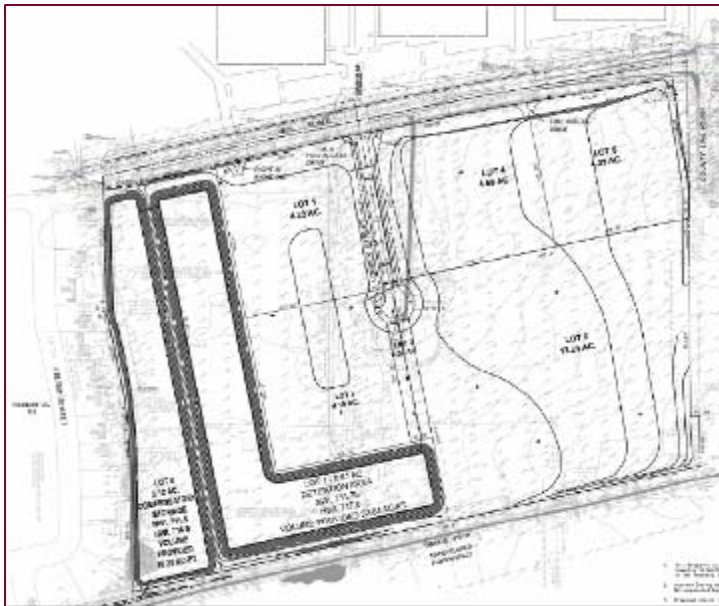




► White Oak West / Aurora, Illinois

The Site:

White Oak West is a 47 acre industrial parcel located in Aurora, Illinois on the south side of Diehl Road, approximately 3.5 miles west of the Route 59 interchange with Interstate 88 (the East/West, or Reagan Tollway.) A new interchange with I-88 is under construction at Eola Road, which is 1.5 miles to the east. The I-88 corridor is one of the principal commercial and industrial suburban submarkets in the Chicago area. The property is located to the west of White Oak Business Park and just north of Stonebridge Country Club and the accompanying residential development. The property contains just less than one acre of wetlands and is encumbered by about 12 acres of floodplain.



Value Added:

V3 Realty annexed the property to the City of Aurora and executed a development plan that mitigated on-site and off-site for the wetlands that were displaced and redefined the floodplain impact to the property in order to create developable industrial sites. As part of the development, V3 coordinated the improvement of Diehl Road on behalf of its land fund and two neighboring developers. About two-thirds (22 acres) of the developable property was sold to McKesson Corporation who developed a modern industrial facility. The remaining 8.42 acres are being

marketed by V3 for sale to developers or users. ▲