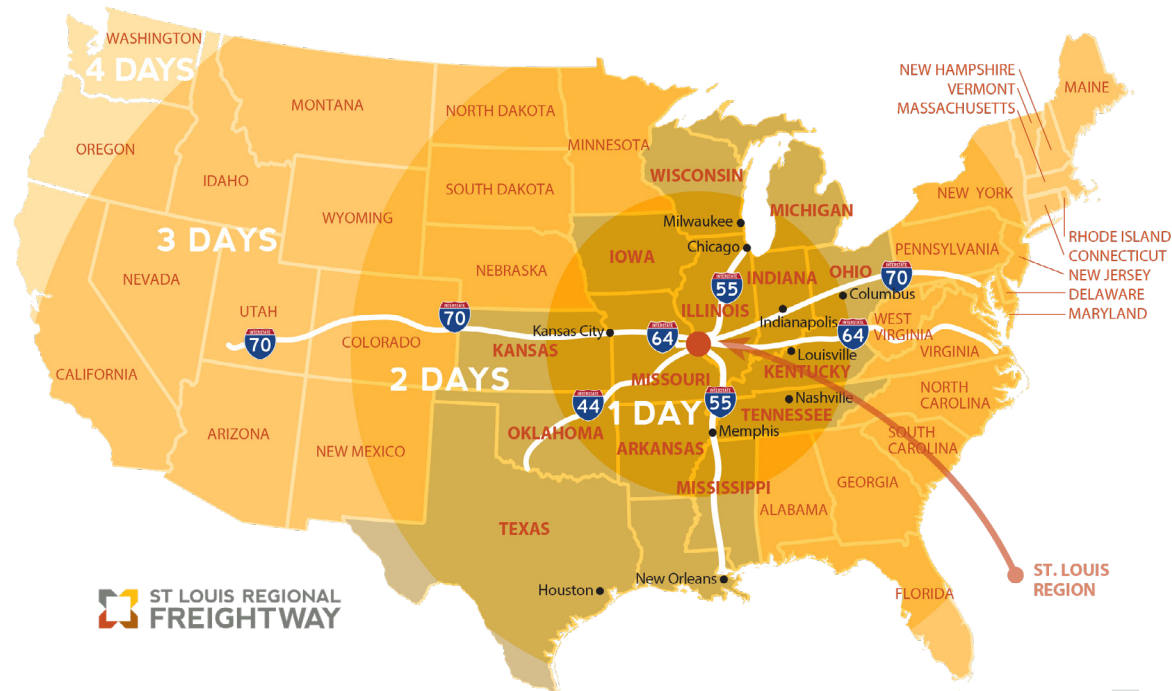
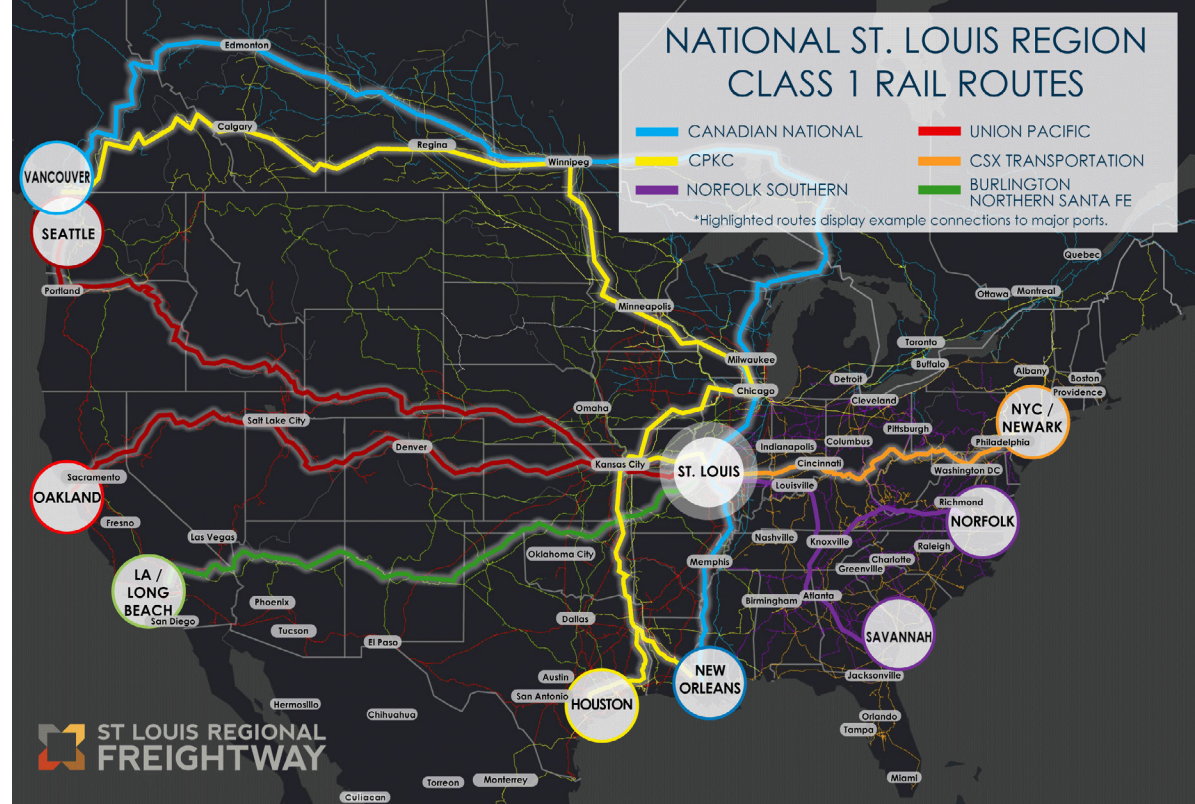
MARKET OVERVIEW

- 40 Saint Louis Rail Industry
- 41 IOS Industry
- 42 St. Louis Industrial Market
- 43 City Amenities
- 44 Major Employers
- 45 Fundamentals
- 46 Demographics

MARKET OVERVIEW

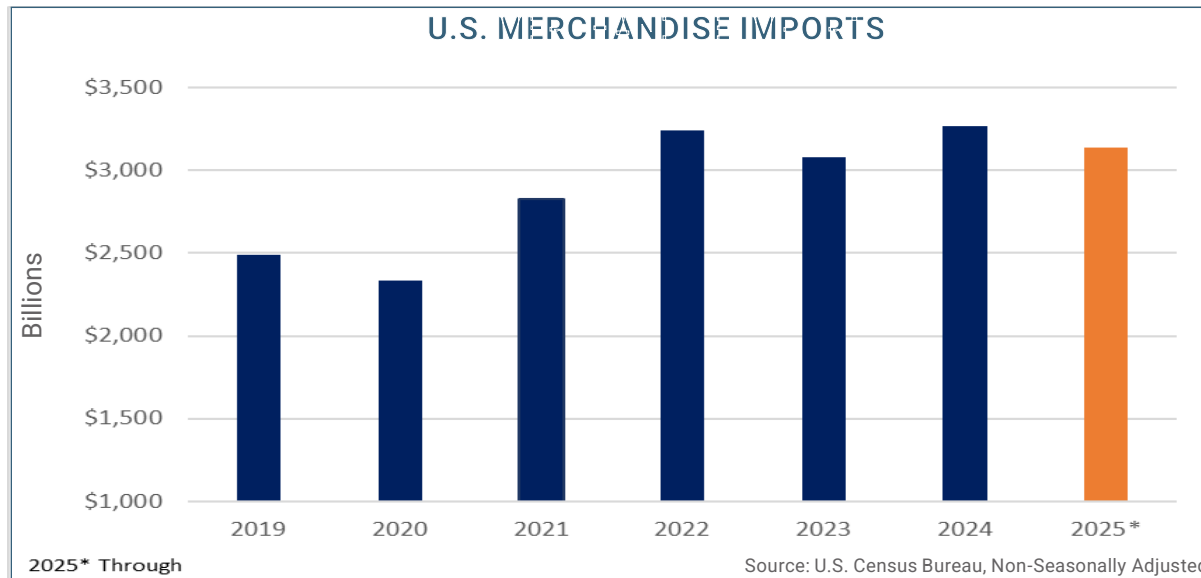
SAINT LOUIS RAIL INDUSTRY

Saint Louis's proximity to America's heartland along with its access to the Mississippi River, gave way to the development of an advanced rail network. Following its western neighbor, Kansas City, Saint Louis ranks as the third-largest rail transportation center in the nation. With 4,800 miles of track, 2,500 miles of yard track, and about 7,300 public and private highway-rail crossings, the state of Missouri maintains the 10th largest number of railroad miles nationwide. Twenty freight railroads operate in the state, carrying the fourth-largest amount of freight tonnage in the U.S. Overall, the state's rail system moves the equivalent of more than 21 million truckloads per year (Missouri DOT). All six Class I railroads in the U.S. transport goods through the Saint Louis market, including BNSF Railway Company, Canadian Pacific Kansas City Limited (CPKC), Norfolk Southern Railway Company, Union Pacific Railroad, Canadian National, and CSX Transportation. Saint Louis's competitive advantage in rail access allows for bulk goods to be shipped to most of the nation within two days (St. Louis Regional Freightway).



IOS INDUSTRY

Thanks to the influx of imports in recent years that created a shortage of warehouse space, industrial outdoor storage (IOS) space, once considered the “ugly duckling” of commercial real estate, has established itself as a major asset class in the industrial market. In 2022, the IOS market was valued at \$200 billion nationwide as vacancy rates fell below 3 percent and rents surged by 30 percent since late 2019 (Bisnow). IOS properties, characterized by low building-to-land coverage ratios (usually less than 20 percent), can be used to store vehicles, equipment, and shipping containers. Thanks to strict zoning regulations, new supplies of IOS properties are largely non-existent, creating a windfall for existing landlords.

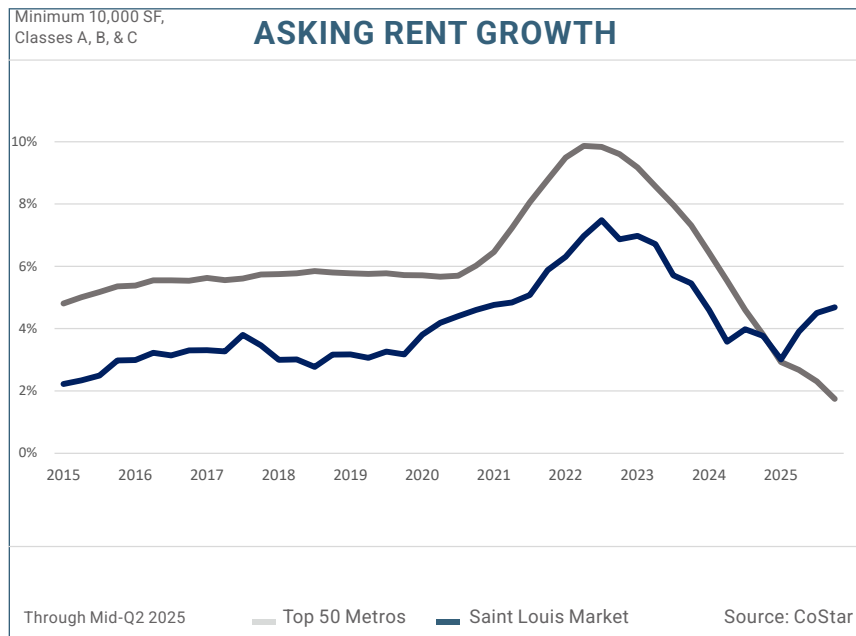
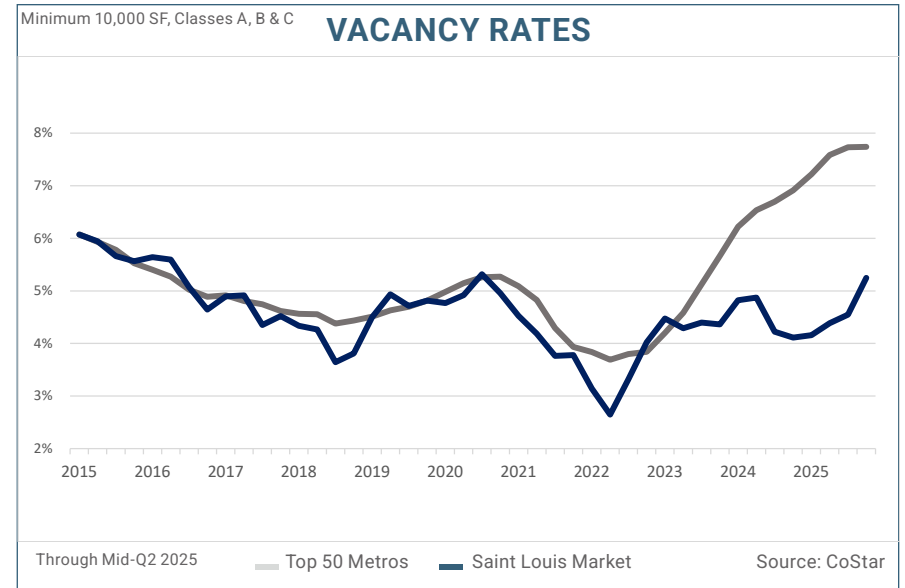


Flushed with stimulus checks, Americans went on a global shopping spree as the economy reopened from the pandemic. U.S. imports quickly surged to new heights, totaling \$3.24 trillion in 2022. Since then, imports have held above the \$3 trillion mark each year, topping \$3.1 trillion in the 11 months reported in 2025. Since the tariffs went into full effect in August 2025, imports have been impacted, falling by -4.4 percent through November compared to the same time period a year earlier. Despite the pullback, annual imports will still hold above \$3 trillion at the current rate, providing key support for the IOS industry.

MARKET OVERVIEW

SAINT LOUIS INDUSTRIAL MARKET

For much of the last decade, vacancy rates between the Saint Louis market and the national average (as defined by the top 50 metros) have moved in lockstep. However, starting in 2023, vacancies between the two began to diverge. By the end of 2025, the national vacancy rate topped a 12-year high of 7.7 percent. However, in Saint Louis, availability remained below its 10-year high at 5.2 percent, resulting in a margin of 250 basis points. The recent surge in national vacancy rates is largely driven not just by a record number of big-box deliveries, but also due to a deceleration in demand toward negative levels for the first time since the economy was still reeling from the Great Recession in early 2010. Whereas in Saint Louis, existing industrial landlords did not have to contend with such an influx of new properties, allowing vacancy rates to remain relatively low.

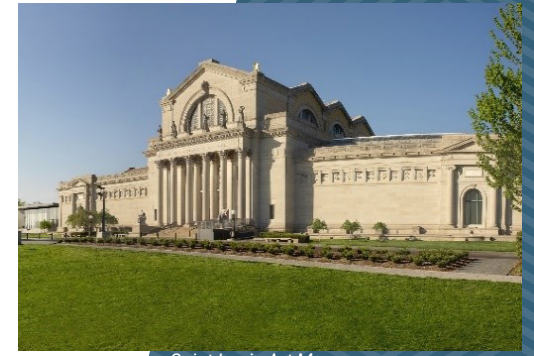


While the Saint Louis industrial market has outperformed the national trend since 2023, landlords in America’s Heartland did not begin to reap those benefits until last year. At the height of the industrial real estate boom in 2022, when annual increases in market rents touched 10 percent nationwide, Saint Louis’ rents trailed by as much as 320 basis points. However, the increase in interest rates by the Federal Reserve took an immediate toll on industrial markets nationwide as rent growth began to steadily decline. While Saint Louis was no exception, rent growth decelerated at a slower pace thanks to lower supply levels. But in 2025, rent growth in Saint Louis reversed course and easily eclipsed the national rate, jumping to 4.7 percent as the top 50 markets collectively slowed to 1.7 percent.

From an investment standpoint, the general deceleration of rent growth in an inflationary environment with rising interest rates underscores the importance of owning specialized facilities (like the subject property) that give landlords relative pricing power. Given that commercial properties derive value from rents, above-market rent growth in such an economic environment will not only help to protect but potentially enhance a property’s value if the asset gains a reputation as a hedge against inflation.

CITY AMENITIES

- 1 Saint Louis Art Museum
- 2 Missouri Botanical Garden
- 3 Missouri History Museum
- 4 Saint Louis Science Center
- 5 Saint Louis Zoo
- 6 St. Louis Lambert International Airport



Saint Louis Art Museum



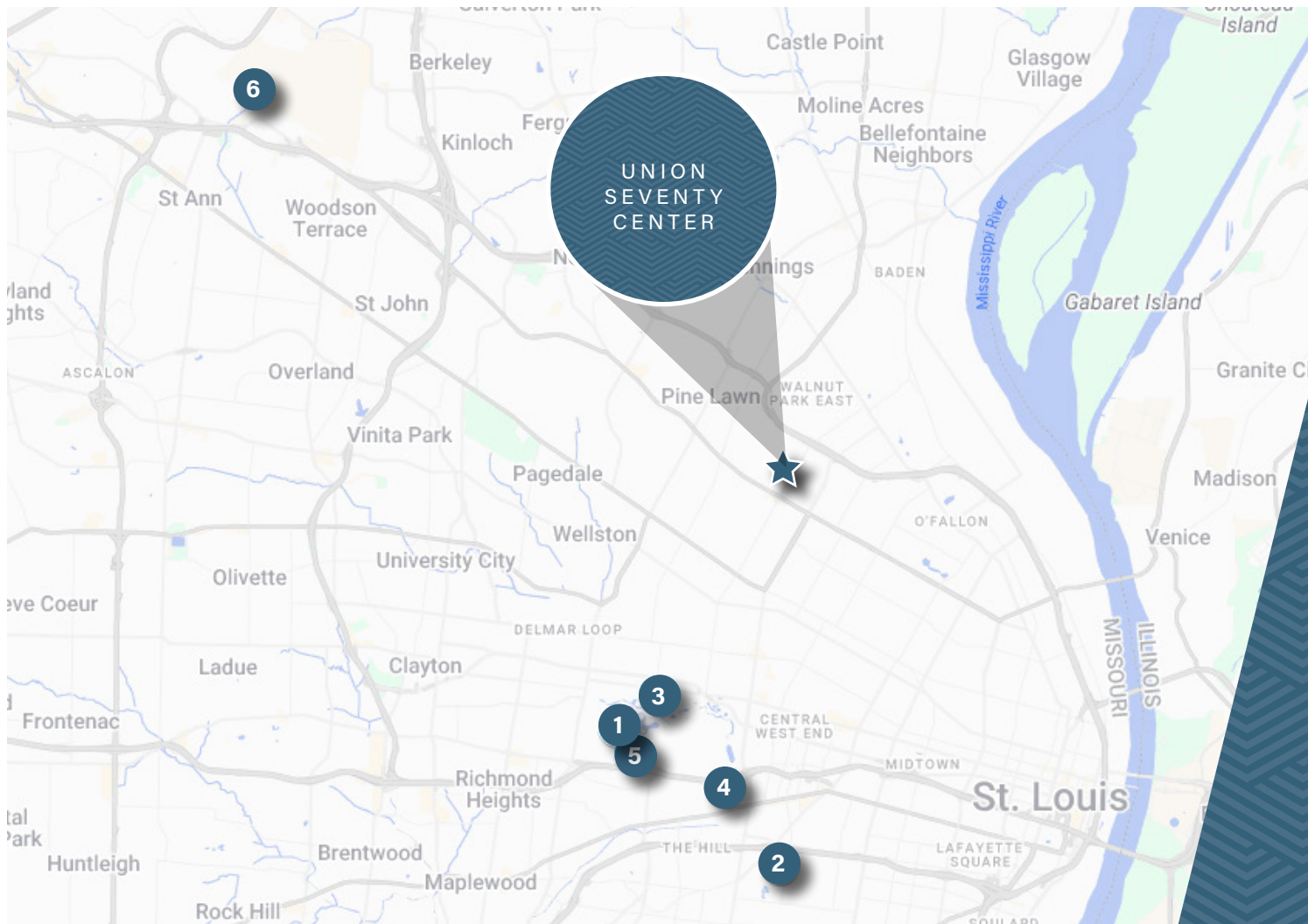
Missouri Botanical Garden



Liberty Bank Amphitheater – Alton Marina



St. Louis Lambert International Airport



MAJOR EMPLOYERS

3901 UNION BOULEVARD,
SAINT LOUIS, MO

- 1 Goodfellow Federal Center
- 5 Prairie Farms Dairy Inc.
- 2 Schaeffer Manufacturing
- 6 Express Scripts
- 3 Anheuser-Busch St. Louis Brewery
- 7 Graybar
- 4 Emerson Electric Co.
- 8 Enterprise Holdings



Schaeffer Manufacturing



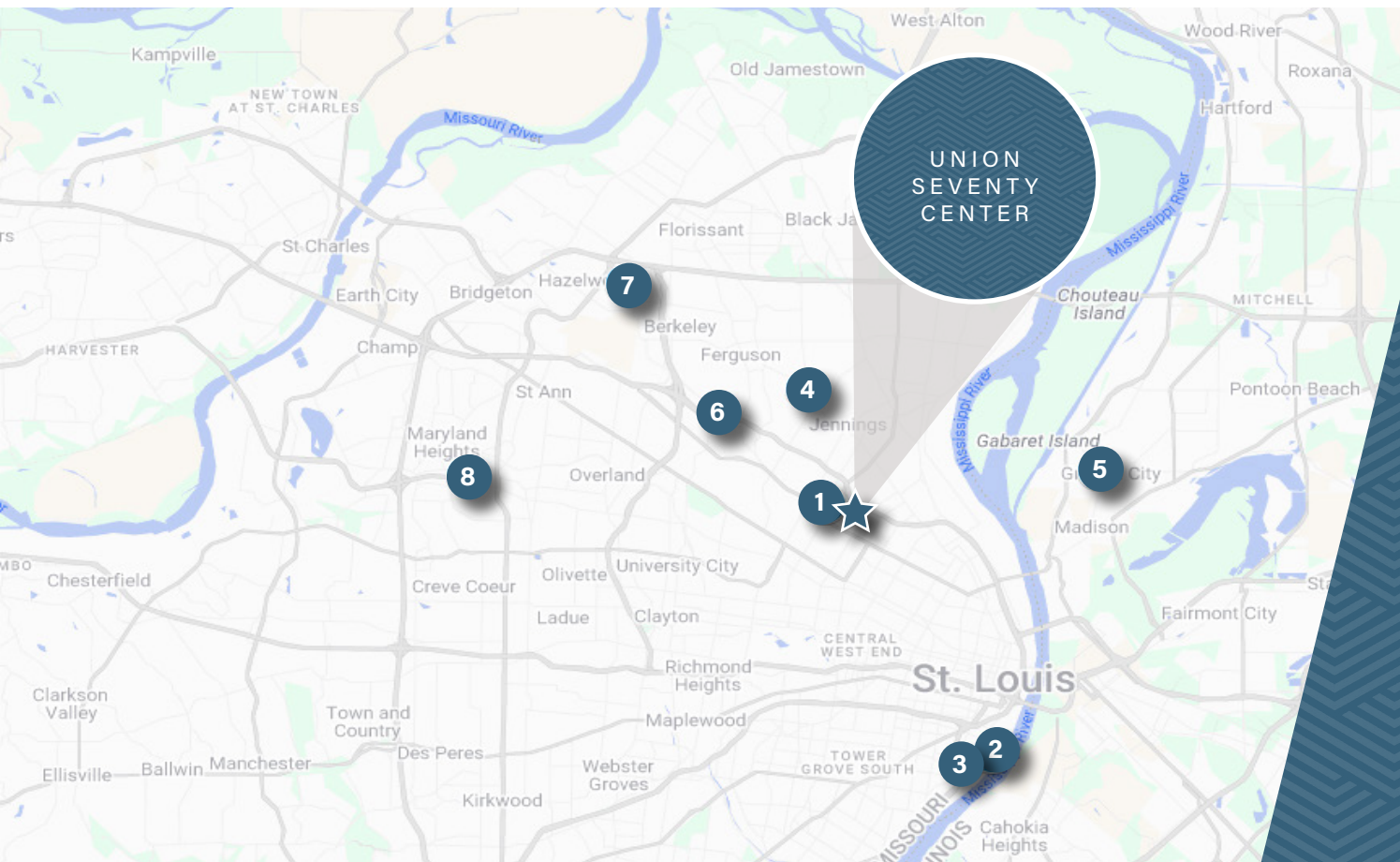
Anheuser-Busch St. Louis Brewery



Emerson Electric Co.



Prairie Farms Dairy Inc.



FUNDAMENTALS

RAIL &

LARGEST RAIL
TRANSPORTATION CENTER

CLASS-I RAILROADS

IOS MARKET
VALUED AT

QUALITY OF LIFE

33%

OF RESIDENTS HOLD
A BACHELOR'S
DEGREE

70%

HOMEOWNERSHIP
RATE

64%

NATIONAL
RATE

MAJOR LEAGUE SPORT TEAMS
(ST. LOUIS CARDINALS, ST.
LOUIS BLUES AND STL CITY)

5.2%

VACANCY RATE

7.7%

NATIONWIDE

4.7% RENT GROWTH
TRIPLING **1.7%**
NATIONAL AVERAGE

- TRADE, TRANSPORTATION,
& UTILITIES
- EDUCATION & HEALTH
SERVICES
- PROFESSIONAL &
BUSINESS SERVICES

CLS

OCCUPANT SINCE 2005
LEASES 31% OF PROPERTY

IRON MOUNTAIN

\$5.5 BILLION IN SALES
TENANT SINCE 1998

TOP
INDUSTRIES

INDUSTRIAL
MARKET

58% OF ASSET
8 YEARS OF OCCUPANCY

ANCHORING
TENANTS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection			
Total Population	3,732	26,623	56,244
2023 Estimate			
Total Population	3,740	26,669	56,258
2020 Census			
Total Population	3,608	25,818	54,784
2010 Census			
Total Population	4,289	28,497	58,341
Daytime Population			
2023 Estimate	3,899	26,890	52,553

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projection			
Total Households	1,660	11,554	24,098
2023 Estimate			
Total Households	1,662	11,552	24,052
Average (Mean) Household Size	2.3	2.3	2.3
2020 Census			
Total Households	1,655	11,530	23,993
2010 Census			
Total Households	1,868	12,144	24,605

Source: MNET

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2023 Estimate			
\$200,000 or More	2.0%	2.4%	2.9%
\$150,000 - \$199,000	2.2%	3.9%	4.9%
\$100,000 - \$149,000	7.4%	9.7%	12.4%
\$75,000 - \$99,999	13.2%	11.6%	13.2%
\$50,000 - \$74,999	14.8%	19.2%	19.5%
\$35,000 - \$49,999	13.1%	14.6%	13.6%
\$25,000 - \$34,999	13.2%	10.9%	10.0%
\$15,000 - \$24,999	11.1%	11.2%	10.1%
Under \$15,000	23.0%	16.5%	13.5%
Average Household Income	\$54,539	\$64,055	\$71,412
Median Household Income	\$37,875	\$46,751	\$53,449
Per Capita Income	\$24,326	\$27,907	\$30,780

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2023 Estimate Total Population	3,701	26,669	56,258
Under 20	29.7%	26.3%	24.4%
20 to 34 Years	21.1%	20.1%	18.6%
35 to 39 Years	6.4%	6.7%	6.5%
40 to 49 Years	11.3%	11.5%	11.6%
50 to 64 Years	18.6%	19.3%	20.1%
Age 65+	12.9%	16.0%	18.8%
Median Age	34.5	37.6	40.4
Population 25+ by Education Level			
2023 Estimate Population Age 25+	2,382	18,086	39,471
Elementary (0-8)	2.5%	2.8%	2.5%
Some High School (9-11)	9.2%	8.2%	7.1%
High School Graduate (12)	32.6%	30.6%	31.9%
Some College (13-15)	27.8%	26.9%	26.1%
Associate Degree Only	7.3%	10.7%	11.1%
Bachelors Degree Only	13.6%	13.8%	14.3%
Graduate Degree	6.9%	7.1%	7.0%
Travel Time to Work			
Average Travel Time in Minutes	27.0	26.0	26.0

OFFERING MEMORANDUM

**CLARK
PROPERTIES
SAINT LOUIS :
UNION SEVENTY
CENTER**

PRESENTED BY

TYLER SHARP

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BROKER OF RECORD

DAVID SAVERIN

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Marcus & Millichap
TAG INDUSTRIAL GROUP