

RAILS Facilities Summary 2026

Agenda item 8.3.2

Facility	Address	Landlord Name and Contact Information	Lease Expires	Deadline for Notice of Renewal or Nonrenewal	Monthly rent	Monthly operational cost (utilities, repairs, cleaning & misc.)	Early Termination Clause	Can Sublet? (Yes/No)	Comments
Bolingbrook	1000 W. Crossroads Parkway	Westmount Realty 700 N. Pearl St., Suite N1650 Dallas, TX 75201	30-Nov-27	120 days prior to extension period but not greater than 270 days	\$15,433.00	\$4,459 - Building and Equipment Costs \$470 - Telcom. Costs \$2,560 - OE \$1,637 - RE Taxes \$9,126 - Total	sublease only	Yes	15,672 sq. ft.
Burr Ridge	125 Tower Dr	RAILS	N/A	N/A	N/A	\$17,149 - Building and Equipment Costs \$962 - Telcom. Costs \$18,111 - Total	N/A	Yes	Property owned by RAILS 22,326 sq. ft.
Coal Valley	220 W. 23rd Ave.	RAILS	N/A	N/A	N/A	\$3,037 - Building and Equipment Costs \$485 - Telcom. Costs \$3,522 - Total	N/A	Yes	Property owned by RAILS 10,236 sq. ft.
East Peoria	715 Sabrina Drive	Dixie Venture, Inc 6000 West War Memorial Drive Peoria, IL 61615	30-Jun-28	Two year extension with a 60 day out clause prior to the expiration date and three two year renewal options.	\$6,676.44	\$2,960 - Building and Equipment Costs \$436 - Telcom. Costs \$351 - OE \$1,375 - RE Taxes \$5,122 - Total	sublease only	Yes	Office space 34.64% Warehouse space 65.36% 10,098 sq. ft.
Rockford	4717 Colt Road	Lane Real Estate, LLC 2005 15th St. Rockford, IL. 61104	1-Mar-27	90 days prior to extension period but not less than 60 days prior with two one year renewal options.	\$3,260.01	\$2,332 - Building and Equipment Costs \$268 - Telcom. Costs \$805 - RE Taxes \$3,405 - Total	sublease only	Yes	6,249 sq. ft.