

## **NORTH SUBURBAN CHICAGO INDUSTRIAL PORTFOLIO SOLD BY MJ PARTNERS**

Lincolnshire (August 2006) - - MJ Partners Industrial Services Group announces the sale of a net-leased 71,566 square foot industrial warehouse/distribution building at 645 Heathrow in Lincolnshire and a 24,382 square foot multi-tenant flex industrial building at 160 Lexington in Buffalo Grove, Illinois. The portfolio sold for \$7,085,000 by North Ave, LLC to Wrightwood Capital Industrial Fund III – an industrial investment fund advised by Chicago-based Wrightwood Capital.

The Lincolnshire facility is located in the Lincolnshire Business Center and is net-leased to Brook Electrical Distribution Company, a subsidiary of Paris-based Sonepar USA. The single-story 71,566 square foot industrial warehouse and distribution facility was built in 1986 and is situated on a 3.64 acre site. Wrightwood Capital plans to negotiate a longer term lease with Sonepar USA or re-tenant the building. The Buffalo Grove facility is a single-story 24,382 multi-tenant flex industrial building located just north of Lake Cook Road in Lake County. The building was built in 1987 and was 67% leased at the time of sale.

“The sale highlights the desirability of industrial assets in Lake County, Illinois. The Purchaser is assuming short-term tenant leases but is confident that the user demand in Lake County will expedite any renewals or re-tenanting required,” states Marc Boorstein, a principal with MJ Partners.

Marc Boorstein and Jeff Jacobson, principals with MJ Partners, represented North Ave, LLC – an entity related to Brook Electrical Distribution Company and Sonepar USA.

Chicago based-MJ Partners is a market leader in providing a complete range of commercial real estate brokerage services and financing. We are a relationship-based, technically-advanced team of sophisticated real estate professionals. For more information, visit the company website at [www.mjpartners.com](http://www.mjpartners.com).